



H a w k e s b u r y C i t y C o u n c i l

ordinary meeting business paper

date of meeting: 14 March 2000

location: Council Chambers

time: 7.30pm

ORDINARY MEETING

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Notices of Motion

ORDINARY MEETING

Notices of Motion

Notices of Motion

Ordinary Meeting - 14 March, 2000

Councillors P Rasmussen and G Gilling:

"That Council sponsor the conduct of the "Tourism Training for Councillors" module, which is currently being offered by LGSA Learning, in the Hawkesbury, and that Councillors and Directors of Hawkesbury Chamber of Commerce, Local Economic Development Advisory Board, and Tourism Hawkesbury be invited to attend at no cost."

Note: The module is an excellent training program, is well presented and full of very useful information on tourism and its worth to a community. Furthermore, it represents excellent value and would be a valuable addition to the Councillor Professional Development Program planned for Hawkesbury City Councillors and key community groups.

Councillor C Paine:

"That Council participate with the Rotary Club of Richmond in securing and distributing a number of Paralympic tickets for the senior citizens in the Hawkesbury."

oooO END OF NOTICES OF MOTION Oooo



Notices of Motion of Rescission

ORDINARY MEETING Notices of Motion of Rescission
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Notices of Motion of Rescission

Ordinary Meeting - 14 March, 2000

Councillors G Gilling, K Conolly and P Rasmussen:

We the undersigned Councillors give notice of rescission of the Motion carried at the meeting of 8 February 2000 (Ordinary Meeting of Council - Item No. 135 GT180/001) and being:

"That Council declare the City of Hawkesbury to be a nuclear free zone."

oooO END OF NOTICES OF MOTION OF RESCISSION Oooo



ordinary

3
section

**report
of the
general
purpose
committee**

ORDINARY MEETING Notices of Motion of Rescission

AGENDA

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

ORDINARY MEETING Notices of Motion of Rescission

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor, on 29 February 2000, commencing at 9.00am.

PRESENT: Councillor R P Stubbs, Mayor and Councillor L Allan, B J Calvert, K F Conolly, P F Davies, D Finch, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

Apologies for absence were received from Councillors Paine and Rasmussen

RESOLVED on the motion of Councillor Sheather and seconded by Councillor Davies that the apologies be accepted.

RESOLVED on the motion of Councillor Allan and seconded by Councillor Conolly that the Minutes of the General Purpose Committee Meeting held on the 25 January, 2000, be confirmed.

Councillors Paine and Rasmussen arrived at the meeting at 9.05am.

Councillor Davies left the meeting at 10.05am.
Councillor Davies returned to the meeting at 11.10am.

Councillor Allan left the meeting at 11.20am
Councillor Allan returned to the meeting at 11.45am.

Councillor Rasmussen left the meeting at 2.15pm.
Councillor Rasmussen returned to the meeting at 2.35pm.

The Mayor, Councillor Stubbs, left the meeting at 6.05pm.
The Mayor, Councillor Stubbs, returned to the meeting at 8.00pm.

Councillor Gilling left the meeting at 7.15pm.
Councillor Gilling returned to the meeting at 8.05pm.
Councillor Gilling left the meeting at 8.06pm.

The following recommendations were passed as resolutions of the Committee:

SECTION 1 - ENVIRONMENT

67: Four (4) Lot Subdivision, No 111 Bells Line of Road and Redbank Road, North Richmond, Lot 2 DP870269, Lot 2, DP 546149 (M1940/99/EVD/ENB29NAX.V15)

COMMITTEE'S RECOMMENDATION

A. That the application for a four (4) lot subdivision be approved subject to the following conditions:

General

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 North Western Surveys Pty Ltd dated 20/08/99) submitted with Development Application No. M1940/99 dated 8/12/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.
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. The subdivision is to be connected to a reticulated sewer system provided by Sydney Water Corporation Limited. Documentary evidence is to be provided in relation to this.

Prior to Issue of Construction Certificate

5. The submission of design plans and calculations for all works required by this consent.
6. A design checking and inspection fee of \$400.00 must be paid when submitting engineering plans for approval prior to construction. This amount is valid until 30 June 2000.

Prior to Commencement of Work

7. 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.
8. 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.

9. 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.

Prior to Issue of Subdivision Certificate

10. 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	(\$3,388)
(b)	Community Facilities	(\$4,761)

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.

11. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision
12. Submission of a Certificate from Telstra that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
13. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 prior to the release of the subdivision certificate.
14. The submission of the plan of subdivision, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
15. Payment of a linen release fee of \$300.00. This amount is valid until 30 June 2000.
16. Construction of a 3.5m wide compacted crushed rock pavement and any necessary drainage along the right of carriageway and across the footway to Lots 11, 12, 13. The construction of the right of carriageway is to be located to minimise the removal of substantial trees. The right of carriageway is to be of a bitumen seal which extends a minimum of 10m from Bells Line of Road.

17. A creation of a restriction on the use of the land pursuant to Section 88B of the Conveyancing Act including:
- That future dwellings and the right of carriage way are restricted to areas nominated on the plan unless located in areas that require no tree removal.
- B. A note be placed on the 149 Certificate in relation to activities on adjoining properties.

68: Proposed Rodeo, Macquarie Park, Lot 1 DP 606535, 1 Wilberforce Road, Windsor (MA1996/99/ENB29NAX.V20)

COMMITTEE'S RECOMMENDATION

That the application be refused for the following reasons:

1. The proposed development has the potential to cause unacceptable impacts on water quality in the Hawkesbury River via run-off from animal pens.
2. The proposed development has the potential to cause unacceptable impacts on the vegetation which exists on the site.
3. Approval of the development would not be in the broader public interest.

69: Proposed Shed - Lot 1 DP 209551, Jordan Avenue, Glossodia (MA2001/99/EVD/ENB29NAX.V25)

This matter was dealt with in conjunction with Item 89 of the Environment Section of the Supplementary Business Paper.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 4.00pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That the application for the erection of a shed on Lot 1 DP 209551, 61 Jordan Avenue, for the purpose of a car repair station - mobile mechanic be approved subject to the following conditions:

General

1. To confirm and clarify the terms of this approval, the development shall be carried out in accordance with the approved stamped plans (numbered S99/92, S99/93, Drawing 3 and 4 dated 7 June 1999 and undated) submitted with Development Application No. MA2001/99 and any supportive documentation, except as otherwise provided by the conditions of this consent.
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. Submission of a detailed landscaping plan providing screening to adjoining properties, to the satisfaction of the Director Development and Environment.
6. Submission of a detailed plan showing all works associated with the cleaning out of the dam and filling of the depression at the front of the property. These plans are to include finished levels and are to be to the satisfaction of the Director of Development and Environment.
7. Details are to be provided regarding the waste water and all collection pits to be installed.

Prior to Commencement of Works

8. 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
9. 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.
10. 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.

During Construction

11. All building work must be carried out in accordance with provisions of the Building Code of Australia.
12. 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) external drainage lines, prior to backfilling; and
 - (e) on completion of the structure.
13. The filled area, including batters, shall be grassed immediately after filling takes place.
14. All fill to be adequately compacted by track rolling or similar.
15. To avoid any unnecessary site disturbance, the excavated and filled areas shall not exceed 900mm (nine hundred) in depth and are to be graded and drained in a manner that will not be detrimental to adjoining properties or the environment.
16. All necessary works to be carried out to ensure that “any water” flow from adjoining properties is not impeded.
17. The floor in the shed is to be concrete and drainage lines are to be placed in the floor to enable waste liquids to be collected.
18. All demolition, construction and associated work necessary for the carrying out of the development being restricted to between the hours of 7.00 am and 6.00 pm on Mondays to Fridays and between 8.00 am and 4.00 pm on Saturdays.
19. No burning of demolition or construction material being carried out on the site.
20. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without the approval of this office.
21. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.
22. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:
 - (a) owner of site and address;

- (b) person/company carrying out site works and phone number;
- (c) consent number and date of approval; and
- (d) approval duration of site works.

Prior to Issue of Occupation Certificate

- 23. In order to ensure that the development complies with this consent, the approved use shall not commence until all conditions of this Development Consent have been complied with.
- 24. 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.
- 25. 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 occupation certificate will not be granted on the application until the landscaping is complete.
- 26. A maintenance schedule is to be provided for waste disposal pits detailing cleaning method and regularity of disposal.

The Use of the Site

- 27. The repair of vehicles on-site is restricted to registerable vehicles with a carrying capacity not exceeding 8 tonnes.
- 28. The manufacture of parts onsite is prohibited
- 29. Vehicles and parts to be washed in a Council approved wash bay area.
- 30. Dust control measures, eg, water shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
- 31. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect to noise, vibration, odour, dust, wastewater, waste products or otherwise.
- 32. The development shall be conducted in such a manner that noise levels measured at any residential boundary so not exceed 5dB(A) above background noise levels.
- 33. All activities conducted on this site in relation to this approval are to be carried out inside the shed.
- 34. Any contaminated parts (eg, used oil filters) are to be stored inside or in a covered, sealed and bunded area, even after they have been drained, to prevent residual oil from escaping the property.

35. All waste materials to be stored under cover and appropriately banded to avoid the escape of contaminated water. Waste is to be disposed of at regular intervals to prevent the waste overflowing and emanating odour from the receptacle.
36. Oil, lubricant, coolant, and hydraulic fluid spills or stains should be removed by an approved absorbent material and disposed of at an authorised waste depot. The absorbent material should be kept in good supply at all times.
37. In order to protect the amenity of the neighbourhood and the development, all work or the storage of goods or vehicles shall be confined within the building or approved areas. Separate development approval is required for external storage.
38. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
39. Operating hours shall be limited to 7.30 am to 5.00 pm Mondays to Fridays and 8.00 am to 12.00 noon Saturdays.
40. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
41. No signs shall be displayed on the footpaths, pedestrian ways, roadways or in the vicinity.

**70: Mobile Phone Telecommunications Facility - 81 Railway Road North, Mulgrave
(MA31/00/ENB29NAX.V21)**

Councillor Davies declared an interest as he has represented one of the objectors in relation to the telecommunications facility at Oakville.

A motion of dissent was moved by Councillor Davies seconded by Councillor Rasmussen

That Councillor Davies not leave the chamber during debate on this issue.

The motion was lost.

Councillor Davies left the meeting at 10.05am.

Mr Des Brady, representative from Connell Wagner, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the application for a mobile phone base station and associated equipment hut be approved subject to the following conditions:

General

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 Connell Wagner numbered S1273-P09B Rev 0 dated 1 February 2000, S1273-P09 Rev 1 dated 2 February 2000, S1273-P09A Rev 1 dated 21 December 1999) submitted with Development Application No. MA31/00 and any supportive documentation, except as otherwise provided by the conditions of this consent.
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. The applicant is advised to consult with:
 - (a) Natural Gas Company

regarding the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).

Prior to Issue of Construction Certificate

5. Separate details of the proposed roof water and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
6. Construction and engineering plans and specifications are to be submitted to the Principal Certifying Authority.
7. In accordance with Clause 47 of the Environmental Planning and Assessment Regulation 1994, Development Application MA847/99, being for a mobile phone base station at 171 Old Stock Route Road, Oakville, is to be withdrawn.
8. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

Separate documentary evidence from Integral Energy shall be provided stating that the requirements of that Authority have been met with regard to the nearby high voltage transmission line.

Prior to Commencement of Works

9. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
10. 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
11. 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.
12. 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.
13. 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

14. All building work must be carried out in accordance with provisions of the Building Code of Australia.
15. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;
 - (d) 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;

- (e) external drainage lines, prior to backfilling; and
 - (f) on completion of the structure.
- 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. A sign is to be erected adjacent to the access point to the site for the duration of the site works stating the following:
 - (a) owner of site and address;
 - (b) person/company carrying out site works and phone number;
 - (c) consent number and date of approval; and
 - (d) approval duration of site works.
- 18. All sound producing plant, equipment, machinery, fittings, and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control guidelines.
- 19. The proposed access track is to be constructed of compacted crushed rock or suitable alternative. Construction of the access track and any necessary drainage is not to commence until three (3) copies of the plans and specifications are submitted to and approved by the Principle Certifying Authority.
- 20. The base station shall be set out by a Registered Surveyor and Survey Certificate of the base station shall be lodged with the Principle Certifying Authority upon completion of the footings for the tower.

Prior to Issue of Occupation Certificate

- 21. 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.

Use of the Site

- 22. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.

71: Proposed Rezoning at 234 Richmond Road, Clarendon - Lot 1 DP 827148 (P731/1640/EVD/ENB29NAX.V24)

Councillor Davies declared an interest as he has acted on behalf of the Hawkesbury Raceclub.

Mr Lindsay Travena, applicant, Mr Kevin Brady, representing the applicant, Mr Rowan Brown, Mr Phil Martin, speaking in favour of the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

- 1 The proposed rezoning application not be supported.
2. Any future rezoning application for the subject land incorporate a detailed study of the surrounding recreational uses and a Development Control Plan prepared for the locality.

Councillor Davies returned to the meeting at 11.10am.

Councillor Allan left the meeting at 11.20am.

72: Appeal Against Refusal of Development Application for the Establishment of a Brothel at 15A Walker Street, South Windsor. Lot 281 DP827184 (M1614/99/EVD/ENB29NAX.V14)

Mr Stewart Mansley and Mr Warren Wilson, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. Council instruct its solicitors to defend the merits appeal.
2. Council review Hawkesbury Development Control Plan - Brothels.

Councillor Allan returned to the meeting at 11.45am.

73: Proposed Open Area Test Site for Electromagnetic Interference Energy, Lot 2 DP 751632, 714 Upper Colo Road, Upper Colo (DA90/98 PT 02/EVD/ENB29NAX.V23)

Mr Bob Everett, applicant's representative, addressed the Committee.

Mr Les Dickenson, Mr Paul Elliot and Ms Sally Bongers, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 2.30pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That the application be refused for the following reasons:

1. The proposal is inconsistent with the objectives of the Environmental Protection (Scenic) 7(d) zone.
2. The proposed is not in keeping with the character of the surrounding area or surrounding landuses.
3. The test site will detract from the scenic quality of the area.
4. The testing of devices, including spark ignited engine driven devices, has the potential to generate noise emissions which will significantly impact upon surrounding residents and the amenity of the area.
5. The application has not provided sufficient justification as to the need for the facility on the subject property and has not adequately considered joint use of an existing facility at 1247 Upper Colo Road, Upper Colo.
6. The proposal is not in the public interest

74: Horse Training and Coaching Facility, No 371 Spinks Road, Glossodia, Lot 8 DP251248 (M823/99/EVD/ENB29NAX.V13)

Mr Robert Stewart, Ms Wendy Pike, owners, addressed the Committee.

Mr Philip Ryman and Ms Cathy Sparshott, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 4.30pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors B J Calvert, P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That the application for riding arena and stable complex for the purposes of training and coaching be approved subject to the following conditions:-

General

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 J W Building Systems numbered AR01, AR02 dated March 1999 and McKinlay Morgan & Associates Pty Ltd numbered 89978:D:2 dated 12 February 1999) submitted with Development Application No. M823/99, as amended in red, and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. To ensure the external appearance of the development is not intrusive or offensive, and does not degrade the visual quality of the surrounding area, the building shall be clad in Colorbond 'Mist Green'.
4. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
5. The applicant is advised to consult with:
 - (a) Integral Energyregarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. No excavation or site works shall be commenced prior to the issue of the construction certificate.
7. Access to the development shall be from the existing southern access point on the property, no new access point from Spinks Road is to be constructed.

Prior to Issue of Construction Certificate

8. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.

9. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:
 - (a) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.
10. A septic drainage system shall be provided and a separate application shall be lodged with Council for approval of the septic tank installation.
11. A landscape plan is required to be submitted for approval. This plan needs to introduce more mature trees, shrubs and ground covers, planting of native shrubs between the irrigation area and Currency Creek, maintenance and be at an appropriate scale to the development.
12. A plan is to be submitted to the Principle Certifying Authority showing the western elevation being open. The plans are to also include the provision for two (2) toilet facilities. The development is to be constructed in accordance with this plan.

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. **The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.**

13. Details of the amount and origin of top dressing for the arena being imported to the site for the construction of the arena. Payment to Council at a rate of 3 cents per tonne per kilometre transported on local roads within the Hawkesbury City Council boundaries will be charged pursuant to Section 94 of the Environmental Planning and Assessment Act 1979. 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.

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.

Prior to Commencement of Works

13. To ensure that site works do not cause soil erosion, site works involving construction of batters, embankments, cuts, mounds, and the like, shall incorporate measures for their restraint and stabilisation, with the use of physical barriers and planting of suitable vegetative cover.
14. 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
15. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet; and
- (b) must be connected to a sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

16. 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.
17. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or
 - (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
18. 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.

19. Engineering details on all structural steel and concrete shall be provided to the Principal certifying Authority prior to work commencing.
20. The name and licence number of the licensed contractor/builder who has been contracted to do or intends to do the work must be submitted to Council in writing by the owner prior to the commencement of any work relevant to this approval.

During Construction

21. 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) the second storey floor joists, prior to the fixing of any flooring material;
 - (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; and
 - (g) on completion of the structure.
22. All fill to be adequately compacted by track rolling or similar.
23. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by running water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or road surface.
24. The construction of the building, including the roof, shall be in materials of a low reflective quality and be of colour Colorbond 'Mist Green'.
25. No excavated material, including soil, shall be removed from the site.
26. The fill shall be battered at a slope not exceeding 1 (one) vertical to 4 (four) horizontal.
27. 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.
28. All building work must be carried out in accordance with provisions of the Building Code of Australia.
29. The filled area, including batters, shall be grassed immediately after filling takes place.
30. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.

