

~~Letter A1 & A3~~

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~~Se to sign letter~~

~~But tell not Ben Lee again~~
~~Nov 13~~

Hawkesbury Shire Council BUSINESS PAPER

~~measures school felt~~
~~& letter say Whitehead~~

~~Look at DA~~

~~Report for completion~~
~~letter to express~~

~~25 Sept~~
~~graduation~~

Ordinary Meeting

9 11 1001

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

5th June, 1981

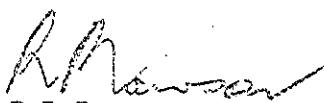
The Chief Town Planner,
Hawkesbury Shire Council
Council Chambers,
WINDSOR. N.S.W. 2756

Dear Sir:

You are hereby requested to attend
an ORDINARY MEETING of the Council to be held in the Council Chambers,
Windsor, on TUESDAY, 9th June, 1981 at 7.30 p.m.
for the transaction of the following business :

1. CONFIRMATION OF MINUTES
2. MINUTES FROM THE PRESIDENT
3. NOTICES OF MOTION
4. CORRESPONDENCE
5. REPORTS FROM COMMITTEES
6. REPORTS FROM OFFICERS
7. QUESTIONS WITHOUT NOTICE
8. QUESTIONS WITH NOTICE
9. ORDERS OF THE DAY
10. PUBLIC QUESTION TIME

Yours faithfully,


R.L. Rawson.
Shire Clerk.

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 12th May, 1981 commencing at 7.30 p.m.

PRESENT: Councillor C. Sullivan, President, and Councillors B.E. Brown, E.A. Buttsworth, P.A. Dunn, F.E. Henry, J.J. Horrex, A.L. Knight, I.T. McEwan, G.G. Michael, J.E. Nicholson, R.W. Rose and R.F. Rotherham.

CONFIRMATION OF MINUTES

- 234 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that the Minutes of the Ordinary Meeting of Council held on 14th April, 1981 having been circulated amongst the members of Council be confirmed.
- 235 RESOLVED on the motion of Councillor Brown seconded by Councillor McEwan that standing orders be suspended to permit a Special Meeting for the election of two delegates to Hawkesbury River County Council and one delegate to Prospect County Council to take place.
- 236 RESOLVED on the motion of Councillor Brown seconded by Councillor Rose that standing orders be resumed.

NOTICE OF RESCISSION MOTION

- 237 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that we, the undersigned Councillors of Hawkesbury Shire, do hereby move that the resolution that:-
- "1. Council not proceed with the plans for the extension to the main building.
 2. Council consider either revamping of the basement area under the stage of the Civic Centre, or conversion of the present Council Chambers and Councillors' Room to office space with alternative accommodation being found for Council's meetings, or any other suitable alternative.
 3. This accommodation is to be on a temporary basis until the expiration of the Social Security lease of its area within the main building".

resolved at the Ordinary Meeting held on 14th April, 1981, be rescinded.

- 238 RESOLVED on the motion of Councillor Dunn seconded by Councillor Henry that Council proceed with the plans for the extension of the main building.

NOTICE OF MOTION

- 239 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that Council seek a deputation through the local Federal Member to the Minister responsible for Telecom with a view to discussing the level of the telephone service throughout the Hawkesbury District.

Retirement - J.R. Bailey

The President then presented Mr. J. R. Bailey who had retired from Council's services on 8th May, 1981 after 26 years of employment with a Testimonial of Service and memento in recognition of his past service to Council and the McDonald Valley community.

CORRESPONDENCE

A1. CITY OF HOBART - SISTER CITY CONVENTION, 1981. C6/3.

- 240 MOVED by Councillor Rose seconded by Councillor Henry that Councillor Dunn and the Shire Clerk attend the convention.

An amendment was moved by Councillor Horrex seconded by Councillor Michael that the Shire President and the Shire Clerk represent Council at the convention.

The amendment was lost.

The motion was then put and carried.

A2. MR. I.F. BURLEY - CLOSURE OF LAGOON ROAD, PITT TOWN. 665-1214, R1/16.

- 241 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the proposed road closure be advertised for public comment.

A3. MR. MICHAEL BARNES - GARBAGE SERVICE FOR GINAHGULLAH AVENUE, GROSE VALE. 270, 1655-1.