31. The construction of a 3m wide bitumen seal access from the existing edge of Spinks Road to the proposed car park.

Prior to Issue of Occupation Certificate

32. 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.
33. Submission of Form 15 Certificate certifying that all the required essential services have been initiated in accordance with relevant standards.
34. A 20m vegetation buffer as requested by the Department of Land and Water Conservation along Currency Creek is to be planted. The vegetation barrier is to be of native tree species.

Use of the Site

35. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.
36. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
37. No signs shall be displayed on the footpaths, pedestrianways, roadways or in the vicinity.
38. The development shall be conducted in such a manner that noise levels measured at any boundary do not exceed 5dB(A) above background noise levels.
39. The riding arena and stable complex is not be used for residential purposes.
40. No lighting or public address system is permitted within the riding arena.
41. The place shall not be used as a place for public entertainment (eg Carnivals and the like).
42. The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, odour, dust, waste water, waste products or otherwise.
43. Hours of operation are restricted to daylight hours only.

75: Heritage Funding Allocation in Forthcoming Budget (GH020/041 PT04/EVD/ENB29NAX.V26)

Professor Ian Jack and Mr Graham Edds, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. The heritage funding requests be considered in the preparation of the forthcoming budget.
2. A report come back to Council on the unclaimed funds available.

ADDITIONAL INFORMATION

Hawkesbury City Heritage Study Review Project

Amount outstanding: \$20,000 (being \$10,000 per year for 2 years)

Council is awaiting NSW Heritage Office approval of the consultant's brief for the study. Without the NSW Heritage Office's approval Council cannot begin the review. As the review has not begun and Council has not spent any money on the project no monies can be claimed.

Conservation of Former Hawkesbury Hospital, Windsor

Amount outstanding: \$300,000 (being \$100,000 per year for 3 years: starting 1999)

Preparation of the first claim for payment had begun prior to the General Purpose Committee meeting on 29 February 2000. The project is ongoing and further claims will be made upon completion of further stages of the project.

Hawkesbury Slab Barn Study Stage 11

This project did not proceed.

On 25 July 1955 Council resolved to request that the \$7500 available for the project be transferred to the Local Heritage Assistance Fund 1996. The Department of Urban Affairs and Planning granted this request. The grant was transferred to the Local Heritage Assistance Fund and has been claimed.

Richmond Archaeological Zoning Plan

The summary provided by the NSW Heritage Office records this project as not being proceeded with. In fact, the project has proceeded with the assistance of \$13,000 grant. The consultant's study has been completed however the accompanying Local Environmental Plan is awaiting public

exhibition. It is anticipated that upon finalisation of the project a claim for payment will be submitted to the NSW Heritage Office, however, Council staff will discuss the possibility of making a claim for payment prior to the completion of the project.

Windsor Archaeological Zoning Plan

Amount outstanding: \$13,000

On 8 October 1996 Council resolved to decline to accept the offer of funding pending resolution of the Richmond archaeological zoning plan and that the Heritage Office be requested to reallocated the funding to Council's Local Heritage Assistance Program

The Heritage Office declined Council's request for reallocation.

Hawkesbury City Wildlife Corridor Identification

Amount outstanding: \$2129

This project had a budget of \$20,000, being \$10,000 from Council and \$10,000 from NSW Heritage Office. The actual expenditure on the project was \$15,741. The grant was provided on a dollar for dollar basis hence Council could only claim \$7870.50 from the Heritage Office. This amount has been claimed thus leaving the remainder of \$2129.

Richmond Mainstreet Local Heritage Fund

Amount outstanding: \$20,000 (being \$5000 per year for 4 years: starting in 1998)

Council's Project Manager of this grant left Council prior to any work commencing. As a result the grant has not been claimed. The project will now be reactivated and grants claimed when appropriate.

Hawkesbury Heritage Advisor

Amount outstanding: \$10,000

The amount outstanding relates to grants provided by the NSW Heritage Office in 1996 and 1997. Council's Project Manager of this grant has since left Council and in this persons absence the funds have not been claimed. Last year a representative of the NSW Heritage Office verbally informed Council staff of the existence of unclaimed monies for the Heritage Advisor however specific details were not given. The representative advised Council staff that they would obtain specific details and further discuss the matter with Council. Now that specific details, by way of the information provided at the General Purpose Committee meeting, have been provided, a claim for payment will be made.

Hawkesbury City Conservation Guidelines Brochure

A \$1000 grant was made available to Council in 1993. This project did not proceed.

The report on funding received coverage in the *Penrith Press* on 3 March 2000. The article in the *Press* reported on the allegation of unclaimed funds and stated that at the same time buildings were not being cared for as they should. In particular the *Press* cited the recent collapse of Palm Cottage, Agnes Banks. Palm Cottage is located on the corner of Springwood and Castlereagh Roads, Agnes banks. The subject property is located in the Penrith City Council area.

Recommendation

That the information be received.

76: Collection of Domestic Sullage (GC270/094/EVD/ENB29NBX.V02)

COMMITTEE'S RECOMMENDATION

That:

1. Council adopt as policy, that the maximum volume of sullage collected from a residential property each fortnight, be 6,000 litres as part of the annual charge system.
2. Volumes in excess of 6,000 litres collected from residential premises, will be collected if requested by the owner of the property in writing, and be charged at the commercial rate per 1,000 litres which is current at that time.

77: Lachlan Court - Lot 3 DP858002 No. 25 Macquarie Street, Windsor - Two Storey Retail Centre containing 14 shops and 62 car parking spaces (53 in basement car park) (BA869/97, DA63/96/EVD/ENB29NBX.V10)

COMMITTEE'S RECOMMENDATION

That the information be received.

78: Removal of scrap metal, motor vehicles, drums - Lot 423 DP751665 No. 38 Vollers Lane, Freemans Reach (P2204/20/EVD/ENB29NBX.V09)

Mr Grant Douglas, owner of the materials, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the information be received and further reported to the Ordinary meeting.

ADDITIONAL INFORMATION

In addressing the General Purpose Committee, Mr Douglas raised a number of issues in relation to the manner in which the work was carried out by the contractor. Also, a number of questions were raised by the Councillors. The following is a summary of the matters raised.

1. It was alleged that the tender was not carried out in accordance with the specifications?
2. It is alleged that the contractor returned \$40 per tonne for scrap metal to Council but was paid \$70 per tonne by the scrap metal dealer.
3. It is alleged that a false report was made to the Police about Mr Douglas hindering the contractor.
4. An amount of metal, including iron ties and a tank were allegedly moved to other areas of the property by the owner.
5. 50% of the material was allegedly removed by Mr Douglas prior to Christmas. Why was the tender price not reduced?
6. Did the tender require separation of materials by the contractor to gain the highest return for the material.
7. Did Mr Douglas approach Council at any time for an extension of time over Christmas?

The following information is provided in relation to each of the matters raised above:

1. The tender specifications have been reviewed and it is confirmed that the work was carried out in accordance with the specifications.
2. A weighbridge receipt from Sell and Parker Pty Ltd scrap metal merchants was attached to the contractor's final invoice. The weighbridge receipt shows that 47.5 tonnes of scrap steel was purchased at a rate of \$40 per tonne, total \$1,900. An employee of Sell and Parker Pty Ltd has verified the details of the receipt.
3. Prior to commencing the work, the contractor expressed concern about possible interference by the owner of the materials. Council's Environmental Investigation Officer was briefed on the matter and informed the Police of situation, in case there was a breach of the peace on the property. Mr Douglas did attend the property, however did not interfere with the work being carried out by the contractor in any way. Accordingly, no report was made to the Police.

4. A further inspection of the property has confirmed that all material was removed from the property in accordance with the contract.
5. Mr Douglas did advise Council staff in January that he had removed an amount of material. An inspection was conducted with the successful tenderer and Council staff with a view to revising the tender price. Although the inspection confirmed that an amount of material had been removed, the inspection did reveal that some materials which had been previously stacked on pallets were now strewn around the ground and that additional material including a number of truck tyres had been placed on the property. Given the additional cost of removing material not stacked on pallets and disposing of tyres, the tenderer advised that the cost could not be reduced.
6. The tender did require all saleable materials removed from the site to be sold, with the money gained from the sale of materials returned to Council.
7. Approaches were made on behalf of Mr Douglas in late December and early January requesting an extension of time to clear the site. Council's resolution of 12 October, 1999 required the site to be cleared by 14 November, 1999. Given that the requests were made some 6-8 weeks after the deadline given by Council and a substantial amount of material still remained on the property, it would have been inappropriate to grant any further extension of time.

Recommendation

That the information be received.

79: Accumulation of Waste Timber - Lot 103 DP 615135 No 34 Woodlands Road, Wilberforce (P2319/88/EVD/ENB29NBX.V11)

Mr John Hill, owner, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the owner be directed to carry out the following:

1. To remove all stockpiles of wood chip, mulch, timber residue, pallets and timber from the property.
2. To carry out and complete the works within a period of 42 (forty two) days and prior to 15 April, 2000.
3. The owner be advised that failure to carry out the works in the specified period will lead to Council causing the works to be conducted by a private contractor and any expense incurred will be sought from him.

4. Tenders be called for the removal of the stockpiles of timber if the material is not removed from the land in the required period.
5. A tender be accepted and the works undertaken by a private contractor.

80: Excavation of Wetlands and Wheeny Creek - Lot 1 DP834193, No. 181 Upper Colo Road, Colo (P2408/422/EVD/ENB29NBX.V08)

Mr Neville Diamond, objector, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. The information be received.
2. The Council engage, at the owners expense, a consultant to undertake advice on the rehabilitation of the area, also to be undertaken at the owners expense.

ADDITIONAL INFORMATION

Noel Arnold and Associates Pty Ltd, Environmental Management Consultants of North Ryde has been engaged by the owners to monitor the pH levels on the site.

Initially, samples of water and soil are being taken on a weekly basis over a four-week period. Depending on results, sampling will be extended to every month over the following 12 month period.

A rehabilitation plan of management cannot be considered until after a complete analysis has been made of the soil and water. The presence of acidity in the area will determine the course of action to be taken.

At the completion of testing, or when suitably analysis is obtained the owners will be required to provide a complete plan of management for the rehabilitation of the site. Noel Arnold and Associates will provide the plan, with the Department of Land and Water Conservation being given the opportunity to comment on the proposal prior to it being implemented.

Costs incurred are borne by the owner of the land.

Recommendation

That the information be received.

- 81: Sewage Management Facility (Septic Tank) - Draft Development Control Plan for Sewage Management Facilities (GS080/008/EVD/ENB29NBX.V12)**

COMMITTEE'S RECOMMENDATION

That the Sewage Management Facility draft Development Control Plan be placed on public exhibition for twenty-eight days in accordance with the requirements of the Environment Planning and Assessment Act.

- 82: State Environmental Planning Policy No. 10 - Retention of Low Cost Rental Accommodation (GT190/032/EVD/ENB29NBX.V19)**

COMMITTEE'S RECOMMENDATION

That the information be received.

- 83: Two Storey Duplex - Cnr Lot 1, DP662568No. 32 Cox Street, Windsor (M1766/99/EVD/ENB29NBX.V17)**

Mr Dennis Clarke, applicant, addressed the Committee.

The Committee exercising its delegation as full Council

368 RESOLVED on the motion of Councillor Sheather seconded by Councillor Conolly

That:

- A.** Approval be granted for a single storey duplex at 32 Cox Street, Windsor, Cnr Lot 1, DP662568, subject to the following conditions:

General

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 RE & PA Collis Design numbered 56299/2 (3 sheets) dated 17/2/99) submitted with Development Application No. M 1766/99 dated 8 November, 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. This consent covers the removal of trees and other vegetation from the site of approved buildings, structures, permanent accessways and car parks. This consent also covers the removal or lopping of trees within 6m (six) of approved buildings. No other trees or vegetation shall be removed or lopped except with prior written approval of the this office.

3. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
4. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
5. The applicant is advised to consult with:
 - (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) a local telecommunications carrier

regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).

6. No excavation or site works shall be commenced prior to the issue of the construction certificate.

Prior to Issue of Construction Certificate

7. 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 (\$1,023)
 - (b) Community Facilities (\$1,115)

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.

8. The submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones to the development.
9. The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier:

- (a) A Section 73 Certificate issued by the Sydney Water Corporation Limited or other evidence of Sydney Water's non-objection to the commencement of work on the basis of service availability.
 - (b) A written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.
- 10. A schedule of external finishes are to be submitted to Council for assessment.
- 11. Separate details of the proposed roofwater and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
- 12. A detailed diagram shall be submitted indicating existing ground levels, proposed cut and fill levels and proposed floor level (levels to datum or AHD).
 - (a) Payment of a sewer headworks contribution to Council of \$4,820 (four thousand eight hundred and twenty dollars). This contribution shall remain fixed for a period of 3 (three) months after which time it will be recalculated at the rate applicable at the time of payment. Further, that additional information be provided at the Ordinary meeting in relation to this item.
 - (b) The number of sewer headwork connections be investigated and if necessary payment adjusted.
- 13. 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.

Prior to Commencing Works

- 14. 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.

15. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet; and
- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

16. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
- (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

17. 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
18. 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.
19. 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.

During Construction

20. All building work must be carried out in accordance with provisions of the Building Code of Australia.
21. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;
 - (d) 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;
 - (e) wet area flashing, after the installation any bath and shower fixtures;
 - (f) internal drainage lines prior to covering;
 - (g) external drainage lines, prior to backfilling; and
 - (h) on completion of the structure.
22. 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.
23. No burning of demolition or construction material being carried out on the site.
24. The developer is responsible for full costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.
25. The development is to be constructed in accordance with the noise report prepared by Murphy Pastoral and Technical Company Pty Ltd dated 4th December 1999.

26. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the Principal Certifying Authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
27. Construction of Council's standard residential footway and layback vehicular crossing to suit the access to the site.
28. Removal of the existing redundant layback crossing and replacement with concrete kerb and gutter and the restoration of the footway area.

Prior to Issue of Occupation Certificate

29. 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.
30. 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.
31. In order to enhance the amenity of the development, new boundary fences shall be provided, at the applicant's expense with the agreement of the adjoining owners. Such fencing behind the building line shall be to a height of 1.8m and at least lapped and capped. (D264).
32. In order to enhance the amenity of the area, all fencing fronting the street shall be a feature fence incorporating masonry piers with decorative infill panels.

The Use of the Site

33. All landscaping shall be permanently maintained in a good condition and in accordance with the intent of the landscaping plan.

COMMITTEE'S RECOMMENDATION

- B.** A further report be bought Council outlining the possible implications of the reimbursement of costs incurred by the applicant for the drawing of the original plans.

ADDITIONAL INFORMATION

Reimbursement of Design Costs

Most development control plans (DCP), including the Dual Occupancy DCP, adopted on 12 March, 1991, express development controls in terms of "objectives" and "standards". The DCP's are

written in this way to allow full merit assessment of applications. Some innovative designs for example will meet the objectives of a particularly control but not necessarily the numerical standards. Conversely a design can meet the numerical standards but not achieve the stated objectives.

Clause 1.4 of the Dual Occupancy DCP states as follows:

"This document contains the standards for dual occupancies/duplex development in the City. Compliance with these standards will not necessarily ensure that an application will be approved by Council as there may be other factors peculiar to the site or locality to be taken into account. Each application will be considered on the individual circumstances and merits of the case in terms of achievement of the stated objective. The standards are the guidelines to achieving the stated objective and an applicant may request a variation to any request provided that the objectives will still be achieved...."

From discussion with the applicant's Town Planning Consultant, it is understood that the total cost in preparing the application was approximately \$1,000. It is quite a common occurrence for applicants to be asked to re-design development proposals, particularly with residential developments, where character, streetscape and amenity are the primary issues. It is quite common for an applicant to design to the numerical standards initially, and then re-design aspects of the proposal following assessment by the Planning staff and/or valid objections raised by neighbouring property owners. This is considered to be a normal part of the development approval process. Therefore, reimbursement of the applicant's costs in this matter would set a most undesirable precedent in that other applicants would, no doubt, make similar requests.

Sewer Headworks Contribution

The applicant has questioned the sewer headworks contribution of \$4,820, as there are already two separate sewer connections to the property.

In 1996 Council assumed responsibility for the sewer in this area. All properties were checked by Council staff at the time and where two or more street numbers were displayed on a property, additional charges were levied. These charges are merely for receiving sewerage into the system, and cover the on-going costs of staff and maintenance.

The headworks contributions cover the capital costs of plant and equipment such as pumping stations, rising mains and treatment plant.

According to Council's records, no approval was given to convert the building into two flats and therefore no headworks contribution has been previously levied. Accordingly, a headworks contribution is payable on the current approval.

Recommendation

That the information be received.

- 84: Hawkesbury Local Environmental Plan 1989 Boundary Adjustment Clauses**
(GT160/002 PT2, GT160/001 PT2/EVD/ENB29NBX.V16)

COMMITTEE'S RECOMMENDATION

That the information be received.

- 85: Proposal - Establishment of Yarramundi Park**
Applicant P S Graham & Associates (DA0144/93 PT4; P825/530;
P825/515/EVD/ENB29NBX.V22)

Mr Peter Graham, applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

- 1 Council contact the Department of Land & Water Conservation to determine whether or not they as the owner of this land would support the proposal as outlined by Tilmunda Pastoral Company;
- 2 The Hawkesbury Nepean Catchment Management Trust be approached to determine their position on the proposal; and
- 3 If the above two organisations are supportive of the proposal in principle Council then approach the Department of Urban Affairs and Planning for their opinion on this proposal.

- 86: Hawkesbury City Waste Management Facility - South Windsor**
(P2018/55/EVD/ENB29NBX.V18)

COMMITTEE'S RECOMMENDATION

That the information be received.

- 87: Lot 12 DP736138 and Lot 4 DP610341 Mulgrave Road, Mulgrave (Elf Mushrooms)**
(P1362/445/EVD/ENB29NBX.V07)

Councillor Paine declared an interest as her son-in-law is an employee of Elf Mushrooms
Councillor Sheather advised that his sister-in-law is an employee of one of the Tolson group.

Councillor Gilling advised that Mr David Tolson was her running partner in the recent elections.

Ms Kim Smith, Ms Tracy Cooper on behalf of Mr Ken Simmons, Mr Graham Hodgkins from Windsor High School, Ms Jane Lowndes, Ms Jan Sparkes on behalf of Mr Donald Curry, Mr Bill Sneddon, Mr Gerry Staunton from Hawkesbury Hospital, Mr Neville Diamond, Ms Sue Gleeson, Mr John Viale, Mrs Marie Noble, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. Council immediately take action to enforce all conditions of consent at the Elf Mushroom, Mulgrave site in particular conditions relating to:
 - i. Hours of operation
 - ii Tonnage
 - iii. Noise
 - iv. Odour
2. The EPA be advised of Council's resolution.

Councillor Gilling left the meeting at 7.15pm.

**88: Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Hawkesbury Country Club:
Application to amend approval to operate Caravan Park
(P717/440/EVD/ENB29NBX.V28)**

This matter was dealt with in conjunction with Item 90 of the Environment Section of the supplementary business paper.

Mr David Hooker, representing the owner, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That Council provide the operators of the caravan park with a detailed list of all matters in relation to problems of non-compliance with conditions of consent and that this be reported to the next General Purpose Committee.

The Mayor, Councillor Stubbs, returned to the meeting at 8.00pm and resumed the Chair.

Supplementary Reports

- 89: Proposed Shed - Lot 1 DP 209551, Jordan Avenue, Glossodia**
(MA2001/99/EVD/ENB29LBX.V30)

This matter was dealt with in conjunction with Item 69 of the Environment Section of the Agenda.

- 90: Lot 1 DP862897 No. 78 Greens Road, Lower Portland - Hawkesbury Country Club: Application to amend approval to operate Caravan Park**
(P717/440/EVD/ENB29LBX.V28)

This matter was dealt with in conjunction with Item 88 of the Environment Section of the Agenda.

- 91: Proposed Construction and Use of a Pasteurising Room, Setback Room, Spawn Room, Addition to an Existing Shed for Storage and Sale of spent Mushroom Compost by Way of a Roadside Stall** (M1565/99/EVD/ENB29LAX.V27)

Ms Maria Weintz, Ms Sheila Bollinger, Mr Wayne Vella and Mr Neville Diamond, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That a site inspection be carried out.

A site inspection was carried out at 5.15pm on Tuesday 7 March, 2000. Councillors present at the inspection were Councillors P F Davies, G J Gilling, C A Paine, P R Rasmussen, L C Sheather, L A Williams, and C J Woods.

That:

- A. A Deferred Commencement Approval be granted for a pasteurising room, setback room, spawn room, additions to an existing shed for the storage of spent mushroom compost, sale of spent compost at Lot 1 DP 28331 subject to the following conditions:
- (I) Upon compliance with the conditions appearing in Schedule 1, and with the issue of confirmation to the effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as a development consent inclusive of all conditions appearing in Schedule 2 pursuant to Section 80(3) of the Act.

- (II) The Deferred Commencement consent will lapse in twelve months from the date of this consent unless the condition appearing in Schedule 1 has been complied with.

Schedule 1

1. A landscape design plan showing a schedule of all species to be planted including maturity height of each is to be submitted to Council for approval. All landscaping required under Building Application B 600/97 is to be incorporated into this plan.
2. All landscaping works approved on the plan referred to in 1 above are to be completed to the satisfaction of the Director of Development and Environment. Semi advanced species are to be used.

Schedule 2

Advisory / General

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 Apted Plan Service numbered 199/417 dated November 1999) submitted with Development Application No. M1565/99 dated 7 October 1999 and any supportive documentation, except as otherwise provided by the conditions of this consent.
2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
3. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
4. Prior to construction of the approved development it is necessary to obtain a Construction Certificate.
5. Provision shall be made for access to the buildings with adequate aids provided for those with disabilities (i.e. mobility, hearing, site impaired) in accordance with the Discrimination Against People with Disabilities Act (DDA), Building Code of Australia and Council's Access Policy.

Prior to Issue of Construction Certificate

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate. The Construction Certificate shall be obtained prior to the commencement of any earth works or building works.

6. Separate details of the proposed roofwater and surface water drainage system shall be lodged in duplicate for approval. Such details shall be approved prior to issue of construction certificate.
7. Separate practising Structural Engineer's details of all structural concrete and steelwork shall be lodged prior to issue of construction certificate.
8. Parking shall be provided in accordance with Council's Regulations and Parking Policy. Parking spaces, accessways and aisles to conform to Council's Development Control Plan and to be constructed, drained, sealed and marked. Full details of works shall be submitted for approval with the building application.
9. Manufacturers specifications of the colorbond clad sandwich panel are to be submitted to the Principle Certifying Authority for approval.
10. Details demonstrating that the proposed building comply with the requirements of the Building Code of Australia (BCA) are to be submitted to the principle Certifying Authority for approval. Note: details should include the following;
 - Location of emergency lighting
 - Location of portable fire extinguishers
 - A racking and machinery layout showing the paths of travel
11. Details of all drainage works are to be submitted to Council for approval.

Prior to Commencement of Works

12. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or
 - (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
13. 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.

14. 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.
15. 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.
16. 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

17. All building work must be carried out in accordance with provisions of the Building Code of Australia.
18. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
 - (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;
 - (d) 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;
 - (e) internal drainage lines prior to covering;
 - (f) external drainage lines, prior to backfilling;
 - (g) on completion of the structure.
19. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the Principal Certifying Authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
20. The eastern side of the storage and amenities awning is to be clad in green colourbond.
21. The land between the existing growing sheds and the western boundary is to be adequately drained to the existing dam.
22. The site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project to the satisfaction of this office.

Prior to Issue of Occupation Certificate

23. Occupation of any buildings and the use of the site for the proposed development should not take place until all landscaping is completed, all car parking spaces are constructed and designated and all the conditions of approval have been satisfied.
24. 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.
25. A Form 15 Fire Safety Certificate is to be submitted to Council.

Use of the Site

26. 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.
27. 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.
28. In order to protect the amenity of the neighbourhood and the development, all work or the storage of goods or materials shall be confined within the building or approved areas. Separate development approval is required for external storage.
29. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
30. All sound producing plant, equipment, machinery, fittings, and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises to within the limits prescribed by the Noise Control guidelines.
31. The sale of all spent compost is to be conducted from Unit 1 (storage shed)
32. Only one (1) pallet containing four (4) bags of compost is to be displayed or sold from the front entrance of the property at any time.
33. A separate parking space is to be provided adjacent to the storage shed (unit 1) for customer parking.
34. All vehicles are to enter and leave the property in a forward direction.
35. The delivery of compost to the site is only permitted to be delivered between the hours of 7:00am and 6:00pm Monday to Friday.

36. Effluent from the Aerated Wastewater Treatment System is to be disposed of on all landscaped areas in accordance with the Environment and Health Protection Guidelines "On-site Sewage Management for Single Households".

SECTION 2 - INFRASTRUCTURE

28: Feasibility and Cost of Providing a “bus only” Road Link between Windsor Downs and Bligh Park (1967/R Pt3, 1833/R Pt4, 0248/R Pt2/ENG/INB29NBX.E01)

Mr Allan Curall, resident, addressed the Committee.

COMMITTEE’S RECOMMENDATION

That:

1. On the basis of cost versus benefit the provision of a “bus only” road link between Windsor Downs and Bligh Park not proceed.
2. A report be bought to Council in relation to the dedication of this section of roadway.

29: South Windsor Sewage Treatment Plant Stage III Augmentation (GS045/006 Pt3/ENG/INB29NBX.E04)

COMMITTEE’S RECOMMENDATION

That:

- 1 The design of Stage III Augmentation of the South Windsor Treatment Plant be commissioned and when completed tenders be called for the construction of phase 1 of Stage III Augmentation.
- 2 The aeration tank proposed as an interim measure to maintain discharge licence limits be constructed.

The Mayor, Councillor Stubbs, left the meeting at 6.05pm with the Deputy Mayor taking the Chair.

30: McQuade Park Oval Proposed Picket Fence - Rotary Club of Windsor (PK/203 Pt14/ENG/INB29NBX.E05)

Mr Tom Millington, representing Windsor Rotary, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the Rotary Club of Windsor be supported in the proposal to provide a picket fence for McQuade Park Oval.

31: The Richmond Committee, Mainstreet Program - Car Parks, Richmond Commercial Centre - Extension of Time Restriction (GT230/019 PT04/ENG/INB29NBX.E06)

COMMITTEE'S RECOMMENDATION

That:

1. Further unrestricted parking not be allocated within Woodhills car park;
2. In relation to Coles Car Park, that the 21 spaces bounded by Francis Street/the access ramp/row of kerb logs nearest to Francis Street, be dedicated as unrestricted parking; and
3. In relation to Woodhills car park the unrestricted parking remain the same with the present 2 hour parking being trialed as 4 hour parking for a twelve month then reassessed.

32: Governor Phillip Reserve - Upper Hawkesbury Power Boat Club (PK/205/ENG/INB29NBX.E03)

Ms Jan Sparkes, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That approval be granted to the UHPBC for exclusive corporate use of Governor Phillip Reserve on 6-7 May 2000, subject to the following conditions:

- 1 The applicant obtaining appropriate licences from the Waterways Authority regarding the conduct of this event.
- 2 The applicant is to obtain appropriate licences from the Licensing Branch of the NSW Police Service, for the sale of alcoholic beverages at the proposed event.

- 3 The applicant obtaining necessary approvals with regard to the sale of hot food.
- 4 The applicant paying the corporate use contribution rate being \$1,000.00 (one thousand dollars) or \$1.00 per person/per day whichever is the greater.
- 5 The reserve being left clean and tidy with the applicant being responsible for collection and disposal of all waste. The applicant paying to Council a refundable bond of \$750.00 less any costs incurred by Council, administrative or otherwise to clean/restore the area.
- 6 A letter drop be undertaken to all affected residents in proximity to the event by the applicant, with that letter advising full details of the event.
- 7 The applicant submitting a public liability policy for \$10,000,000 (ten million dollars) with the interest of Hawkesbury City Council noted on the policy.
- 8 The applicant is to obtain all necessary permits/approvals in relation to amusement rides/devices.
9. There is no undue interference with the Canoe Club's mini marathon to be held on 6 May, 2000.

It is also recommended that approval not be given to close the ferry services during the Bridge to Bridge Power Boat Race on Sunday 7 May 2000.

Supplementary Reports

33: Request for Support from Council as Adjoining Land Owner for Application to Use Hawkesbury River (GR030/020 PK/205/ENG/INB29LBX.E07)

Ms Tania Arnott, applicant, addressed the Committee.

Mrs Jan Sparkes, Mr Chris Horwood, Mr Harvey, Mr Brian Norman, Mr Bob Monaghan, Mr Neville Grey, objectors, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That:

1. The application by the NSW Water Ski Show Division for use of the Hawkesbury River between Rickabys Creek and the Windsor Bridge not be supported.
2. Support be given for the application by the NSW Water Ski Show Division for use of the Hawkesbury River between South Creek and the Windsor Bridge subject to the following conditions.

- i. The applicant obtaining appropriate licences from the Waterways Authority to conduct this event.
- ii. A letter drop be undertaken to all affected residents in proximity to the activity advising full details of the activity.
- iii. The applicant attending the Governor Phillip Park User Group Meeting on Tuesday 7 March 2000 at 7.30pm. This Meeting is held at the UHPBC club house at Governor Phillip Reserve.
- iv. Co-operation and compliance with other users of the park with regard to the dates that the activity is undertaken.
- v. The Applicant submitting to Council a public liability policy for \$10,000,000 (ten million dollars) with the interest of Hawkesbury City Council noted on the policy.
- vi. The Upper Hawkesbury Power Boat Club be advised of this decision and encouraged to work with and accommodate the NSW Water Ski Show Division.
- vii. This approval be given for a period of 12 (twelve) months.

ADDITIONAL INFORMATION

As requested at the General Purpose Committee meeting held on 29 February, 2000 the NSW Water Ski Show Division has advised the following proposed hours of operation in Macquarie Park:

10.00am - Noon - Set up and land practice

Noon - 4.00pm - Water Activity

SECTION 3 - ORGANISATION AND RESOURCES

52: Monthly Financial Report - January 2000 (GF011/005/FNC/OGB29NAX.F08)

COMMITTEE'S RECOMMENDATION

That the information be received.

53: Approval for Interstate Travel (GP025/015/GMA/OGB29NAX.G13)

COMMITTEE'S RECOMMENDATION

Council approve the attendance of five Councillors and one staff member at the Institute of Municipal Management National Congress in Melbourne in May 2000.

54: Community Consultation - Development Applications and Planning Procedures
(GC280/004 PT3/GMA/OGB29NAX.G12)

COMMITTEE'S RECOMMENDATION

That:

1. The information be received.
2. A report be prepared indicating how the various consultation methods can effectively be matched to the type of development / issue being considered.

55: Upgrade of Windsor Road (2342/R/CSV/OGB29NBX.C03)

Mr Bart Bassett, Windsor Road Task Force Chair, addressed the Committee.

The Committee exercising its delegation as full Council.

369 RESOLVED on the motion of Councillor Allan seconded by Councillor Conolly

That Council endorse the decision of Hawkesbury Economic Development Advisory Board to provide up to \$2,500 (two thousand five hundred dollars) in funding for the signage campaign for the upgrade of Windsor Road.

56: University of Western Sydney Hawkesbury Scholarship (GU001/005
PT02/CSV/OGB29NBX.C04)

COMMITTEE'S RECOMMENDATION

That:

1. Council continue to provide scholarships for three local students attending the University of Western Sydney, Hawkesbury by providing a HECS subsidy totalling \$7,000 (seven thousand dollars).
2. A further report come back to Council on ways of providing equity in the allocation of scholarships through the University of Western Sydney.

57: Grose Vale Scouts (GC283/099 PT2/CSV/OGB29NBX.C11)

Mr Malzide, representing Grose Vale Scouts, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That Grose Vale Scout Association be advised that Council would be prepared to support the sale or lease on a long term basis of 14 Cabbage Tree Road, Grose Vale under current commercial/market values. Further, if this is not acceptable to the Association that assistance be offered in re-locating to a more appropriate site within the area for long term lease or acquisition.

58: Nepean Migrant Access Inc. (GF008/001 PT21/CSV/OGB29NBX.C02)

COMMITTEE'S RECOMMENDATION

That Council contribute \$1,000 (one thousand dollars) to Nepean Migrant Access Inc. towards the cost of purchasing a notebook computer for the purpose of improving residents of NESB access to employment opportunities.

59: Hutchison and Vodafone Mobile Telephone Communications Network (GC283/149 PT02/CSV/OGB29NBX.C07)

COMMITTEE'S RECOMMENDATION

That:

1. Council support the co-location of telecommunications facilities on the existing communications tower and lease land at the Operations Depot, Old Sackville Road, Wilberforce to Hutchison Telecommunications Australia and Vodafone Network Pty Ltd in accordance with the principle terms and conditions outlined in the report.
2. The Seal of Council be affixed to all necessary documents.

60: Proposed Road Closure and Transfer off Jordan Avenue, Glossodia (GR080/066 PT01/CSV/OGB29NBX.C09)

COMMITTEE'S RECOMMENDATION

That:

1. Council support the closure of the unformed road off Jordan Avenue, adjoining Lot 1 in Deposited Plan 617415, Glossodia being an area of approximately 6435 square metres.
2. Council as the Roads Authority make application to the Department of Land and Water Conservation for the closure of the unformed road to be vested in the Crown and transferred to the Guide Dog Association and by agreement to the adjoining owners, Mr and Mrs Hall and Mrs Blundell.
3. That the Department of Land and Water Conservation be requested to ensure by way of a condition in the transfer documents that the applicant and the adjoining owners consolidate the closed road area with their existing lots.
4. The applicants are to meet all costs associated with the application, including application fees, survey fees, lodgement and registration fees, legal costs.
5. All necessary documents be executed under the Common Seal of Council.

61: Hawkesbury Economic Development Advisory Board (GM001/021 PT11/CSV/OGB29NBX.C01)

Group Captain Chris Richards, RAAF Representative on the Board, addressed the Committee.

COMMITTEE'S RECOMMENDATION

That the responses outlined in this report in relation to the correspondence tabled at the December meeting of Council, be received and noted. Further, that Council support the Board's proposal to unincorporate and re-establish as an objective and independent advisory committee of Council with an agreed Terms of Reference and clear lines of communication for reporting to Council.

QUESTIONS WITHOUT NOTICE:

1. Councillor Paine requested that in future when the business paper was so large it be split into sections.

The Mayor advised that this would be done.

2. Councillor Paine referred to previously discussed issues with mess in Baker Street. She requested that this matter be re-addressed as there had still been no action taken.

The General Manager advised that this would be done.

3. Councillor Paine enquired if Council had forwarded a letter to the high school in relation to insurance for the mowing of grass and clean up.

The Mayor advised that the letter had been forwarded approximately 2-3 weeks ago.

4. Councillor Paine referred to the re-vamping of the Cycle Committee.

The Director of Asset Service & Recreation advised that Mr Bathersby had contacted Council and advised that would not be available until the April General Purpose Committee meeting.

5. Councillor Paine referred to a telephone call she had received from Mr Ian Miller who lives opposite the Christian Centre who had been woken at 4.00am in the morning whilst cranes were being unloaded. Councillor Paine enquired if permission had been given to undertake these works at this hour of the day.

The General Manager advised that the Police were responsible for the Noise Act between sunset and sunrise.

Councillor Paine requested that a letter be sent to Mr Miller addressing this issue and apologise for inconvenience.

The Mayor advised that this would be investigated.