- 242 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that Mr. Barnes be advised that the inclusion of Ginahgullah Avenue, Grose Vale, in the Garbage Scavenging District will be considered by Council at its June meeting.

A4. STATE POLLUTION CONTROL COMMISSION - NEW SOUTH WALES GOVERNMENT LITTER REDUCTION CAMPAIGN. G1/5.

- 243 RESOLVED on the motion of Councillor Rotherham and seconded by Councillor Dunn that Council co-operate with the Commission in the Litter Reduction Campaign.

A5. MRS. D. BUSH - RESIGNATION. S1/8P.

- 244 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that a reference under Seal be given.

A6. UPPER HAWKESBURY POWER BOAT CLUB - FUNCTION LICENCE. H5/4.

- 245 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that permission be granted to the Upper Hawkesbury Power Boat Club to sell intoxicating liquor on Sunday, 17th May, 1981 at the Peninsula.

A7. WINDSOR & DISTRICT SCOTTISH PIPE BAND - USE OF McQUADE PARK. 625-203.

- 246 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that the Windsor & District Scottish Pipe Band be granted permission to use the floodlit area of McQuade Park for practice playing and marching from 7.30 p.m. to 9.30 p.m. once a month for the next 3 months on a trial period and that the matter be reviewed at that time.

A8. LAND BOARD OFFICE - PUBLIC HALL SITE AT UPPER COLO. 625-16.

- 247 RESOLVED on the motion of Councillor Knight seconded by Councillor Rose that the Land Board Office be advised that Council is prepared to accept the Trusteeship of the public hall site at Upper Colo, and that any necessary documents be completed under the Common Seal of Council.

A9. DEPARTMENT OF SERVICES - ANNUAL BUSH FIRE SCHOOL. 65-7.

- 248 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that Council's Fire Control Officer nominate a brigade member to attend the 1981 Bush Fire School.

A10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SEMINAR ON LOCAL GOVERNMENT AND COMMUNITY ARTS. S18/1, C6/3.

- 249 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that Council's Community Arts Officer, Mrs. Ellen Manning, be nominated to attend the seminar.

A11. PETITION WITH 43 SIGNATORIES - WHEELBARROW RIDGE ROAD. 665-2310.

- 250 RESOLVED on the motion of Councillor Knight seconded by Councillor Michael that the petitioners be informed that Council's funds will provide only for maintenance to Wheelbarrow Ridge Road during 1981 and such maintenance will be effected at the most appropriate time.

A12. MINISTER FOR LANDS THROUGH MR. K.R. ROZZOLI, M.P.- CHAIN OF PONDS CREEK RESERVE. 625-138.

- 251 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that the offer by the Minister for Lands of a grant of \$2,000 and a loan of \$2,500 for improvements of the Chain of Ponds Reserve, Ebenezer, be accepted.

A13. UPPER HAWKESBURY POWER BOAT CLUB - EXCLUSIVE USE OF WINDSOR RAMP. H5/4.

- 252 RESOLVED on the motion of Councillor Michael seconded by Councillor Buttsworth that the Shire Engineer's action be endorsed.

A14. MARAYLYA PROGRESS ASSOCIATION - MARAYLYA PARK. P12/2, 625-201.

- 253 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Brown that the information be received and the Maraylya Progress Association be advised that:-

1. The Park superintendent will contact the correspondent regarding the suitable species and planting.
2. Arrangements have been made for the rubbish receptacles to be replaced.
3. After appropriate searches Council's surveyor will establish the park boundary by placement of suitable markers.

A15. OAKVILLE PROGRESS ASSOCIATION - HAWKESBURY AGRICULTURAL COLLEGE LAND. P12/3, H6/2.

- 254 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that an appropriate reply be forwarded.

A16. OAKVILLE PROGRESS ASSOCIATION - RATES. P12/3, R4/26, R4/8, R4/1.

- 255 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that an appropriate letter be forwarded.

A17. MRS. L. STEVENS - RESIGNATION. S1/8P.

- 256 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that a reference under Seal be given.

A18. MR. D. WHITSED - UPPER COLO BUSH FIRE SHED. 66/19.

- 257 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that consideration of this matter be deferred and that the proposal for the construction of the Bush Fire Shed at Upper Colo be advertised to enable all members of the public to consider the matter prior to Council's determination.

A19. UPPER HAWKESBURY POWER BOAT CLUB - NATIONAL DRAG BOAT TITLES AND WORLD WATER SKI SPEED RECORD ATTEMPT. H5/4.

- 258 RESOLVED on the motion of Councillor Brown seconded by Councillor McEwan that:-

1. Council support the Upper Hawkesbury Power Boat Club in its National Drag Boat Titles and World Water Ski Speed Record Attempt, subject to:

- (a) all power boats using the South Creek ramp; and
- (b) power boats tuned out of the water being confined within a designated pit area with the stern of the boats facing South Creek.

2. The past co-operation of the Club and its self regulation of noise output from power boats, be confirmed.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 259 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that letters B1 to B19 be received and appropriate replies forwarded where necessary.

- B1. DEPARTMENT OF PUBLIC WORKS - ARGYLE REACH. G2/161.
- B2. NATIONAL ASSOCIATION FOR TRAINING THE DISABLED IN OFFICE WORK (NSW) - 1981 MISS NADOW AUSTRALIA QUEST. C1/1.
- B3. W.S.R.O.C. - ANNUAL REPORT. S24/1.
- B4. PETITION SIGNED BY 109 RESIDENTS - GARBAGE COLLECTION FEE. F4/7, 270-6.
- B5. DEPARTMENT OF ENVIRONMENT AND PLANNING - NATIONAL ESTATE GRANTS PROGRAMME 1980/81. H2/23.
- B6. DEPARTMENT OF LOCAL GOVERNMENT - NOISE CONTROL ACT, 1975. C4/2.
- B7. ALAN CADMAN, M.P. - AVIATION MUSEUM ADJACENT TO RAAF BASE, RICHMOND. 630-2, P7/1.
- B8. DEPARTMENT OF LOCAL GOVERNMENT CIRCULAR NO. 3386 - NEW ORDINANCES NO. 48 AND 48A RELATING TO PUBLIC RESERVES. C4/2.
- B9. LAND BOARD OFFICE - PUBLIC ROADS ACT, 1902. 260(C).
- B10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - COMMUNITY REFUGEE SETTLEMENT COMMITTEE OF NEW SOUTH WALES. A7/5.
- B11. MINISTER FOR PLANNING AND ENVIRONMENT, MR. ERIC BEDFORD - WESTERN SYDNEY AREA ASSISTANCE SCHEME GRANTS 1980/81. G2/165.
- B12. UPPER HAWKESBURY POWER BOAT CLUB - 1981 (48TH) BRIDGE TO BRIDGE POWER BOAT CLASSIC. H5/4.
- B13. DEPARTMENT OF MAIN ROADS, N.S.W. - TRAFFIC FACILITIES, MAIN ROAD 503, EAST KURRAJONG. 927, 4021-1.
- B14. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 184, WINDSOR ROAD, SHOULDER MAINTENANCE. 455.
- B15. PENRITH CITY COUNCIL - JOINT COUNCILS' RIVER ADVISORY COMMITTEE. H5/11.
- B16. STATE POLLUTION CONTROL COMMISSION - GOLAC PTY. LTD. 68A/191/77.
- B17. MINISTER FOR PLANNING & ENVIRONMENT - COMMISSIONERS OF INQUIRY. P7/114.
- B18. K.R. ROZZOLI, M.P. - REPLACEMENT OF TIMBER VIADUCTS ON THE BLACKTOWN/RICHMOND LINE AT SOUTH CREEK AND RICKABYS CHAIN OF PONDS. R2/1, B4/1.
- B19. MR. M. KELLY, PRO-DIRECTOR OF STATE EMERGENCY SERVICES - APPOINTMENT OF LOCAL CONTROLLER, STATE EMERGENCY SERVICES FOR HAWKESBURY SHIRE. C5/1.

- B2. NATIONAL ASSOCIATION FOR TRAINING THE DISABLED IN OFFICE WORK (NSW) - 1981 MISS NADOW AUSTRALIA QUEST. C1/1.

- 260 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Miss Nadow Australia Quest be publicised amongst the staff.

- B4. PETITION SIGNED BY 109 RESIDENTS - GARBAGE COLLECTION FEE. F4/7, 270-6.

- 261 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that a report be submitted by the Health Surveyor on the garbage scavenging area.

- B7. ALAN CADMAN, M.P. - AVIATION MUSEUM ADJACENT TO RAAF BASE, RICHMOND. 630-2, P7/1.

- 262 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that Council seek a deputation to the Minister.