6. Councillor Davies referred to a problem with dogs barking in Kurrajong Heights and requested a report.

The Mayor advised this would be done.

7. Councillor Davies enquired if there was an issue with the Geographical Names Board about the area commonly known as "The Slopes".

The Mayor advised that Council had resolved that there be a separate location known as "The Slopes" which had been forwarded to the Geographical Names Board some years ago. He further advised that the problem referred to related to an issue with Australia Post.

8. Councillor Davies referred to an accident in Comleroy Road on Sunday night. He tabled a letter in relation to this and requested that this be brought up at the next Local Traffic Committee meeting.

The Director of Asset Services & Recreation advised that the accident was speed related and that the RTA were looking at extending the 80kph zone to encompass this area.

9. Councillor Davies enquired if an advertisement had been placed for a Fire Control Officer.

The General Manager advised that it was being advertised this week.

10. Councillor Davies advised that there was a pot hole at 219 Settlers Road and requested that this be repaired.

The Mayor advised that this would be done.

11. Councillor Davies enquired if there was such a thing as 'dust inhibiting gravel'. He had been approached by a resident of Wells Road, Pitt Town who had advised him that it was to be laid on this road.

The Director of Asset Services & Recreation advised that there was no such gravel. He advised that there was a material that was being used to try and stop the dust and that he would follow up in relation to this road.

12. Councillor Davies referred to the methods used for the identification of objections in the business paper. He advised that it would be helpful to know if key issues were raised due to objections from residents or if they were raised by the Planning Department. He requested that if there were objections from residents that this be noted in the business paper.

The Mayor advised that this would be done.

13. Councillor Davies advised that he had received a rate notice which had a Community Report from Winter 1999 which contains information on the past Council. He requested that this be investigated.

The General Manager advised that the rate notices were sent out by Security Mailing Services and advised that this would be dealt with.

14. Councillor Davies advised that there was a problem with the issuing of 149 Certificates. He advised that in the past there had been a system in place for the issuing of urgent 149 Certificates. Being that for an additional \$25 the certificates were prepared within an hour. He advised that currently this process is taking approximately 8 working days. He requested that this be investigated.

The General Manager advised that this would be investigated.

15. Councillor Williams advised that he had written to the General Manager prior to Christmas advising that the skateboard ramp had not been at Wilberforce Shopping Centre for some years. He advised that there was a permanent demand for this and enquired if it could be returned.

The Director of Asset Services & Recreation advised that the ramp was booked out and was in high demand. He advised that it was spread throughout the area and that it may need to be considered to buy an additional ramp in the Capital Works Program.

16. Councillor Rasmussen referred to the SES team which successfully competed at the Rescue Competition. He enquired if Council had done anything to reward them for their efforts.

The General Manager advised that the Mayor had written letters of appreciation to them and they receive the annual award.

17. Councillor Rasmussen referred to a drunken behaviour problems in the early morning at Richmond. He enquired if Council was aware of this problem and what was being done about it.

The Mayor advised that Council was aware and it was being addressed by the Community Safety Committee and a number of related to committees.

Councillor Rasmussen enquired if Council were going to respond to the Richmond Mainstreet Committee along these lines.

The Mayor advised that this would be done.

18. Councillor Rasmussen referred to a submission from the Richmond Mainstreet Committee relating to proposals for funding. He enquired if Council was aware of these and if a response had been sent to the Richmond Mainstreet Committee.

The Mayor advised that Council has received correspondence from the Hawkesbury Chamber of Commerce but that he was unaware of a request from the Richmond Mainstreet Committee.

Councillor Rasmussen tabled this letter and requested a response.

The Mayor advised that this would be done.

19. Councillor Rasmussen enquired if Council had made a statement to the Strategic Plan for Sustainable Agriculture in the Sydney Region.

The Director of Environment and Development advised that this had been reported to a Council meeting last year.

Councillor Rasmussen requested a copy of any correspondence which had been sent to the Department of NSW Agriculture in relation to this.

The Mayor advised that this would be done.

20. Councillor Rasmussen enquired if Council was intending to write any comments on the Water Reform White Paper.

The General Manager advised that professional advice had been sought and a report would be provided to Council for a resolution prior to a response being sent to the Minister.

21. Councillor Calvert referred to a previous question in relation to Powell Park, Kurrajong Heights. He enquired what the current status was.

The Director of Asset Services & Recreation advised that a letter was being prepared for a letter drop to be done next week.

22. Councillor Calvert advised that he had spoken to the Mayor about school students attending the General Purpose Committee. He advised that a group of approximately 30 students from Kurrajong East Primary School would be attending the March meeting. It is intended that they would arrive around 9.30am, provide a presentation to Council in relation to youth issues, and then meet with the Councillor for approximately 5-10 minutes. They would then be given a tour of Council buildings. He requested that this be formally put on the agenda.

The Mayor advised that this would be done.

23. Councillor Finch tabled a list of issues raised by the Bowen Mountain Association and requested that this be addressed.

The Mayor advised that this would be done.

24. Councillor Finch referred to a telephone call in relation to chemical odours coming from the Rural Press site. She requested that this be investigated.

The Mayor advised that this would be done.

25. Councillor Finch advised that rubbish had been dumped on the Richmond Lowlands and requested that this be cleaned up.

The Mayor advised that this would be done.

The meeting terminated at 9.15pm.

Submitted to and confirmed at the meeting of the General Purpose Committee held on 28 March, 2000.

.....
Mayor



ordinary

4
section

reports
for determination

ITEM: 138 Review of Hawkesbury Community Transport Service**FILE NUMBER:** GC200/002/CSV/ORC14NBX.C13**PREVIOUS ITEM:** 119, Ordinary (08.02.2000)

REPORT:

As previously reported to Council, Hawkesbury City Council has assumed interim responsibility for the management and operation of the Hawkesbury Community Transport Service for a period of twelve months. The purpose of the interim auspice has been to enable Council to complete a review of the Service. The review was completed in February 2000 and a document outlining the findings and recommendations of the review process was drafted.

At its Ordinary Meeting held on the 8th February, 2000 Council resolved to release the "*Draft Review: Hawkesbury Community Transport Service*" for public comment and discussion.

Following Council's decision, notices were placed in the Hawkesbury Gazette advising of the public release of the *Draft Review*. Council staff have also met with user groups, and representatives of funding bodies (including the NSW Department of Transport, the Ageing and Disability Department and the Wentworth Area Health Service) to discuss the recommendations contained in the *Draft Review*. The outcomes of these discussions have been incorporated within the Final Report document.

Written correspondence has been received from the NSW Department of Transport (the primary funder of the Service) advising that the Department was '*pleased to endorse*' the Draft Review subject to a number of minor amendments which have been incorporated in the Final Report.

The following is a summary of the principal matters raised with Council staff in relation to recommendations contained in the Draft Review:

(a) Leasing of Vehicles

The recommendation to proceed with the option of leasing rather than the outright purchase of vehicles was dictated by the lack of currently available funds for vehicle replacement. In addition to Council's Community Access Bus, the Service requires an additional three vehicles to meet its funding obligations - two 20 seat Nissan Civilians and one 12 seat Ford Transit Bus. The cost of purchasing these vehicles is \$207,385 while the net income generated from the sale of existing vehicles would amount to approximately \$47,000.

The leasing of these three vehicles will incur an additional cost to the Service of \$31,774 over three-years (when compared with the cost of outright purchase). However, current available funds for capital replacement are insufficient to meet the purchase price of a single vehicle, let alone the three vehicles required by the Service. An alternate option would be to retain the existing fleet which is not considered viable given the fleet's age and condition. Retaining the existing fleet will not address the vehicle replacement needs of the

Service as it is unlikely that the high maintenance costs of the existing fleet will enable the Service to accrue sufficient operating profits to fund the purchase of replacement vehicles.

Experience suggests that the ability of funded community services to set aside sufficient monies to cash-fund the annual depreciation liabilities of capital equipment has not been strong. In this regard, the benefit of leasing major depreciable fixed assets is to avoid the accrual of a crippling capital replacement liability as these costs are effectively met up front. This is a significant issues for the Hawkesbury Community Transport Service given its past inability to set aside the required funds for vehicle replacement.

(b) Status of Current Operating 'Surplus'

As reported in the *Draft Review* a reduction in expenditures has seen the Service generate a positive operating result of \$33,955 (as at the 31st December 1999). These funds have been allocated to fund the future lease of capital items.

(c) Transfer of Funding Auspice

As provided for by the interim auspice agreement, Hawkesbury City Council is scheduled to relinquish its auspice of the Hawkesbury Community Transport Service on 14 August 2000. To meet the time-frame for the transfer of auspice, the NSW Department of Transport has indicated that in June 2000 it will be calling for Expressions of Interest from eligible organisations wishing to operate the Service beyond 14 August, 2000.

(d) Status of Council's Community Access Bus

The replacement of Council's Community Access Bus has been partly funded through a grant from the NSW Attorney General's Department (the grant has contributed 60% of the full replacement cost). As no funds have been provided for recurrent operating costs, a fee will continue to be levied on users of the Access Bus to cover the operating and replacement costs of this vehicle. As provided for in the funding agreement with the Attorney General's Department, youth groups (including the Hawkesbury Youth Transport Project) will be afforded priority use of this vehicle. The Hawkesbury Community Transport Service will maintain a separate income and expenditure record for the Community Access Bus to maintain funding integrity.

(e) Operation of Proposed Transition Fund

A proportion of the proceeds of vehicle sales will be used to establish a transition fund to enable user groups and individuals to maintain the current (subsidised) level of services. The fund will operate for a period of six months (commencing on 3 April 2000) to allow user groups and individuals sufficient time to develop strategies to meet the full costs of required services purchased after 2 October, 2000.

RECOMMENDATION:

That:

1. The *Final Report: Review of the Hawkesbury Community Transport Service* be received.
2. The 25 recommendations outlined in the Final Report be endorsed for implementation.

ATTACHMENTS:

AT-1 *Final Report: Review of the Hawkesbury Community Transport Service* (separate document)

oooO END OF ITEM 138 Oooo

ITEM: 139**Documents for Execution Under Seal****FILE NUMBER:**GC283/002 PT03, GC283/0013 PT03, GC050/009
PT04/CSV/ORC14NBX.C10**REPORT:**Retail Lease
GC283/002 PT03

Transfer of Lease of Shop 2 Glossodia Shopping Centre from Ms Pauline Munro to Mr Trevor Barber and Ms Tammy Harris (T & T Automotive & Financial Services Pty Ltd) due to the sale of the takeaway business. The term will be three years with a three year option with rent payable in the sum of \$10,830.45 per annum plus outgoings of 7.2% of Council Rates and 10.72% of other outgoings.

Retail Lease
GC283/013 PT03

New lease of Shop 1, McGraths Hill Shopping Centre to Parmjit Singh and Sukhvinder Kaur trading as Pablo-Neha Pty Ltd for the purposes of an Indian food takeaway & cafe. The term will be three years with a three year option with rent payable in the sum of \$140.00 per week (\$7280.00 per annum) plus outgoings of 13.38% or Council Rates and 16.7% of other centre outgoings.

The rent will be reviewable annually by CPI and to market at the commencement of the option. It is proposed that the lease be subject to the applicant gaining development approval for the use.

Letter of Offer
Minor Capital Upgrade Program
Department of Family &
Community Services

The Department of Family & Community Services has approved a grant of \$23,943 (twenty three thousand nine hundred and forty three dollars) to upgrade North Richmond Child Care Centre.

These funds are to be used to provide air conditioning and rubber flooring for the outdoor play area

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 139 Oooo

ITEM: 140**Proposed Sale of 128 Francis Street, Richmond****FILE NUMBER:**

GC283/162/CSV/ORC14NBX.C03

REPORT:

As part of the financial consideration to allow the extension to Richmond Mall, which was completed in 1998, a land swap took place in which part of the public car park behind the Mall was transferred to the developer, in return for Council receiving ownership of the property known as 128 Francis Street, Richmond.

In addition to the provision of the property, the developer also contributed \$120,000 towards the restoration of the premises, which was originally constructed in the 1920's. On completion of the restoration works, the property was subsequently leased to Hawkesbury Podiatry on a three x three year basis which commenced on 1 January, 1999 with the commencing annual rental being \$290 (two hundred and ninety dollars) per week plus outgoings. Council also resolved to excise the rear section of the property which is utilised as part of the public car park and once the subdivision is completed, to sell the residue of the property containing the premises leased to Hawkesbury Podiatry.

The subdivision has now been completed and in accordance with the Council resolution, it is proposed to proceed with the sale of the premises by way of public auction. Valuers, K D Wood and Associates, have reported that the property which is described as Lot 1 in DP1008837 and situated on a 350.4m² site and subject to a 3(b) Special Business zoning, has a value of approximately \$230,000 (two hundred and thirty thousand dollars). It is considered by the Valuers that the subject property would appeal to an investor looking to attain a secure rental income at a yield slightly above general residential, with the added security of a two year term remaining on the existing lease with a further three year option.

Expressions of interest were also invited from local agents to auction the property on Council's behalf and two proposals were received, one from Thompson's Real Estate and one from Bennett Real Estate. The proposals have been perused and on the basis that Bennett's have successfully marketed and auctioned property on Council's behalf in the Richmond commercial area in the past, the proposal from Bennett Real Estate is supported.

The auction marketing schedule is approximately six (6) weeks and a reserve will need to be set by Council prior to the auction and at a time when the degree of interest in the property will be clearer. The existing tenants have offered \$200,000 (two hundred thousand dollars) for the purchase of the property and they have been advised of the proposal to auction the property and the Valuers advice.

RECOMMENDATION:

That Council sell No. 128 Francis Street, Richmond by public auction, with Bennett Real Estate appointed to market and auction the property on Council's behalf. Further, that a reserve price be set at a Council meeting closer to the auction date.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 140 Oooo

ITEM: 141 Section 94 Contributions Plan**FILE NUMBER:** GT200/001/FNC/ORC14NBX.F02

REPORT:

Council's current Section 94 (S94) Contributions Plan was last reviewed in 1998. 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 141 Oooo

ORDINARY**Meeting Date: 14 March, 2000****Item: 142****ITEM: 142****Rural Fire Service - Estimates 2000/2001****FILE NUMBER:**

GF10/44, GF004/001/FNC/ORC14NBX.F14

REPORT:

The Rural Fire Service Estimates for the 2000/2001 Financial Year are required to be submitted to the New South Wales Fire Service by 31 March 2000. The following table shows the proposed estimates for the 2000/2001 financial year.

City of Hawkesbury Bushfire Estimates 2000/2001				
	Reimburse	Subsidy	From Council	Total
M & R Stations	\$10,000		\$10,000	\$20,000
Vehicle Maintenance	\$85,000		\$25,000	\$110,000
Pumps Maintenance	\$10,000		\$0	\$10,000
Radio Maintenance	\$25,000		\$0	\$25,000
Fuel & Oil	\$45,000		\$0	\$45,000
Telephone Expenses			\$20,000	\$20,000
Electricity, Cnl Rates, Sullage	\$6,000		\$6,000	\$12,000
Insurance - Vehicles/Stations	\$40,000		\$0	\$40,000
Fire Control Salaries		\$105,000	\$72,000	\$177,000
Fire Hazards Officer	\$34,000		\$0	\$34,000
Training Officer			\$39,000	\$39,000
Equipment Officer			\$34,000	\$34,000
Fire Control Cleaning			\$15,000	\$15,000
Grose Wold Fire Station - Additional Bay		\$12,360	\$0	\$12,360
Bilpin Fire Station - Reroof			\$35,000	\$35,000
Purchase Heavy Tankers	\$189,000		\$0	\$189,000
3 Light Tankers	\$180,000		\$0	\$180,000
Personnel Carrier	\$41,000		\$0	\$41,000
Replace DFCO Vehicle	\$10,500		\$0	\$10,500

ORDINARY**Meeting Date: 14 March, 2000****Item: 142****City of Hawkesbury Bushfire Estimates 2000/2001**

	Reimburse	Subsidy	From Council	Total
Fire Fighting Equipment	\$105,029		\$0	\$105,029
PMR Expenses	\$85,000		\$0	\$85,000
Safety Equipment			\$22,000	\$22,000
Training Expenses			\$15,000	\$15,000
Catering			\$12,000	\$12,000
Brigade Field Day			\$7,000	\$7,000
Hire of Emergency Equipment			\$15,000	\$15,000
Printing and Stationary			\$20,000	\$20,000
Provision of Pagers			\$18,000	\$18,000
Fitting out Communications Vehicle			\$10,000	\$10,000
Environmental Consultants Fees, Fuel Management			\$10,000	\$10,000
Training Officer Vehicle			\$24,500	\$24,500
Supplementary Charges - FRS Admin, Emergency Costs, Workers Comp	\$300,000		\$0	\$300,000
Fire Control Overhead*			\$188,135	\$188,135
Cont Bush Fire Fight Fund			\$157,795	\$157,795
Cont Board Fire Commission			\$64,000	\$64,000
	\$1,165,529	\$117,360	\$819,430	\$2,102,319

*Note: Overhead estimate of \$188,135 is subject to change.

The proposal recognises:

- (a) the "Standards of Fire Cover" survey conducted by the Rural Fire Service in February 1993.
- (b) The need to continue with the five year plan to upgrade major equipment to an acceptable level.

This year's proposal will allow Council to provide Brigades with considerable major improvements in the form of:

- (a) replacement of one heavy tanker
- (b) replacement of three Category 9 light tankers

- (c) provision of one personnel carrier
- (d) the cost of "fitting out" the Communications Vehicle donated by the Richmond Club
- (e) Roof reconstruction on brigade station at Bilpin
- (f) Additions to a brigade station at Grose Wold.

The cost to Council of this proposal be as indicated in the table is \$819,430. This would compare to the allocation of \$745,772 in the 1999/2000 financial year.

RECOMMENDATION:

That it is recommended that Council approve the Rural Fire Estimates for the year 2000/2001.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 142 Oooo

ITEM: 143 **Naming Proposal - Named Laneway, South Windsor**

FILE NUMBER: GR120/003 PT03/ENG/ORC14NBX.E06

REPORT:

Council at its meeting held on 16 November, 1999 resolved that public consultation be undertaken regarding naming of the un-named laneway running generally from the vicinity of Windsor Railway Station to Ham Street and being between Macquarie and George Streets, as Dickson Lane.

Public consultation was sought by way of correspondence addressed to owners and residents of properties having frontage to the laneway, relevant statutory authorities and advertisement in the local press.

At expiration of the public comment period, four (4) submissions had been received, as follows:

1. Ms H C Mullinger the name "Mullinger" has already been allocated to the laneway running parallel to and between George and Church Streets, South Windsor, by Council resolution dated 12 October, 1993;
2. Ms M Garner as both Montgomery and Dickson, the names appearing on the Boer War Memorial, share the same Christian name, suggesting that the laneway be named "George Lane";
3. L Z & K Clark own property on the corner of Bell Street and the laneway and requesting that the laneway be named "Moore Mitchell Lane", a local volunteer in the Boer War with family still living in the district; and,
4. K Wilson supports the naming proposal.

Use of "George Lane" is not recommended due to confusion which may be caused by the close proximity of George Street.

Present policy of the Geographic al Names Board does not favour use of double names in road names.

Following nomination of the names "Montgomery" and "Dickson" by the Hawkesbury Historical Society in recognition of the approaching centenary of the Boer War , further research indicated that the death of Farrier Sergeant Dickson had a notable impact on the Windsor community at that time and led to erection of the existing Boer War Memorial in Memorial Park, Windsor.

Given the effect of the death of Farrier Sergeant Dickson on the local community at that time, it is felt that the laneway should be named "Dickson Lane".

RECOMMENDATION:

That:

1. The laneway running generally from the vicinity of Windsor Railway Station to Ham Street and being between Macquarie and George Streets be named as Dickson Lane; and,
2. The names "Mitchell" and/or "Moore" be borne in mind for allocation in future road naming.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 143 Oooo

ITEM: 144 **Construction of Kurrajong Heights Rural Fire Station - Stanley Street, Kurrajong Heights**

FILE NUMBER: GT020/337 PT01/ENG/ORC14NBX.E17

REPORT:

Council will be aware of the proposal for the construction of the Kurrajong Heights Rural Fire Station. Tenders for the construction of Kurrajong Heights Rural Fire Station Stanley Street Kurrajong Heights, closed on Wednesday, 8 March, 2000. A total of six tenders have been submitted and are listed below:

Stage one

Denning Constructions Pty Ltd	\$116,500
Dalecrest Constructions Pty Ltd	\$152,777
Winterton Constructions Pty Ltd	\$157,890
Peter Archer	\$167,322
Hinchey & Cross Pty Ltd	\$188,377
M Bruton Building Company	\$239,774

Stage two

Denning Constructions Pty Ltd	\$49,800
Dalecrest Constructions Pty Ltd	\$47,782
Winterton Constructions Pty Ltd	\$89,000
Peter Archer.	\$41,696
Hinchey & Cross Pty Ltd	\$36,848
M Bruton Building Company..	\$58,950

Construction Stage one & two combined

Denning Constructions Pty Ltd	\$166,300
Dalecrest Constructions Pty Ltd	\$200,559
Winterton Constructions Pty Ltd	\$246,890
Peter Archer.	\$209,018
Hinchey & Cross Pty Ltd	\$225,225
M Bruton Building Company..	\$298,724

The lowest combined tender of Stage one and two in the amount of \$166,300 was submitted by Denning Constructions Pty Ltd, 101 Goods Road Oakville 2765 for the construction of Kurrajong Heights Rural Fire Station Stanley Street Kurrajong Heights and a practical completion within 16 Weeks from the acceptance of the tender. The funding available will only allow Stage One to be completed and the Kurrajong Heights Rural Fire Brigade have elected to arrange for the completion of the following works and are to be deducted from the builders contract.

ORDINARY**Meeting Date: 14 March, 2000****Item: 144**

Electrical supply and basic circuits	\$3,320.00
Roller doors	\$5,480.00
Total deduction from the builders contract	\$8,800

The supplied reference checks have supported the company and their company credentials are substantiated. Discussions with Mr David Denning of Denning Constructions Pty Ltd indicated that the total project is included.

The contractor's experience in the execution of work similar to this contract has been undertaken, the references supplied include McGrath Hills Community Centre, Colonial Reserve Amenities, reconstruction of 128 Francis Street Richmond. The contractor has also been awarded the reconstruction of the HACC building and various other works.

Funding provided from the following:

Rural Fire Service subsidiary 98/99	\$21,900
Council Bush Fire Funding 98/99	\$28,100
Rural Fire Service additional subsidiary	\$20,000
Council Bush Fire Funding 99/00	\$35,000
Kurrajong Heights Rural Fire Brigade up to a max. of	\$20,000
Total funds for project	\$125,000

The estimated project costs are set out below:

Site safety	\$250
Contract Documentation	\$240
Development Application / Construction Certificate fee	\$1,230
Construction sign	\$200
Documentation Printing	\$80
Geotechnics Report	\$1,000
Main Reconstruction	\$107,700
Contract Administration	\$2,693
Security alarm system	\$800
Landscaping after reconstruction	\$2,000
Total Construction cost	\$116,193

The tender of Denning Constructions Pty Ltd have provided a Occupational Health and Safety System.

RECOMMENDATION:

The Tender of Denning Constructions Pty Ltd for the construction of Kurrajong Heights Rural Fire Station Stanley Street Kurrajong Heights Stage One only in the sum of \$107,700.00 (one hundred and seven thousand seven hundred, be accepted and the necessary documents be executed under Seal of Council.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 144 Oooo

ITEM: 145 **Naming Proposal - Un-named Public Road, Glossodia**

FILE NUMBER: GR120/003 PT03/ENG/ORC14NBX.E09

REPORT:

Council at its meeting held on 16 November, 1999 resolved that public consultation be undertaken regarding naming of a small section of public road, now dedicated as public road following subdivision, and running in a northerly direction from Creek Ridge Road, Glossodia as "Wenban Road".

Public comment was sought by way of correspondence addressed to owners of properties on this road, as well as relevant statutory authorities and advertisements placed in the local newspaper/Government Gazette.

At the expiration of the public comment period, only one submission had been received. That submission objected to the proposal on the following bases:

- (a) conflicting advice given at the time of purchase as to the name of the road resulting in all personal documentation currently showing "Creek Ridge Road" and incurring inconvenience in altering that documentation with relevant institutions/authorities;
- (b) believes that the road should have been named by Council at the time of subdivision; and
- (c) querying the exact section of road to be named in relation to the Crown reserve road continuing further to the north.

With regard to Item (c), clarifying correspondence has been forwarded to the correspondence with no reply received on this issue.

In relation to Items (a) and (b), whilst appreciating the inconvenience incurred the situation remains that the proposed "Wenban Road" runs in a northerly direction whilst Creek Ridge Road runs in an east-west direction; it is felt that public convenience and certitude in response by emergency services warrants allocation of the proposed road name.

RECOMMENDATION:

That the presently un-named public road running in a northerly direction from Creek Ridge Road, Glossodia for a distance of approximately 90 (ninety) metres and located approximately 100 (one hundred) metres west of Geakes Road, be named Wenban Road.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 145 Oooo

ITEM: 146 **Blue Mountains Cycle Classic**

FILE NUMBER: GR030/007 PT03/ENG/ORC14NBX.E07

REPORT:

An application has been received from Mr J Smith (Promoter) to conduct the Blue Mountains Cycle Classic on Sunday 9 April, 2000 within the Hawkesbury City area.

The route will pass through the following roads:

- Beaumont Avenue, North Richmond
- Terrace Road, North Richmond
- Wire Lane, North Richmond
- Kurmond Road, North Richmond
- Tennyson Road, Tennyson
- East Kurrajong Road, East Kurrajong
- Putty Road, East Kurrajong
- Blaxlands Ridge Road, East Kurrajong
- Comleroy Road, East Kurrajong

The route will have all intersections marshalled and riders will be under constant escort by "International Commissaries"

RECOMMENDATION:

That approval be granted to Mr J Smith (Promoter), Blue Mountains Cycle Classic, subject to the following conditions:

1. The Association submitting to Council a copy of its public liability policy in an amount not less than \$10,000,000 (ten million dollars) and indemnifying Council in respect of that event.
2. The Association obtaining approval from the NSW Police Service to conduct the event and complying with all the conditions imposed by the Service in granting any approval.
3. The Association obtaining approval from the Roads and Traffic Authority as the Putty Road is a classified main road.
4. All routes and marshalling points are to be kept clean and tidy with all directional signs being removed immediately upon completion of the event.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 146 Oooo

ITEM: 147 **2000 Floodplain Management Authorities Conference**

FILE NUMBER: GR060/062 PT4/ENG/ORC14NBX.E08

REPORT:

Correspondence has been received from the Floodplain Management Authorities of New South Wales advising that their 2000 Annual Conference will be held at Parramatta, from 9 to 12 May, 2000.

Council is permitted up to three (3) voting delegates who can attend the conference.

It should be noted that the May Ordinary meeting of Council is scheduled for 9 May, 2000.

RECOMMENDATION:

That three (3) delegates be nominated to attend the conference.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 147 Oooo

ITEM: 148

Lump Sum Tenders for Contract No. 0032000 - McGraths Hill Wetlands and Effluent Reuse Scheme - Civil Works for Chemical Phosphorous Reduction

FILE NUMBER: GT020/352/ENG/ORC14NBX.E12

REPORT:

Lump Sum Tenders for Contract No. 0032000 - McGraths Hill Wetlands and Effluent Reuse Scheme – Civil Works for Chemical Phosphorous Reduction were advertised and closed at 2.00pm on 15 February, 2000.

The work covered by this contract represents the final structural phase of the McGraths Hill Wetlands and Effluent Reuse Scheme, an extensive project which has involved the construction and establishment of wetland cells, woodlot and pasture development with integrated landscape works budgeted to cost \$2,000,000 in total.

The chemical phosphorous reduction facility was previously budgeted for and included as part of this original approved estimated.

The Scheme receives all of the tertiary treated effluent from the Sewage Treatment Plant (STP). Part of the flow is reused for irrigation of pastures within the Scheme, and the remainder receives further treatment within the Scheme prior to irrigation of trees and shrubs or disposal to South Creek. As well as reducing the quantity of effluent which is discharged to the environment via South Creek, the quality of any discharge is increased substantially by the Scheme. In particular, the annual phosphorus discharge will be negligible in comparison to annual discharges prior to implementation of the Scheme.

The Scheme achieves these reductions in discharge to the environment in a way which yields other benefits, such as production of a saleable lucerne crop which partially offsets operating costs, aesthetic benefits due to the pastures and proposed woodlots and landscaping, and an increase in native fauna, particularly birdlife, due to the expansion of the wetlands.

The Scheme is being implemented via a series of contracts, each focused on a particular aspect or component of the work. These contracts have been proceeding over a period of several years as funding and resources have permitted. The work on site commenced in late 1996 with a contract for bulk earthworks, and this Contract for Civil Works for Chemical Phosphorus Removal is one the of the main contracts required for implementation of the Scheme.

This Contract covers work of a civil engineering nature associated with the chemical phosphorus reduction system at the inlet to the wetlands. The work involved under the Contract primarily involves supply and installation of precast concrete chambers and buried Acrylonitrile-Butadiene-Styrene (ABS) pipework connecting the chambers, with valves both in chambers and in buried sections of pipework, supply and installation of open precast concrete channels, and installation of an underdrainage system for the whole floor area of the three phosphorus sedimentation tanks.

The area where the phosphorus reduction facilities and the wetlands is located is subject to regular flooding from South Creek. The sewage treatment plant (STP) is located on higher ground approximately 600 metres away.

The alum storage tank and alum dosing equipment which forms part of the chemical phosphorus removal system is located in this area on higher ground within the STP. Some civil work in this area is included in this Contract, while the bulk of the work is within and adjacent to the phosphorus sedimentation tanks.

At the time of closing three tenders have been received and they are listed in ascending order of price for the abovementioned works. They are as follows : -

Abergeldie Contractors Pty Ltd	\$283,243.00
Sydney Civil Engineering Pty Ltd	\$314,418.00
Firedam Civil Engineering Pty Ltd	\$339,425.00

Due to a late addendum, tenderers could not include within their tender a price for the Wetlands Effluent Recycle Pipe (Abnormal Conditions). As this is essential work for the proper completion of the civil works for the phosphorous reduction facility a price is necessary. Therefore the amended tender prices listed in ascending order are as follows: -

Abergeldie Contractors Pty Ltd	\$293,073.00
Sydney Civil Engineering Pty Ltd	\$322,884.00
Firedam Civil Engineering Pty Ltd	\$337,425.00

Assessment of Conforming Tenders

Abergeldie Contractors Pty Ltd

This company submitted the lowest conforming tender for the abovementioned works. From discussions with previous contract clients, it was evident that this company has had broad experience in this line of work and that the company could complete the works in a satisfactory manner within the time frame allocated. The company has been in operation for six years and it is believed from their company profile that they do have the resources required to complete the works satisfactorily.

Sydney Civil Engineering Pty Ltd

This company submitted the second lowest conforming tender which was \$29,811 or ten percent above that submitted by Abergeldie Contractors Pty Ltd. The resources and history of previous jobs completed and listed in the tender provided by this company shows that Sydney Civil Engineering Pty Ltd is capable of completing the required works satisfactorily and within the prescribed time frame.

Firedam Civil Engineering Pty Ltd

This company submitted the third lowest conforming tender which was \$44,352 or fifteen percent above that submitted by Abergeldie Contractors Pty Ltd. This company has also provided information within their tender that shows that they have the resources and background within the construction industry to complete the required works satisfactorily and within the prescribed time frame.

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

Based on the above information, it is considered that Abergeldie Contractors Pty Ltd, Sydney Civil Engineering Pty Ltd and Firedam Civil Engineering Pty Ltd would be equally capable of constructing these works satisfactorily and accordingly, it is considered appropriate and correct that the tender be awarded to the lowest of the above three mentioned tenders.

RECOMMENDATION:

That:

1. The tender submitted by Abergeldie Contractors Pty Ltd in the amount of \$293,073.00 (two hundred ninety three thousand, and seventy three dollars) for the installation of the McGraths Hill Wetlands and Effluent Reuse Scheme - Civil Works for Chemical Phosphorous Reduction be accepted.
2. The Common Seal of Council be affixed to the necessary documentation.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 148 Oooo

ITEM: 149 Accreditation/Approval of Sewage Treatment Plant**FILE NUMBER:** GE020/073/EVD/ORC14NBX.V05

REPORT:

The accreditation/approval of sewage treatment plants such as aerated and package treatment plants up until recently has been the responsibility of either the Department of Health for systems up to ten (10) equivalent persons (EP) capacity, or the Environment Protection Authority (EPA) for those systems greater than ten (10) EP.

With the introduction of the Protection of the Environment Operations Act 1997, the Schedule which lists the responsibilities of the EPA, shows that the EPA will only be responsible for accreditation/approval of sewage treatment plants that have a capacity of greater than two thousand five hundred (2,500) equivalent persons (EP).

This new legislation places the responsibility of accreditation/approval of sewage treatment plants with a capacity to handle sewage from eleven (11) to two thousand five hundred (2,500) equivalent person with Councils. What this means is that Council will now be responsible for accrediting and approving a facility that has been engineered and designed to service an entire town.

It would be fair to say, that Council does not have the resources, the facilities or the time to conduct the research that would be required to accredit or approve systems of this capacity. The systems themselves require at least six months testing and monitoring of output results in the field, before consideration could be given to approving or accrediting any design or invention that may be submitted. The minimum requirement for someone to do the research on these systems would be a professional engineer/scientist, majoring in waste water treatment systems, with extensive experience in this field. The accreditation if issued by Council would only be for the Council area and would then have to be developed across every LGA in the State.

It is apparent that this anomaly or gap in the legislation is not widely known by the Department of Local Government or by Senior Officers in the Department of Health, as recent enquiries made to the Department of Health received responses of surprise and bewilderment.

It is true to say the EPA was well aware of the situation when enquiries were made to their office, and the response was that of relief in not having to deal with these systems any longer.

During discussions with the Department of Health, it was noted that they will be meeting with the EPA on 7 April 2000, and have offered to take up this matter as they too believe that it is inappropriate to burden Local Government yet again with such an onerous responsibility. The responsibility should either remain with the EPA or be taken up by an organisation such as Sydney Water.

The other area of concern is the liability that would remain with Council should an approved system fail. Most of these systems cost many thousands of dollars to install, and should there be a failure, the result could be a major pollution incident or a suburb without adequate sewage and waste water

disposal, not to mention the liability for costs to repair, rectify or replace the system if needed. This is yet another example of the EPA off loading responsibility to Local Government without providing any support of a financial nature or providing the necessary personnel to carry out this function.

It would appear that if this system is retained the developer of a new system would require accreditation for every Local Government in NSW if they wish to use their system across the State. This would not appear to be in accordance with the micro economic reform agenda of the Federal Government which is seeking to provide national accreditation in many areas of the economy. The local Federal Member could also be approached to see if the Federal Government can assist with this issue.