B16. STATE POLLUTION CONTROL COMMISSION - GOLAC PTY. LTD. 68A/191/77.

- 263 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that a letter be forwarded to the Department of Environment and Planning outlining Council's objections to the fact that minimal conditions were applied to the approval.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

- 264 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the accounts submitted be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	681699-681729	
Drawn by Computer	681752-681795	
	681814-682018	
	682029-680815	
	680820-680860	
	680863-680970	744,740.02
Drawn Off-Line	681674-681698	
	681730-681751	
	681796-681813	
	682019-682028	
	680816-680819	
	680861-680862	488,444.66
General Loan Account No. 14	417807	1,233,184.68
Sewerage Local	282032-282035	288,476.74
		1,489.05
Trust	282323-282345	1,286,037.59
		<u>\$2,809,188.06</u>

3. CORRESPONDENCE:

18. WISEMAN'S FERRY P. & C. ASSOCIATION. 717, P19/15

MOVED by Councillor Rotherham seconded by Councillor Knight that the Wiseman's Ferry P. & C. Association be informed that Council is not prepared to contribute towards the cost of providing playground equipment on the premises of the Wiseman's Ferry Public School.

The motion was lost.

19. WINDSOR CHAMBER OF COMMERCE. P12/8.

- 265 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the recommendation of the Finance Committee that "the various proposals regarding signs be discussed with the Chamber of Commerce and be subject to a report by the Shire Engineer to the next Works Committee meeting" be adopted and a meeting of the Windsor Town Development Committee be convened as soon as possible.

5. SHIRE CLERK'S REPORT

5. STAFF. S1/1.

- 266 RESOLVED on the motion of Councillor Brown seconded by Councillor Nicholson that the report be received and the Shire Clerk make the necessary arrangements for administrative assistance within the staff complement and if thought necessary a further report be submitted by the Shire Clerk at a later date.

- 267 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that Items 2 to 7 of the Finance Committee's Report dated 5th May, 1981 as recorded on Pages 1 to 5 of the Minutes of the Finance Committee be adopted with the exception of:

Correspondence Item 19 - Windsor Chamber of Commerce and Shire Clerk's Report Item 5 - Staff.

which have already been considered by Council, Minutes Nos. 265 and 266.

WORKS COMMITTEE'S REPORT

LOCAL TRAFFIC COMMITTEE

8. COUNCILLOR J.J. HORREX & COUNCILLOR F.E. HENRY

- 268 RESOLVED on the motion of Councillor Knight seconded by Councillor Horrex that the matter of a possible 60kph restriction on Grose Vale Road be referred back to the Local Traffic Committee as a matter of urgency.
- 269 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the Works Committee's Report dated 5th May, 1981 as recorded on Pages 1 to 4 of the Minutes of the Works Committee be adopted.

QUESTIONS FROM THE GALLERY

The President then invited questions from the gallery.

DEVELOPMENT COMMITTEE'S REPORT - 5TH MAY, 1981

DEVELOPMENT APPLICATION

11. P. COMITO - LOT 1, D.P. 550145, NO. 487 GEORGE STREET, SOUTH WINDSOR - ERECTION OF TWO STOREY ADDITION TO THE REAR OF EXISTING SHOPS. DA185/81.

- 270 RESOLVED on the motion of Councillor Dunn seconded by Councillor Buttsworth that the Development Committee's recommendation,

"that approval be granted in accordance with the plans dated March 1981 drawn by J.F. Dreha subject to the following conditions:-

- 1.-7. Standard conditions (a), (b), (c), (n), (p), (q) and (w).
8. Consent being obtained for use of the shop and office space prior to occupation taking place.
9. Submission of a copy of the agreement or right of way that allows use of pedestrian area on adjacent land for access to the shop and office space and existing flats.
10. Payment of a contribution of \$18,000 towards provision of off-street parking not provided with the development calculated at the rate of \$1,800 per space for the 10 spaces required to Council's code."

be adopted and the Shire Clerk bring back a report on the liability or otherwise to pay the parking contribution.

SUBDIVISION

2. HAWKESBURY SHIRE COUNCIL - PORTION 13, PARISH OF COLO, COMLEROX ROAD, UPPER COLO, CORNER OF UPPER COLO ROAD - SUBDIVISION OF PORTION 13 INTO TWO LOTS, LOT 1 CONTAINING AN AREA 160m² LOT 2 CONTAINING AN AREA 9.03HA. AND USE OF LOT 1 FOR THE ERECTION OF A BUSH FIRE BRIGADE SHED

See Correspondence Item A18, Minute No. 257.