RECOMMENDATION:

That:

1. Council write to the Minister for the Environment and the Minister for Local Government, voicing its strongest objections to this change in the legislation that will place an unreasonable burden on Local Government, by requiring them to be the accrediting/approval authority for sewage treatment plants with a capacity of between eleven (11) EP and two thousand five hundred (2,500) EP.
2. In the correspondence to the Ministers, they be requested to carry out an urgent review of the legislation and either return the responsibility to the EPA, or negotiate with Sydney Water Corp. to be the accrediting/approval authority for these systems.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 149 Oooo



ordinary

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section

reports
for information

ORDINARY**Meeting Date: 14 March, 2000****Item: 150****ITEM: 150** **Reports requested by Council - Status as at 14 March, 2000****FILE NUMBER:** GC280/005 PT03/CSV/ORC14NCX.C01

REPORT:

16/11/99	Sandmining DED	Report on proposed Sandmining of the Richmond lowlands and current position of two State Members for this region.	Correspondence sent to two State Members and report to be prepared for Council.
14/12/99	Macquarie Park DAS&R	Report on funds being spent on maintaining the park. Report to include cost for signage to entrance of Park.	Report to be prepared for Council

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 150 Oooo

ITEM: 151 **Proposed Community Centre - Yarramundi**

FILE NUMBER: SA156/96/CSV/ORC14NCX.C16

REPORT:

As provided for in the Subdivision Consent issued with respect to the Nepean Park Subdivision, the developers have commenced the construction of a Community Centre in Thornbill Way. Condition No. 20 of the subdivision consent required the construction of a 300m² community building and car park which when completed is to be dedicated to Council.

When completed and operating, the community centre will be made available for use by residents of Yarramundi and by community groups providing services and activities for the residents of Yarramundi.

The dedication of the building to Council will enable Council to establish a Section 377 committee made up of local residents who will be delegated the care and control of the building. Under this arrangement, the Section 377 Committee will be responsible for the day to day management of the building and for developing appropriate policies and procedures to facilitate its use. Council will retain responsibility for the structural integrity and maintenance of the building.

It is intended that a notice will be placed in the Hawkesbury Gazette in April/May calling for interested residents to attend a public meeting to form a steering committee to seek Section 377 delegation from Council for the care and control of the community centre. Council staff will work in conjunction with the committee to facilitate this process.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 151 Oooo

ITEM: 152 Water Reforms**FILE NUMBER:** DCP001/96, GM001/021 PT11/CSV/ORC14NCX.C04**REPORT:**

Council at its February meeting considered a report on the rural production and water sharing package (Farm Dams and Volumetric Conversion Policy), being introduced in conjunction with the State Government's Water Reforms.

Council subsequently resolved to refer the issue to the Hawkesbury Economic Development Advisory Board for its views on the reforms and in particular the water sharing package proposal. The Board has some serious concerns about the reforms which are outlined on the attached submission and it is noted that it has made a number of representations to the Minister, opposition representatives and the Government on its position. Specifically, the Board's submission suggests that the Hawkesbury/Nepean River system has special circumstances which should allow approaches to water management to differ from the approach taken in the western areas of State where water shortage and stress on rivers is a major concern and rivers are regulated. It is argued that the river, unlike other rivers in western NSW, has a constant flow, is tidal to Yarramundi, and flows are boosted by run-off within the catchment. Also, there are 45 sewerage treatment plants which provide additional flows of fresh and treated water into the system, as well as flows from the number of rivers and creeks including the Grose River, Colo River, South Creek, Cattai Creek, Little Cattai Creek, Webbs Creek and Macdonald River. Additionally, it is contended that a system is within a coastal region which generally have higher rain falls than western areas of the State.

The Board is concerned that the proposed conversion of water licenses from area based to volumetric based assessment, will leave farmers with lower water use requirements on application of the proposed conversion rates. This critical issue has been addressed recently with the Minister for Agriculture, Mr Amery, and representatives of the Department of Land and Water Conservation.

David Dekel of the Department of Land and Water Conservation advised the Hawkesbury Economic Development Advisory Board that the current process is to provide an entitlement that will reflect the existing water usage within best management practices. The Department's principle is to provide equity for existing users.

The Board has identified the fundamental and core significance of agriculture and horticulture industries to the sustainable economic wellbeing of the Hawkesbury and to the generation of employment and business opportunities in the area. It is considered that security of access to water is essential for sustainable agricultural development in the area and is a threat to new capital investment in agricultural pursuits. Subsequently, the Board intends to continue pursuing as a high priority, the objective of security of access to water and appropriate campaigns, representations and strategies raising awareness of its concerns.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Board's submission

IMPACT OF WATER REFORMS

Introduction

The Hawkesbury Economic Development Advisory Board is focussed on encouraging and facilitating sustainable economic and employment growth within the Hawkesbury area. The Board has identified the fundamental and core economic significance of agriculture and horticulture industries to the sustainable economic wellbeing of the Hawkesbury and to the generation of employment and business opportunities in the area.

Subsequently, the Board, Hawkesbury City Council and local agriculture and horticulture industries are concerned about the impact of the moratorium on the issuing of new water pumping licences and the building of farm dams within the Hawkesbury/Nepean river system. Also, we are concerned that the proposed scheme of volumetric conversion of water rights does not provide sufficient volumes of water for our local industries. Whilst acknowledging the intent of regulating access to water in the Hawkesbury/Nepean catchment, it is considered that there is ample water available within the catchment and as a result, the Hawkesbury should be treated differently in the assessment of the volume of water being made available for irrigation, in comparison to the other areas of the State.

Background

Covering over 1,676 hectares, agriculture and horticulture directly contributes over \$320 million per annum to the local economy (excluding the horse industry). With multiplier effects, the real contribution from agricultural activities to the local community would exceed a billion dollars per annum. On a sector basis, the Hawkesbury region is regarded as the mushroom capital of Australia with an annual value of approximately \$70 million, the largest producer of turf in New South Wales with a \$50 million annual value, the producer of 80% of the Sydney Region's corn, orcharding with an estimated value of \$50 million and the area is the highest producer of vegetables in the Sydney region, providing fresh vegetables for 33% of the Sydney market.

The Board and local industry have identified that security of access to water is essential for sustainable agricultural development in the Hawkesbury and is a threat to new capital investment in agricultural pursuits.

Key Issues

The Board is of the view that the Hawkesbury/Nepean river system has special circumstances which should allow approaches to water management to differ from the approach which is taken for the western areas of the State where water shortage and stress on rivers is a major concern and rivers are regulated. Additionally, it is of major concern that the government in developing the reforms has not provided any figures to justify the restriction on access to water. It is contended that you cannot regulate on water supply when there are no facts and figures available in the first place to suggest that there is a stress on our river system. It is considered within the community that there is ample water available and in fact it has been indicated that local agriculture and horticulture industries would

support a restriction on volumes if it was proven that the river system was under some stress. The following points are presented as justification for the view that there is ample supply of water in the system for agriculture pursuits:

- The river, unlike other rivers in western New South Wales, has a constant flow and is tidal to Yarramundi.
- Flows are boosted by urban runoff within the catchment which includes the Hawkesbury, Baulkham Hills, Penrith and Blue Mountains urban development areas. Also, with 70% of the Hawkesbury area being national park or green space area generally of undulating terrain and with large areas of rock ground surface, there is a significant amount of natural runoff within the catchment as well.
- There are approximately 45 sewerage treatment plants which provide additional flows of fresh and treated water into the system and it is understood that a plant at Glenbrook will also be providing significant additional flows shortly. In fact the Healthy Rivers Commission report indicates that currently about 60,225 mega litres of water flows per annum from the treatment plants into the river and this is expected to increase to 105,850 mega litres by 2021.
- The system receives flows from the Grose River, Colo River, South Creek, Cattai Creek, Little Cattai Creek, Webbs Creek and McDonald River in addition to the Hawkesbury and Nepean Rivers. Flows from the McDonald River never falter even in dry times because like the Colo River it is spring fed. The Colo River itself has 13,140 mega litres a year available rising in wet years to 36,500 mega litres a year and it is noted that these figures were made available by the Water Board in their study on damming the Colo.
- The system is within a coastal region which generally have higher rainfalls than the western areas of the state, with the Hawkesbury region having an average rainfall of about 800 millimetres.

Conclusions

The above information and statistics hardly indicates that the system is in danger of running out of water. In fact, the Healthy Rivers Commission report indicates on page 66 that farmers within the Hawkesbury Valley are using only between 30,000 and 80,000 mega litres of water per year which compares with the 600,000 mega litres per year accessed by Sydney Water and the usage is also comparable with the proposed Penrith Lake scheme usage of water. It is unlikely that areas of land used for agricultural and horticultural production will have much capacity for expansion within the Hawkesbury due to issues such as the abundance of national parks, urban encroachment and rural/residential land use conflicts as well as for climatic and soil type reasons.

Local industries are also concerned about the restrictions being placed on the capacity of water storage within the catchment. Harvesting of water during periods of high flows should be encouraged and is permissible within the western regions of the State. However, it is of concern that the Hawkesbury Valley is exempt from this allowance. Reforms also prevent the transfer of dams to the Hawkesbury area from farmers who have relocated from the Blacktown and Baulkham Hills areas both within the same catchment and their former dams have been filled to allow residential and commercial development. A simple transfer system within each catchment would not increase the number of dams, only maintain the number of dams and facilitate their construction in more appropriate locations.

Additionally, local agriculture and horticulture industries are of the view that the conversion of water licences from area based to volumetric based assessment, will leave them with less than half of their water use requirements on application of the proposed conversion rates. For example, a farmer who grows three of four crops per year to keep the operation going, will only be allocated enough water for one crop per year under the proposed regime of conversions. It is feared they will not be able to stay viable and 'larger' corporations will move in and buy up their water rights causing major disruptions to the fabric of farming in the region. Many families, some of whom have been operating on the land for generations, rely on farming for their livelihood and may not have the skills to move into other areas of employment or business, particularly families from non-English speaking backgrounds.

Also, under the draft legislation, if a farmer wants to change from say Citrus growing to Vegetable growing, he/she would have to satisfy government officials on seventeen (17) separate issues before gaining permission to change the type of crops and to ascertain the appropriate allocation. It is considered that this situation is potentially unworkable and should be reviewed with the aim of rationalising requirements.

Recommended Action

1. That the state government be required to justify the restrictions placed on irrigating water from the Hawkesbury/Nepean system when it has not provided any facts and figures to prove that the river is stressed and in danger of running out of water, i.e., restrictions have been put in place when there is no factual evidence to support arguments and agriculture and horticulture industries who have existed in the catchment for a number of years, have not observed a reduction in the available water.
2. The government continue with obtaining returns from all licence holders to determine how much water is being used so that if the system runs into unsustainable conditions in the future, it will be clear what licence holders rights may be.
3. That the proposed volumetric based water allocation system, provide sufficient volumes of water to individual licence holders to ensure the ongoing viability of agriculture and horticulture industries in the Hawkesbury Nepean Catchment. Further, that the checklist of issues as outlined in the draft legislation and to be addressed when farmers seek permission to change the type of crop and subsequent water allowance, be rationalised.
4. Encourage the storage of water off stream in dams and retention areas, from the river in periods of high flow.
5. Consideration be given to establishing a system to allow transfer of dams within a catchment when existing dams are filled for residential and commercial development.

oooO END OF ITEM 152 Oooo

ITEM: 153 **"The Grove" - Lot 32 DP753828 No. 718 Webbs Creek Road, Wisemans Ferry - Appeal Against Refusal of Development Application**

FILE NUMBER: M 439/98/EVD/ORC14NCX.V11

PREVIOUS ITEM: 91, GPC Section 1 - Environment (30.03.1999)

REPORT:

A development application was lodged in 1998 for the use of the property as a recreation establishing comprising educational workshops and camping ground. The development comprised two types of events as follows:

1. Educational workshops on environmental and personal development catering for a maximum of 20 (twenty) fee paying participants. The workshops would run for 3-4 days and would be held regularly
2. Private social events restricted to relatives and personal friends. Six of these events are proposed annually as follows:
 - (a) Three occasions for three days attended by a maximum of 75 (seventy five) people;
 - (b) Two occasions for three days attended by a maximum of 120 (one hundred and twenty) people; and
 - (c) One occasion for four days attended by a maximum of 120 (one hundred and twenty) people.

It was proposed that people attending the activities would camp on the property and a number of structures were to be constructed including a kitchen block, shower and toilet block and car parking area.

A detailed assessment of the proposal which includes a history of previous applications on the property was included in the report to the General Purpose Committee meeting on 30 March, 1999. At the Ordinary meeting on 13 April, 1999 Council resolved to refuse the application for the following reasons:

1. *Access to the site being unacceptable.*
2. *The proposed means of effluent disposal being contrary to State guidelines creating the potential to pollute Webbs Creek and Wetland No. 74 identified under SREPP 20.*
3. *The potential for the development to generate noise in excess of EPA Guidelines.*
4. *The flood liability of the land and a limited evacuation route for large numbers of people.*

5. *The proposed development does not comply with the Local Government (Caravan Parks, Camping Grounds and Removable Dwellings) Regulation 1995.*

An appeal against that decision was filed in the Land and Environment Court by the Applicant on 9 February, 2000. Solicitors, Abbott Tout, have been instructed to defend the appeal and appropriate expert witnesses will be engaged.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

AT-1 Locality Plan

LOCALITY PLAN

oooO END OF ITEM 153 Oooo



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ORDINARY MEETING Reports of Committees

Tourism Hawkesbury - 27 January 2000

MINUTES OF MEETING

**Held on Thursday 27th January, 2000
at 8.00pm Tourism Hawkesbury Inc. Office, Clarendon**

Present:

Stephen Doggett	(Chair)
Cr. Di Finch	(Council Rep.)
Coral Jones	(B&B Rep)
Steve & Danielle Krix	(Outdoor Tour Operators)

In Attendance

Alison Campbell	(Minutes)
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1. CHAIR'S OPENING REMARKS

The Chair asked that a note be made in the minutes regarding the untimely death of Duncan Galbraith - his presence and contribution to Tourism Hawkesbury Inc. would be greatly missed. Tourism Hawkesbury Inc. have been actively supporting his family in their bereavement - a roster system had been set up to help his partner cope with their business operation, and in whatever other way was necessary. The Chair stressed that it was important that this support be ongoing.

2. APOLOGIES

Received from Sherrie-Lee Evans (NPWS) - on leave.

9. MINUTES OF PREVIOUS MEETING

9.1 23/11/99 - These minutes not available.

9.2 16/12/99 - **Moved D. Finch, seconded C. Jones - passed as corrected.**

MOTION CARRIED

10. BUSINESS ARISING FROM MINUTES

10.1 10.2 - Expect to hear from Tourism NSW next week whether or not we were successful with our funding application. To be discussed further in General Business.

10.2 10.5 - Business & Marketing Plan will be discussed in General Business.

10.3 Fiddle Fest: To be held in April. Di Finch reported that THI are financially supporting this event - \$16,000 so that event can go ahead. Council is supporting in principle. Fiddlers from all over the world will participate. Various venues will be used. Ticketek have taken over the marketing. Photo shoot had been done for Womens Weekly and Panthers Press.

10.4 Diamond Press: Steve Doggett had spoken to Max Collins - immovable on account - Steve has authorised payment of account in full.

5. CORRESPONDENCE

ORDINARY MEETING Reports of Committees

The Chair tabled the following correspondence, which was noted by the Board.

- \$ Country Towns - Windsor
- \$ Directory of consultants; list of Brand Management Co's & PR Co's.
- \$ Drum Media - re Blues Festival
- \$ Resumé - Shane M. Jokai
- \$ Hawkesbury Skills Inc.
- \$ Fax from J. Arneson re person to do minutes - A. Campbell
- \$ To Council - re Tourism Hawkesbury
- \$ Tourism Industry Awards for Excellence
- \$ From Binta Abubaker - PhD Survey of Visitors Centres
- \$ Letter of Resignation - Paul Rasmussen
- \$ Ball Sports - Sponsorships
- \$ Invoice from Diamond Press
- \$ CityRail Food Trails
- \$ Correspondence re Sue Guymer
- \$ Tourist Railway Assoc., Kurrajong
- \$ Tourism NSW RTO Exec. Officers/Tourism Managers Forum 9-10 Feb.
- \$ Caravan Park Operators Newsletter with Info on Termination of Tenancies under Resid. Parks Act
- \$ NSW Rural Fire Service Hawkesbury District
- \$ Corresp. Re Booking Centre meeting
- \$ Wisemans Ferry to St Albans
- \$ NSW Police Service Hawkesbury Local Area Command
- \$ Tourism NSW - re Tourism Industry Outlook Survey
- \$ Domestic Market Update - Tourism NSW
- \$ National Fiddle Festival
- \$ Hawkesbury Hideaways
- \$ Resignation - Geoff Riley

- 9.1 THI is listed on Country Towns Web Page. Also involved with Hawkesbury web page for Chambers of Commerce.
- 9.2 Drum Media / Blues Festival had been cancelled. Cost of \$200 for advertising had been spent. We have been asked by the Chairman of Hawkesbury Radio if we would be involved in it next year.
- 9.3 Visitors Guide launch - people to help with planning
- 9.4 Resumé - Shane M. Jokai for work experience Ambassador program
- 9.5 Hawkesbury Skills Inc. - Work for Dole - need to come up with a program
- 9.6 Letter to Gary McCully re Council's funding of Tourism Hawkesbury. Talks with John Bunting was very fruitful and he was very helpful
- 9.7 Letter to John Bunting re Trial Balance for December and Income and Profit & Loss Statement - July-December '99. Update on where Tourism Hawkesbury is mostly from Newsletter.
- 9.8 Western Sydney Awards for Excellence. Steve Doggett & Jan Arneson putting together the information for 25th Feb. launch. Used as benchmark against other organisations. A similar award to be run this year
- 9.9 PhD Research on Visitors Centres - from James Cook University
- 9.10 Accept with regret resignation of Paul Rasmussen
- 9.11 Written to Aust. Heritage Trail Rid - THI won't be involved.