CORRESPONDENCE3. DEPARTMENT OF ENVIRONMENT & PLANNING AND THE LOCAL GOVERNMENT ASSOCIATION & SHIRES ASSOCIATION OF NEW SOUTH WALES. 512.

MOVED by Councillor Horrex that Council's policy be that it sees no justification for future mining of coal in National Parks.

The motion was not seconded and therefore lapsed.

4. HAWKESBURY DISTRICT CONSERVATION SOCIETY. P7/114.

- 271 RESOLVED on the motion of Councillor Knight seconded by Councillor Rotherham that the correspondent be advised of Council's proposed action in this regard and that Council further look to see if copies can be made available for loan.
- 272 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Development Committee's Report dated 5th May, 1981 as recorded on Pages 1 to 13 of the Minutes of the Development Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT - 12TH MAY, 1981CORRESPONDENCE1. CARROLL AND O'DEA, SOLICITORS. 909-9.

MOVED by Councillor Rotherham seconded by Councillor Horrex that Council not support the instigation of a Right-of Way as proposed as it is considered undesirable to allow an additional access for the non-urban property from Keda Circuit as there already exists adequate access to the subject land from Pitt Lane.

The motion was lost.

- 273 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Development Committee's Report dated 12th May, 1981 as recorded on Pages 1 to 2 of the Minutes of the Development Committee be adopted with the exception of:-

Subdivision Item No. 2 - Hawkesbury Shire Council -
Portion 13, Parish of Colo, Comleroy Rod, Upper Colo,
Corner of Upper Colo Road which has already been considered
by Council, Minute No. 257.

REPORTS FROM OFFICERSSHIRE CLERK'S REPORT

- 274 RESOLVED on the motion of Councillor Brown seconded by Councillor Dunn that the Shire Clerk's Report be received.

1. FLOOD MITIGATION CONFERENCE. C6/2
2. COUNCIL'S BOUNDARY - SHIRE OF HAWKESBURY/CITY OF PENRITH. B1/1
3. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. H7/2

Received.

4. NORTH RICHMOND SHOPPING CENTRE - NIMOR PTY. LTD. L1/97

- 275 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the following action now be taken:-

1. Notice be served on the lessee requiring compliance with the terms of the agreement within one month regarding the following:-
 - a. Construction of a hoarding around the property subject to the lease.
 - b. Substantial commencement of building work on the property.
 - c. Work to be carried out to put the property into a proper state of repair.
 - d. Work to be carried out to the reasonable satisfaction of Council.
 - e. Production of insurance policies in accordance with the terms of the lease forthwith.
 2. Notice be served on the owner of the adjoining Lots 12 and 13, Riverview Street, requiring demolition of the dilapidated and unsafe structure presently situated thereon and the removal of extraneous building materials and rubbish from those blocks.
- 276 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that a further report be submitted to the necessary committee or Council for consideration upon the termination of the notice period.

5. CONTRACTS & DOCUMENTS FOR EXECUTION

- 277 RESOLVED on the motion of Councillor Brown seconded by Councillor Dunn that the Seal of Council be affixed to the undermentioned documents:-
- | | | |
|-----------|-----|--|
| 5A Lease | ... | J.A. Hoffman, 2 Riverview Street, North Richmond for a period of 13 weeks thence fortnightly at \$70.00 per week. |
| Agreement | ... | Mr. G. & Mrs. E.N. Schupp, Operation of Waste Depot, Singleton Road, East Kurrajong for a period of 3 years with a further 2 years option at \$35,900 per annum. |