ORDINARY MEETING Reports of Committees

- 9.12 CityRail Food Trails - worthwhile - will use them again
- 9.13 Corresp. - Sue Guymer. At last Board meeting a motion of no confidence was moved. Response from Sue on 31/12 saying she would not resign - her requested leave of absence needs to be discussed. Rule 26 and her interpretation of rule- we should fax her saying that it would be discussed at Board meeting. Further discussion in General Business
- 9.14 Tourist Rail Assoc. Kurrajong. Phase 1 of application to Regional Tourism Program 1999/2000 - moving through to Phase 2 of program assistance. Asking for support of their proposal. Applying for \$100,000 to get engine up and running. Separate issue of three platform carriages for sale that need to be restored. Suggested we send letter of support that, pending successful funding of \$1000,000 received, then we will enter into negotiations in regard to purchase of carriages.
- 9.15 RTA Tourism Management Forum - 9-10 February. Lyn Hudson and Steve Doggett will be attending - staying at Robertson.
- 9.16 Caravan Park Newsletter - Once a disruptive tenant has been evicted, they will not be allowed in any other parks in the Hawkesbury, as per the Act.
- 9.17 Booking Centre for Olympics - Angela has been asked to report to Feb. Board Meeting
- 9.18 Map - THI has taken out an ad.
- 9.19 Tourism Outlook Survey is on file.
- 9.20 Domestic Market update on file
- 9.21 Fiddle Festival - information

Moved Di Finch seconded Coral Jones that correspondence be accepted.

MOTION CARRIED

6. CHAIRMAN'S REPORT As distributed and Tabled.

- 9.1 Dedicate 2000-2004 Business & Marketing Plan to Duncan.
- 9.2 Implement Business & Marketing Plan.

Moved Steve Doggett, seconded D. Finch that Chairman's report be accepted.

MOTION CARRIED

7. TREASURER'S REPORT

Tabled and read by Chairman (attached).

Moved Steve Doggett, seconded Coral Jones that report be accepted and accounts passed for payment.

MOTION CARRIED

ORDINARY MEETING Reports of Committees

8. BUSINESS FOR DISCUSSION

- 8.1 Business & Marketing Plan coming along very well. May have to hold a special meeting to review it before passing it on to Council at Corporate Weekend.

Moved Di Finch, seconded Coral Jones that Steve finishes the Business Plan and report back to Board. MOTION CARRIED

- 9.1 Submission for Funding: Working on an amount that Council should provide to operate Tourism Hawkesbury Inc. Discussion on requirements placed the amount at \$240,000
- 9.2 Visitors Guide Update: Ready tomorrow (28/1/00) - Discussion on whether the distribution pattern should be same as last year, or extend it during Olympic period. Our thanks to Craig Dalley for providing storage of the many copies of the guide.

Moved Coral Jones, seconded Di Finch that we investigate ways of increasing the distribution area of the Visitors Guide. MOTION CARRIED

9. GENERAL BUSINESS

- 9.1 Newsletter: **Moved Di Finch that the Newsletter be sent out during the next month, with a Vale Duncan Galbraith. Seconded Coral Jones - MOTION CARRIED**
- 9.2 Hot Air Ballooning: Di Finch reported that she had been having discussions with Hot Air Ballooning at Branxton - they may be interested in visiting the Hawkesbury. Agreed she should continue that liaison.
- 9.3 Membership of Board: Suggested that we invite Cheryl - Duncan's partner to join the Board when she felt able to. Also contact Vanda Whitworth about returning for February meeting. Craig Harmer has also expressed an interest in rejoining the Board.
- 9.4 Christmas Party: Suggested that we don't have a joint Christmas Party this year with Chamber of Commerce.
- 9.5 Vote of No Confidence - Sue Guymer: There was discussion regarding the "Letter of Absentee" and how Rule 26.5 applied. After some discussion it was agreed that:
- i) The Board of Tourism Hawkesbury accepts the letter dated 9th December and received 31st December from Sue Guymer.
 - ii) That the Leave of Absence be accepted and that Mr Steve Krix be a substitute Director from the Tour Operators Sector until and including the March meeting.
 - iii) The Board of Tourism Hawkesbury is reviewing and investigating the interpretation of rule 26.5 of the Constitution.
 - iv) The Chairman write to Miss Sue Guymer informing her of the Board's

ORDINARY MEETING
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decision.

Moved Di Finch, seconded Coral Jones -

MOTION CARRIED

- 9.6 Welcome Mr Steve Krix to the Board of Tourism Hawkesbury.
- 9.7 Scholarships with UWS: Steve Krix reported that he had been having discussions with the University re setting up scholarships. Agreed that he should continue with his negotiations and bring a proposal back to the Board at the February meeting. Discussion took place on dedicating such a scholarship to the memory of Duncan Galbraith.
- 9.8 Olympic Packages for Olympics: Coral Jones requested that the tour operators set up a number of packages for the Olympics and beyond.
- 9.9 Visitor's Guide Launch: This would be done through the travel writers and editors of the magazines
- 9.10 Suggested that the General Manager of Hawkesbury Council be invited to join us.
- 9.11 New Members for Approval: The following applications were tabled for approval:

Moved Steve Krix, seconded Coral Jones that they be accepted.

Bed & Breakfast & Unique Accommodation
Rocky Hollow Hideaway B&B
Karen Reinhardt & Tom Carr
42 Larkin Place
EAST KURRAJONG 2758
Ph: 4576-3052

IBC Holdings (Australia) Pty Ltd T/A
Robert Tweedie
Victoria Inn
177 Settlers Road
Lower McDonald
(via Wisemans Ferry) 2775
Ph: 4566 4554 (02) 9817 5654

- 9.12 **Moved Coral Jones, seconded Steve Krix that Tourism Hawkesbury expresses interest in the possibility of another Councillor being invited to join the Board of Tourism Hawkesbury Inc.** **MOTION CARRIED**

- 9.13 The Chair proposed a vote of thanks to the Board Members for the efficient way in which it handled the evening's business.

- 9.14 **CLOSURE**

ORDINARY MEETING Reports of Committees

There being no further business the meeting closed at 10.30pm

SIGNED AS A TRUE AND ACCURATE RECORD

.....
CHAIRMAN

.....
DATE

oooO END OF REPORT Oooo

ORDINARY MEETING Reports of Committees

Hawkesbury Economic Development Advisory Board - 4 February 2000

PRESENT: Councillor L Allan (Chairperson), Mr S Benfield, Mr S Doggett, Group Captain C Richards, Mr B Seldon, Mr R Tolson, Mr J Fibbens and Mr R Jones

ALSO PRESENT: Mr G Banting and Mr C Dalli

APOLOGIES: Councillor P Davies and Councillor P Rasmussen

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on Friday 3 December, 1999, were confirmed.

1. SPECIAL EVENTS FOR THE HAWKESBURY

Mr Brian Fletcher, Secretary/Manager of Hawkesbury Race Club has accepted the Board's invitation to discuss at the meeting how to maximise benefits and awareness of the staging of events such as the Hawkesbury Cup.

Following discussions with Mr Fletcher, he offered to present a proposal to the Board regarding the possibility of staging an event working with Council which could provide spin offs for the district and tie in with other community and/or cultural events. The submission will be presented to the Board for its consideration with a view to establishing a project taskforce.

2. STRUCTURE OF THE BOARD

Correspondence from Board Member Mr Stephen Doggett to Councillor Paul Rasmussen concerning the conduct of the Board was tabled at the December Ordinary meeting of Council, with Council subsequently resolving to refer the matter to the Board and requesting that a report come back to Council dealing with the issues in the letter. Accordingly, the Board considered the correspondence and resolved to provide a response on the issues raised as per the information provided in the report for the meeting. It was also resolved to seek Council's support for unincorporating the Board and re-establishing as an advisory committee of the Council. The decision to unincorporate was made on the basis that the Board has effectively operated since its inception as an Advisory Committee of Council. Funds have been managed within Council's Chart of Accounts, minutes of meetings have been reported to Council for endorsement, and the traditional roles of secretary and treasurer have been carried out by Council staff providing executive and administrative support.

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In moving towards becoming a Committee of the Council, it was requested that the Council be advised formally the Board is concerned its views and initiatives are not currently being given an open hearing and due consideration by Council. Further it is of the view that it has no basis to continue if the Board is not recognised as an independent advisory board, expressing the views of the community and organisations it represents on economic development issues. Additionally, it is to be conveyed to the Council that the Board's effectiveness would be limited unless it has a clear terms of reference and line of reporting to Council.

The report to Council is to also raise the Board's concerns about the lack of support received for issues such as access to water for agriculture and horticulture, Windsor Road upgrade, and supply of industrial land within the area.

3. UPGRADE OF WINDSOR ROAD

The Board resolved to support, subject to endorsement by the Council, the Hawkesbury City Chamber of Commerce - Windsor Road Taskforce Campaign, to have the Windsor Road upgrade fast tracked and for the upgrade to be for the whole length of the road to Windsor.

Specifically, the Board will provide up to \$2,500 in funding for the campaign, subject to three quotes being received for the signage and as noted above, Council also supporting the project. In this regard, a report is to be prepared for the General Purpose Committee meeting of Council on Tuesday 29 February, 2000 to provide an opportunity for Mr Bart Bassett, the Taskforce Chair, to address Council on the issue. The Board also recommenced sign No. 1 be amended to read:

"ACT NOW"

and the signs be 2 metre x 2 metre rather than 1.5 metres x 1.5 metres as originally proposed.

4. PROMOTION OF THE BOARD

The Board resolved to trial bi-monthly columns in the Hawkesbury Gazette and Courier for a period of six months, with the effectiveness of this marketing strategy to be reviewed at the end of that period. Further, the profile for the Board's proposed Internet page was endorsed.

5. MEDIATION PROCESSES

The Board gave consideration to a document prepared by Councillor Gilling proposing the introduction of a mediation process by Council to assist with addressing concerns raised by the public in relation to development proposals.

It was acknowledged that the Board should not get directly involved in individual mediation cases, however, it resolved to investigate models implemented by other Council's such as Liverpool and Newcastle and invite a representative of one or both of those organisations to a future meeting of the Board to discuss the models. Following the discussions and investigations, the Board is to determine its position on the proposal and convey its views to Council.

6. REPORTS FROM INDUSTRY SECTORS

Richmond RAAF

It was reported that the announcement of the successful tenderer for the maintenance of C130 Hercules Aircraft Maintenance has been deferred and the Board will be informed of the decision when the announcement is made.

Agriculture/Horticulture

It was acknowledged that the Development Control Plan for Rural Sheds needs to be communicated to the farming industry and it was noted that discussions will be initiated with Environment and Development Division staff regarding the public awareness campaign for the policy.

Tourism

It was advised that the 2000 Visitors Guide has been circulated and that Tourism NSW is now recognising the Hawkesbury as a precinct of Sydney.

7. ACCESS TO WATER

The submission prepared by the Water Access Taskforce regarding the State Government's Water Reforms was tabled at the meeting and subsequently endorsed as its position on the water issue. Subsequently, the submission is to be forwarded to the Minister, Mr Amery, the State Opposition's Shadow Minister for Western Sydney, Mr Charlie Lyn, and Council. Further, it will also be utilised with other lobbying campaign initiatives on this issue.

It was also agreed to re-visit giving consideration to allocating funding towards the preparation of a report providing statistical evidence for the view that the Hawkesbury Nepean river system has special circumstances which could allow approaches to water management to differ from the approach taken for the western areas of the State. Consideration is to be given once the Council's position on this issue and role of the Board is made clearer.

8. PENRITH BUSINESS ENTERPRISE CENTRE

It was noted that the NSW Business Enterprise Centre peak body has gone into voluntary liquidation and ceased operation in early January 2000.

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An interim body is looking to establish a new entity which will become the recognised NSW Business Enterprise Centre peak body and at this stage, the 1999/2000 elected regional representatives propose to continue in their roles, with new elections taking place once a legal entity has been formed.

Penrith Business Enterprise Centre has indicated that under present conditions, they have enough funding to continue their current level of operations for a further three years.

It was further noted that the Annual General Meeting for the Penrith Business Enterprise Centre will be held on Monday 21 February, 2000 and the Board will be represented by the Chair and Executive Officer at this meeting.

There being no further business the meeting concluded at 10.50am, with the next meeting scheduled for Friday 3 March, 2000.

oooO END OF REPORT Oooo

ORDINARY MEETING Reports of Committees

Heritage Advisory Committee - 10 February 2000

Minutes of the Heritage Advisory Committee held on Thursday 10 February 2000, commencing at 6.00pm.

PRESENT: Councillor D Finch, Mr M Fibbens, Mr D Bradshaw, Mr M Hatherly, Mr S Doggett, Mrs D Campbell, Mr G Edds, Prof. I Jack, Dr L Sullivan, Mrs J Barkley Jack, Ms J Somerville, Mr R Montgomery, Mr P Pleffer.

1. APOLOGIES: Mr E Karhunen, Mr M Ryan, Mr B Flakelar.

2. CONFIRMATION OF PREVIOUS MINUTES

The minutes of the previous meeting held on Thursday 13 January 2000 were adopted.

3. BUSINESS ARISING OUT OF THE PREVIOUS MINUTES

Nil

5. CORRESPONDENCE

Nil

6. DRAFT TERMS OF REFERENCE

The draft terms of reference for the Committee were discussed.

The Committee resolved the an additional subheading be included in the terms of reference outlining the membership for the Committee. It was recommended that the Committee consist of community representatives and one (1) Councillor and that a quorum consist of a majority of current committee members.

The Committee resolved to form a sub-committee consisting of Graham Edds, Max Hatherly and Prof Ian Jack to prepare an introduction and appendices to the terms of reference.

The introduction, membership of the committee and appendices are to be discussed at the next Committee meeting.

7. HERITAGE FUNDING PROJECTS

The Committee discussed the significance of Hawkesbury's heritage and funding opportunities to assist in its conservation and promotion. Concern was expressed about the amount of funds Council has allocated to heritage projects in recent years as well as Council's reliance on NSW Heritage Office funding.

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The Committee requested a report be prepared for Council relating to heritage funding. Particular projects identified for consideration were funding of Council's Heritage Advisor, the Heritage Study Review, and the Local Heritage Assistance Fund.

The Heritage Advisor position was considered to be a key position within Council and that the level of funding of this position should be increased.

The delay in NSW Heritage Office's approval of the consultant's brief for the Heritage Study Review was discussed. Prof. Ian Jack advised that he would discuss the matter with representatives from the NSW Heritage Office.

The importance of the Local Heritage Assistance Fund was discussed and it was agreed that the fund provides one of Council's the most visible contributions to the community in assisting in the conservation of the City's heritage listed properties. It was also noted in recent years the amount of funds available had significantly decreased and that the fund was presently operating every second year.

Specific funding recommendations nominated by the Committee for investigation were:

- providing sufficient funding to enable Council's Heritage Advisor to visit once every fortnight plus ancillary follow up reports/advice;
- upon finalisation of the initial Heritage Study Review, Council consider providing a annual budget allocation to continue reviewing the heritage inventory and providing up to date recommendations for the conservation and management of items of heritage significance within the City;
- that Council's contribution to the Local Heritage Assistance Fund be increased to enable the fund to operate every year regardless of what additional funding may be available from the NSW Heritage Office.

Councillor Diane Finch left the meeting at 8.05pm. Prof. Ian Jack was elected chairperson.

8. GENERAL BUSINESS

8.1 Unauthorised landfill at 34 Inalls Lane, Richmond

The Committee was advised that the owner of the property has engaged a town planning consultant to prepare a development application. Robert Montgomery advised that if Council did not receive a development application shortly an order to remove the fill would be issued.

8.2 Former Hawkesbury Hospital Site Visit

Philip Pleffer is to arrange site visit and advice Committee at the next meeting.

8.3 Windsor Mall refurbishment

The Committee requested an update on the preparation of plans for the refurbishment of Windsor Mall and repeated their offer to assist Council in the preparation of these plans and any heritage/historical related advice.

8.4 Richmond Park improvements

Philip Pleffer is to advise of progress of plans for the improvements to Richmond Park at the next meeting.

8.5 Springhill Barn, McGraths Hill

The Committee was advised that the owner was yet to submit a development application for the stabilisation and restoration of the barn. Robert Montgomery advised that Council staff would visit the property as well as consider the need for the issuing of an order to carry out stabilisation works.

8.6 Heritage Advisor Update

Ms Jyoti Somerville advised the Committee that she had provided advice on the following matters:

‘Toxana’, Windsor Street, Richmond - signage

1 Brabyn Street, Windsor - roof replacement

5 Bowen Mountain Road, Grose Vale - restoration of cottage

Staff training for Council

St Peters Church, Richmond - additional rectory

‘Bronte’, Castlereagh Road, Richmond - restoration and drainage advice

221 Richmond Road, Clarendon - advice on restoration and the erection of an additional building

270 George Street, Windsor - new building

31 -33 North Street, Windsor - reinstatement of verandah and balustrade

8.7 Recent demolition of buildings in Richmond

Dennis Bradshaw advised of community concern about the recent demolition of residences in Richmond and stressed the need for Council to preserve buildings of significance regardless of whether or not they are heritage listed.

ORDINARY MEETING Reports of Committees

8.8 Appreciation for attendance by Diane Finch

The Committee thanked Diane Finch for attending the Committee meeting and being the Councillor representative for the Committee.

9. NEXT MEETING

The next meeting of the Heritage Advisory Committee will be held on Thursday 9 March 2000.

Meeting closed at 9.05pm.

oooO END OF REPORT Oooo

ORDINARY MEETING Reports of Committees

Local Traffic Committee - 18 February 2000

Present: Councillor P Davies (Chairman)
The Hon K Rozzoli, MP
Mr D Lamont, Roads & Traffic Authority
Sen. Constable B Larkin, NSW Police Service

Apologies: Mr J Anderson, MP
Mr R Elson, Department of Transport

Also Present: Mr C Daley, Director Asset Services & Recreation
Mr T Shepherd, Administrative Officer, Asset Services & Recreation

1 Minutes

1.1 Minutes of the meeting held on 19 November, 1999 were confirmed.

2 Business Arising from Previous Minutes

2.1 Overton Road/Peel Parade, Kurrajong - Regulatory Signage - J Blair 1643/R Pt 02

Requesting installation of "Give Way" regulatory signage on Peel Parade, Kurrajong at its intersection with Overton Road to resolve traffic conflict.

Report

- 1 Motorists are perceiving Peel Parade and the northern axis of Overton Road as a through road, thus having priority;
- 2 The western axis of Overton Road between Comleroy Road and the intersection of Peel Parade/Overton Road is perceived as the terminating road;
- 3 A golf course situated on Peel Parade is scheduled to commence operation in December, 1999; in addition, a 25 lot subdivision also fronts Peel Parade, and was scheduled for release at approximately the same time. Both will impact on traffic flow patterns.
- 4 Following a site inspection at its meeting held on 19 November, 1999 the Committee resolved to defer this matter to this meeting pending submission of a plan depicting traffic management options.
- 5 Preliminary plan depicting proposed benching of the embankment restricting sight distance and regulatory signage was presented to the meeting.

Recommendation

To defer further consideration of this matter to the next meeting pending submission of a detailed plan showing the extent of bank removal works and including required infrastructure such as regulatory signage, barrier lines and traffic domes.

3 Correspondence

3.1 George & Thorley Streets, South Windsor - Regulatory Signage - Roads & Traffic Authority. 731/R Pt 10; 2022/R Pt 02

Following recommendation by the Committee, Council, at its meeting held on 10 August, 1999, resolved that the Roads & Traffic Authority be requested to investigate installation of “Do Not Queue Across Intersection” signage on George Street, South Windsor at Thorley Street to enable rapid egress from Thorley Street by Rural Fire Service vehicles.

Correspondence has been received from the Authority advising:

“ As it is already illegal to queue across an intersection (Motor Traffic Regulations 1935, Regulation 67B), we are reluctant to use signs and lines simply to restate the law. Widespread installation of this kind may leave drivers to believe that intersections that have not been marked may be blocked with impunity.

In the case of the Rural Fire Service the installation of these signs with associated linemarking would not be favoured as in the case of any emergency vehicle exiting with flashing lights and sirens drivers would give way to allow these vehicles to exit.

The Authority will therefore take no further action at this time.”

Recommendation

That the information be received

3.2 Cabbage Tree Road, Grose Vale - Reduction of Speed Limit - Roads & Traffic Authority. 301/ R Pt 03

Following representations by Council seeking reduction of the speed limit on Cabbage Tree Road, Grose Vale the Roads & Traffic Authority has advised:

“.... The delay in replying is regretted.

After further consideration of this speed limit on Cabbage Tree Road, it is proposed that the existing 100km/h zone on the whole length of Cabbage Tree Road be changed to 60km/h.

It is thought that this new speed zone would better reflect the existing road environment.

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Formal instruction for this work to be carried out have been issued and the work will be completed as soon as resources permit”

Recommendation

That the information be received.

4 Reports

4.1 Teale Road/Putty Road, East Kurrajong - Traffic Conditions - Hawkesbury City Council. 2029/R Pt 02

QWN 4, Ordinary Meeting, 16 November, 1999, Councillor G Gilling - advised of perceived dangerous traffic conditions at the intersection of Teale Road and Putty Road, East Kurrajong following recent subdivision, as the intersection is on the inside radius of a curve.

Report

- 1 With regard to Putty Road at this location, the existing speed limit is 100 kph and “T” intersection warning signs (600 x 600) are situated on each approach to Teale Road; from Teale Road, sight distance of traffic approaching from the south on Putty Road is restricted due to an embankment following the curve radius.
- 2 Following inspection, the works contained in the following recommendation are proposed.

Recommendation

- 1 Instal “STOP” signage (600 x 600) and holding line on Teale Road at its intersection with Putty Road;
- 2 That the Roads & Traffic Authority be requested to reduce the speed limit to 70 kph over a distance five hundred (500) metres south of Bull Ridge Road to five hundred (500) metres north of Teale Road;
- 3 That the developer be requested to remove the mirror installed on Putty Road opposite Teale Road; and,
- 4 That a site inspection be carried out at the next meeting.

4.2 Lennox Street, Richmond - Traffic Conditions - B May. 1218/R Pt 03

Representations have been received from Mr B May, 58 Lennox Street, Richmond seeking extension of the “No Standing” zone adjacent to No58 due to lack of sight distance upon exiting the property caused by a parked vehicle.

Report

- 1 Sufficient room exists between the driveway to No 58 and the existing “No Standing” zone for a vehicle to park.
- 2 The nett effect of a vehicle parking at this location is to reduce the effectiveness of the of the merge lane as well as restrict sight distance upon exit from No 58, in relation to both westbound through traffic on Lennox Street using the merge lane as well as traffic entering Lennox Street westbound from the southern section of Paget Street.
- 3 Under the Australian Road Rules and guidelines issued by the Roads & Traffic Authority for implementation of those Rules, it is an offence to park a vehicle within 20 metres of a signalised intersection and the existing regulatory signage would be replaced by “No Parking” signage.
- 4 Relocation of this signage to a point 28.6 metres west of Paget Street would remove sight distance problems currently experienced by Mr May.
- 5 As Lennox Street at this point is a classified Main Road, and in recommending alteration of one sign, it is suggested that the Roads & Traffic Authority be requested to alter all regulatory signage at this intersection to reflect the Australian Road Rules.

Recommendation

That the Roads & Traffic Authority be requested to instal “No Parking” signage on both the Paget Street and Lennox Street axes to this intersection in accordance with the Australian Road Rules, with the “No Parking” sign on the southern side of Lennox Street west of Paget Street being relocated to a point 28.6 metres west of Paget Street.

Mr S Enders joined the meeting at this stage.

4.3 *Horse Drawn Carriage Tours, Windsor -V Murray-Beckham MA0048/00*

Development Application providing for horse drawn carriage tours throughout Windsor, traversing the following streets:

George Street
Pitt Street
Palmer Street
Court Street
Arndell Street
Thompsons Square/Baker Street/George Street
The Terrace/New Street/Tebbutt Street
Richmond Road (Main Road) to Rum Corps Barracks

Tours will be based at John Tebbutt Observatory, Palmer Street, Windsor with expected operating times of Friday evenings/Saturday/Sunday days.

The carriage will be illuminated with side lights, indicators and red flashing lights which meets Roads & Traffic Authority requirements. Carriage wheel rims will be surfaced with a rubber tyre compound.

Recommendation

To defer further consideration of this matter to the next meeting pending the applicant submitting detailed information regarding use and timings particularly in relation to Richmond Road and whether the Rum Corps Barracks is a to be a regular destination.

4.4 *Lot 19, DP 874188 Vincent Road, Kurrajong - Development Application. MA843/99*

An approved Development Application providing for 18 single aged dwelling units, with Condition 52 being construction of a pedestrian refuge in Old Bells Line of Road at the crossing point subject to approval from the Local Traffic Committee.

Report

- 1 This refuge and associated 40 kph speed restriction is immediately north of the 40 kph zone installed on Old Bells Line of Road through the commercial centre of Kurrajong.
- 2 Speed restriction signage proposed for the southern end of these works provides for removal of 60/40 kph signage; this signage should be converted to 40 kph signage and retained as intermediate speed restriction signage.

Recommendation

That a pedestrian refuge be constructed at the designated location under this Development Application, subject to the speed restriction signage at the southern end of these works being converted to 40 kph repeater signage.

Mr S Enders retired from the meeting at this stage.

4.5 *West Market Street, Richmond - Regulatory Signage - Attorney General's Department*

Oral application has been made by the Sheriff's Office for provision of dedicated on- street parking on either Windsor or West Market Streets, Richmond following relocation of the Sheriff's Office to the former Richmond Court House.

Report

- 1 Parking is at a premium within the Richmond commercial centre and removal of casual parking spaces is not desirable;

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- 2 On the West Market Street frontage to the former Court House a “No Standing - Police Vehicles Excepted” exists and it is proposed that this zone be used to accommodate Sheriff’ Office vehicles.
- 3 In accordance with guidelines relating to introduction of the Australian Road Rules on 1 December, 1999 any alteration to signage at this location is to reflect those Rules.

Recommendation

That the following signage be installed on the eastern side of West Market Street, Richmond, immediately south of Windsor Street, over the Chainages indicated measured from Windsor Street:

Chainage 0 - 10 Instal "No Stopping"

Chainage 10 - 38.5 Instal "No Parking - Police/Sheriff Vehicles Excepted"

4.6 *Bell Street, South Windsor - Traffic Conditions - Hawkesbury City Council 242/R Pt*

QWN 26, Ordinary Meeting, 8 February, 2000, Councillor K Conolly - advised of representations received regarding traffic proceeding north along Cox Street, South Windsor “cutting the corner” when turning into Bell Street

Recommendation

That a traffic dome and thirty (30) metres of barrier line be installed on Bell Street, South Windsor at its intersection with Cox Street.

4.7 *Rifle Range Road, South Windsor - Parking Restriction - Windsor Park Public School*

Requesting designated student drop off/pick up point for students on Rifle Range Road, South Windsor adjacent to Windsor Park Public School.

Report

- 1 The majority of the School frontage is taken up by regulatory signage associated with a pedestrian crossing and an indented bus bay.
- 2 Immediately east of the bus bay, a section of unrestricted car parking exists, sufficient for 4/5 vehicles and it is proposed that this area be designated as ‘No Parking’, with the balance of Rifle Range Road to its intersection with Kentwell Drive being designated as “No Stopping”.

- 3 During discussion of this matter with the School Principal, attention was drawn to the practice of vehicles parking immediately west (departure side) of the pedestrian crossing and obscuring sight distance into Porpoise Crescent; given the volume of children crossing Porpoise Crescent it is desirable that this parking space be removed.

Recommendation

- (1) That “No Parking/8.30am - 9.30am/2.30pm - 3.30pm/School Days Only” regulatory signage be erected on the northern side of Rifle Range Road, South Windsor over a distance of 28.9 metres east of the existing bus bay at Windsor Park Public School, with the balance of Rifle Range Road to its intersection with Kentwell Drive being designated “No Stopping”; and,
- (2) That the existing “No Stopping” regulatory signage on the southern side of Rifle Range Road, South Windsor immediately west of the pedestrian crossing at Windsor Park Public School be relocated a further 7.5 metres in a westerly direction towards Porpoise Crescent.

4.8 Comleroy Road, Kurrajong - Extension of School Zone - Hawkesbury City Council

QWN 21, Ordinary Meeting, 8 October, 2000, Councillor L Sheather -- enquiring as to the possibility of extension of the School Zone on Comleroy Road, Kurrajong at Hawkesbury Independent School as School Zone signage is not visible to motorists approaching from the south - west (Bells Line of Road).

Report

- 1 On approach from the south - west, the School Zone signage is hidden behind intersection infrastructure such as elevated sight boards and directional signage;
- 2 School Zone signage at its current location becomes visible at 89 metres which, given the current speed limit of 80 kph and the intersection with East Kurrajong Road, is felt undesirable; and,
- 3 In effect, motorists are traversing the School frontage before being fully aware of the School Zone.

Recommendation

That the Roads & Traffic Authority be requested to relocate the southern School Zone signage on Comleroy Road, Kurrajong at Hawkesbury Independent School in a south - westerly direction to a point approximately 110 metres from its existing location as well as erect School Zone signage on the East Kurrajong Road frontage of the School.

4.9 *Traffic Matters, Richmond Commercial Centre - Richmond Committee, Mainstreet Program GT230/019 Pt 04*

Representations have been received from the Richmond Committee, Mainstreet Program seeking alterations to parking arrangements within the Richmond commercial centre as indicated below.

1 Roundabout, Bosworth and Windsor Streets

Seeking appropriate signage advising pedestrians that vehicles have right of way.

Report

Infrastructure at this location directs pedestrian traffic to specific crossing points and could give the impression of “crossings”; a substantial volume of turning traffic is also present associated with the roundabout.

2 Bus Zone, Windsor Street

Seeking relocation of the existing bus zone on the southern side of Windsor Street outside the former Post Office in a westerly direction to create an additional parking space immediately west of the pedestrian crossing.

Report

Relocation of the bus zone in a westerly direction for a distance of 8.8 metres (to the eastern side of the driveway to the former Post Office) would create space for three vehicles against the pedestrian crossing, however, would result in bus patrons having to walk approximately fifteen (15) metres from the bus shelter to the bus boarding point.

3 Restricted Parking, Bosworth Street between Windsor and March Streets.

Requesting installation of 1 Hour restricted parking on the western side of Bosworth Street, as sufficient off - street parking exists at this location to accommodate businesses.

Report

This section of Bosworth Street includes two (2) private residences and a doctor’s surgery, taking up approximately half the street.

During the course of inspection of this site, the manager of Jim Dobson Motors requested removal of “No Standing” signage covering the driveway entrances to the rear of the funeral home fronting Windsor Street and Hawkesbury Skillshare; no apparent need is readily evident for this signage and removal is recommended.

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4 *Loading Zone, West Market Street, between Windsor and Francis Streets.*

Seeking installation of a Loading Zone on the western side of West Market Street, immediately North of Windsor Street.

Report

The proposal is supported given deliveries to proximate stores, such as RetraVision, on Windsor Street.

5 *Bus Zones*

Seeking review of all bus zones, in particular in relation to the bus zone on the northern side of Windsor Street, west of East Market Street.

Report

Previous discussions have been held with Westbus which has indicated that all existing bus zones on Windsor Street should be retained; accordingly, removal of any bus zones on Windsor Street is not recommended.

Recommendation

- 1 That "Cars Have Right of Way" signage not be erected at the crossing points at the intersection of Bosworth and Windsor Streets, Richmond, but that the situation be monitored;
- 2 On the southern side of Windsor Street, Richmond the 1 Hour parking zone immediately west of the pedestrian crossing be extended in a westerly direction to a total of 18.5 metres and the western extremity of the bus zone be extended to the eastern edge of the driveway to the former Post Office;
- 3 That a "Loading Zone" be installed on the western side of West Market Street, Richmond over Chainage 10 - 25.2 metres, measured from Windsor Street;
- 4 (1) That 1 Hour restricted parking not be installed on the western side of Bosworth Street, Richmond between Windsor and March Streets but that the location be monitored; and,

 (2) That existing "No Standing" regulatory signage on the western side of Bosworth Street, Richmond between Windsor and March Streets and covering Chainage 31 - 52.9 metres measured from Windsor Street, be removed; and,
- 5 That existing bus zones on Windsor Street, Richmond be retained.

4.10 Windsor Street, Richmond - RAAF Parade 2343/R Pt

Mr C Daley advised of a recent application by RAAF, Richmond to conduct a parade on Windsor Street, Richmond during 10.00am - 11.00 am, Saturday, 18 March, 2000 by, and in honour of, RAAF personnel returning from duty in East Timor; the parade would march on Chapel Street, turn left onto Windsor Street, proceed along Windsor Street, then turn left into East Market Street thence disperse.

Recommendation

That no objection is held to this parade, subject to:

- (1) the Roads & Traffic Authority approving a Traffic Management Plan in relation to this event; and,
- (2) the NSW Police Service undertaking traffic control duties.

5 Questions Without Notice

NSW Police Service

- 5.1 Advised of representations received from Mrs D Martin seeking reduction of the speed limit on Comleroy Road, Kurrajong in the vicinity of the cutting approximately 500 metres north from Bells Line of Road

Mr T Shepherd advised that similar representations had been received by Council from Mrs Martin and that the matter was currently under investigation with a view to presentation to the Committee meeting to be held on 17/3/2000.

Recommendation

To defer further consideration of this matter to the next meeting.

- 5.2 Advised of representations received from Mrs K Potter regarding traffic conditions on Francis Street, Richmond in the vicinity of both Richmond Public School and St Monica's Primary School.

Mr T Shepherd advised that similar representations had been received by Council from Mrs Potter and that the matter was currently under investigation with a view to presentation to the Committee meeting to be held on 17/3/2000.

Recommendation

To defer further consideration of this matter to the next meeting.

- 5.3 Advised that speed restriction signage on Yarramundi Lane, Agnes Banks was either missing or obscured by overhanging vegetation and expressed concern at both the speed and weight of vehicles traversing Yarramundi Lane having regard to its relatively narrow pavement width.

Recommendation

- (1) That missing speed restriction signage be replaced and overhanging vegetation be pruned; and,
- (2) That a traffic count be undertaken for consideration at the next meeting.

Roads & Traffic Authority

- 5.3 Tabled a report prepared by the Authority's accident investigation unit in relation to the fatal accident on Spinks Road, Glossodia in late 1999 and recommending maintenance in relation to linemarking and signage.

Recommendation

That linemarking and signage maintenance be undertaken at the designated location on Spinks Road, Glossodia.

The Hon K Rozzoli

- 5.4 Advised of representations received regarding difficulty undertaking the right turn manoeuvre from The Northern Road onto Blacktown - Richmond Road due to lack of an east-bound merge lane.

Recommendation

That this matter be referred to the Roads & Traffic Authority for investigation.

- 5.5 Advised of continuing representations seeking imposition of a light load limit on Wallace Road, Vineyard.

Recommendation

That a further traffic count be undertaken on Wallace Road, Vineyard and if any substantial change to previous situation, this matter be further reported to the Committee.

Councillor P Davies

- 5.6 Advised of representations regarding lack of appropriate advisory signage on Riverview Street, North Richmond warning of presence of parents and children in the immediate vicinity of the pre-school located on Riverview Street.

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Recommendation

That appropriate advisory signage be erected on Riverview Street, North Richmond in the vicinity of the pre-school

Next Meeting

The next meeting of the Local Traffic Committee will be held at 10.00am, Friday 17 March, 2000.

Meeting terminated: Noon.

oooO END OF REPORT Oooo



**ordinary
meeting**

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