6. TOURISM - REPORT BY TOURIST PROMOTION OFFICER. S1/65

- 278 RESOLVED on the motion of Councillor Brown seconded by Councillor Dunn that:-
1. Council establish a Committee under Section 530A of the Local Government Act, 1919 as amended to be known as "Hawkesbury Shire Tourist Promotion Committee" to develop, promote and stimulate tourism within the Shire.
 2. The Committee consist of 10 members made up as follows:
 - 3 Councillors
 - 2 members nominated by Windsor and Richmond Chambers of Commerce (one from each)
 - 1 member nominated by Hawkesbury District Tourist Association
 - 4 other members from business and private sector appointed by Council after request for individual nomination (nominations to be invited)
 3. Council's Tourist Promotion Officer, Mrs. Helen Wanschers, act as Secretary to the Committee.
 4. The following specific matters be referred to the Committee for early consideration and report:
 - (a) Location and establishment of a Tourist Information Centre.
 - (b) Production of a Tourist Information Booklet as top priority.
 - (c) Improved signposting throughout area.
 5. The powers and duties of the Committee as set out below be adopted.
 - a. The Committee will be responsible for the development and implementation of a promotional programme to encourage visitation, increased length of stay and more visitor spending to within the Hawkesbury Shire.

- b. Plan and encourage the development of new tourist attractions and facilities both natural and manmade.
- c. Co-Ordinate local tourism interests and act as a focal point for all parties interested in tourism.
- d. Ensure that full advantage is taken of Government subsidies and other assistance available for the development and promotion of the Tourist Industry in the area.
- e. Encourage a high level of contribution from the public and private sector.
- f. Produce and distribute a wide range of local service brochures, pamphlets and maps.

The following nominations were received for election to the Committee - Councillors Nicholson, Horrex, McEwan, Rotherham, Sullivan, Dunn and Michael with Councillors Dunn and Michael declining nomination.

- 279 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the nominations be accepted for decision when replies are received from the other organisations.

7. DEVELOPMENT OF THE PARK BETWEEN CLARENDON AND RICHMOND. P2/21.

- 280 RESOLVED on the motion of Councillor Brown seconded by Councillor Dunn that Council elect two Councillors to be members of the Committee for the construction of a park on the area known as "the Common".

Nominations were invited for representation on the Committee with Councillors Michael, Dunn and Sullivan being nominated. Councillor Sullivan declined nomination with Councillors Michael and Dunn being elected to the Committee.

SHIRE ENGINEER'S REPORT

- 281 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Shire Engineer's Report be received.

- 1. GENERAL
- 2. CONSTRUCTION
- 3. MAINTENANCE
- 4. FLOOD MITIGATION
- 5. PARKS & GARDENS
- 6. SEWERAGE
- 7. SCHOOL PROJECTS
- 8. SUBDIVISIONS
- 9. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

Received.

10. RIGHT OF WAY LOT 12 DP 546556 - SEWAGE PUMPING STATION, HARRIS STREET, WINDSOR

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the documents be completed under seal of Council.

11. STAFF - RETIREMENT - MR. J.R. BAILEY

See presentation at commencement of Meeting.

- 282 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the seal of Council be affixed to the Testimonial of Service.

- 12. NATURAL GAS SUPPLY
- 13. LOCAL GOVERNMENT ENGINEERS CONFERENCE
- 14. TRAFFIC AUTHORITY OF N.S.W. - SEMINAR - SYDNEY - ROAD HIERARCHY PLAN

Received.

DEPUTY SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

1. BUILDING APPLICATIONS

- 283 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Brown that the Deputy Shire Health and Building Surveyor's Report be received.

CHIEF TOWN PLANNER'S REPORT

- 284 RESOLVED on the motion of Councillor Brown seconded by Councillor Rose that the Chief Town Planner's Report be received.

1: TILMUNDA PASTORAL COMPANY - REDEVELOPMENT PORTION 67, PARISH NEPEAN, SPRINGWOOD ROAD, YARRAMUNDI. 68A/112/78, 68A/91/78, 68A/166/75, 68A/435/74.

Received.

2. APPLICATION FOR CONSTRUCTION OF A REINFORCED CONCRETE WATER STORAGE TANK WITH A CAPACITY OF 270,000 LITRES FOR DOMESTIC WATER SUPPLY ON LOT 32, D.P. 261139 LT. BOWEN ROAD, BOWEN MOUNTAIN BY BRALIANA DEVELOPMENTS PTY. LTD. DA94/81.

- 285 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Brown that the matter be deferred pending submission of an Environmental Impact Statement carried out by an independent body with particular attention given to the effect upon marine life and other fauna and flora living in and dependent upon Burralow Creek from the pump site to the Grose River and to allow Council's staff to bring forward further reports concerning what can only be described as a domestic water supply.

CHIEF TOWN PLANNER'S SUPPLEMENTARY REPORT

- 286 RESOLVED on the motion of Councillor Brown seconded by Councillor Michael that the Chief Town Planner's Supplementary Report be received.

3. DEVELOPMENT APPLICATION. DA215/81.

- 287 RESOLVED on the motion of Councillor Brown seconded by Councillor Michael that approval be granted generally in accordance with the plans submitted subject to the following conditions:

- 1.-3. Standard conditions (a), (c) and (j).
- 4. Parking to be provided on the site for visitors vehicles at the rate of one space per 10 seats available in the building.
- 5. Building to be suitably screened from adjacent dwelling houses with advanced trees and shrubs to the Shire Engineer's requirements, full details to accompany building application.

4. R.K. CAMBRIDGE & CO. - MR. V. RIDOLFO - SUBDIVISION APPLICATION LOT 2 D.P. 543133 BOUNDARY ROAD, VINEYARD. S81/32, DA.308/81.

- 288 RESOLVED on the motion of Councillor Brown seconded by Councillor Michael that approval be granted in accordance with the plan submitted with the Development Application No. 308/81, subject to the following conditions:-

- 1.-3. Standard Conditions (Subdivision) 2,4 & 8(\$400).

Approval be granted under Part 12 of the Local Government Act, 1919, as amended in accordance with the plans submitted with the application to subdivide Lot 2 D.P. 543133 subject to the following conditions:-

- 1.-4. A(i), A(iii), A(v) & A(vi).

CHIEF LIBRARIAN'S REPORT

- 289 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the Chief Librarian's Report be received.

1. AUSTRALIAN LIBRARY WEEK 18th-26th September - L3/1

- 290 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that a grant application be submitted to the Australian Library Promotion Council for the sum of \$200.

2. HERITAGE WEEK 23rd-29th March - H2/1

Received.

REPORT TO THE W.S.R.O.C. MEETING & SPECIAL MEETING HELD ON 9TH APRIL, 1981

- 291 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the Report be received.

QUESTIONS WITHOUT NOTICE

Councillor Rose asked if the national signs on bicycle riding could be erected in the main shopping centre of Richmond and Windsor at this stage indicating that bicycle riding is illegal on footpaths.

Referred to Local Traffic Committee.

Councillor Rose asked if the Electricity Commission would provide funds in connection with the activities at present being carried out in Wheelbarrow Ridge Road by the Commission as he understood funds were made available by the Department of Main Roads for repairs to Wheelbarrow Ridge Road when used as a by-pass for traffic from the Singleton Road.

Engineer to investigate.

Councillor Henry asked if any plans had been made to standardise the building codes of the two Councils.

The Shire Clerk stated a number of codes had already been submitted to Council but the building code is still to come before Council for consideration.

Councillor Knight asked if Council had any control over theatre advertising especially during school holidays. He referred in particular to the Marlboro and Kent advertisements, which he considered were not appropriate at that particular time.

The President stated that he did not feel that Council had any control over the advertising.

Councillor Horrex referred to the bridge construction between Wiseman's Ferry Road and Old Northern Road and asked if the Engineer could look at the approach to that bridge.

Engineer for attention.

Councillor Buttsworth asked if the large holes in Longleat Road where it joins Bells Road could be given attention.

Engineer for attention.

The meeting terminated at 11.11 p.m.

Submitted to and confirmed at the meeting of Council held on 9th June, 1981.

..... President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury held at the Council Chambers, Windsor on Tuesday, 12th May, 1981 commencing at 7.36 p.m.

PRESENT: The President, Councillor C.Sullivan, and Councillors B.E.Brown, E.A.Buttsworth, P.A.Dunn, F.E.Henry, J.J.Horrex, A.L.Knight, I.T.McEwan, G.G.Michael, J.E.Nicholson, R.W.Rose and R.F.Rotherham.

ELECTION OF TWO (2) DELEGATES TO HAWKESBURY RIVER COUNTY COUNCIL. E1/4

Nominations were invited for delegates to Hawkesbury River County Council and the following nominations were received :

Councillor E.A.Buttsworth
Councillor A.L.Knight
Councillor J.J.Horrex
Councillor R.F.Rotherham
Councillor F.E.Henry
Councillor R.W.Rose

The Returning Officer asked if the Councillors nominated wished to stand for election with Councillors Buttsworth, Horrex and Henry replying in the affirmative and Councillors Knight, Rotherham and Rose declining nomination.

The Returning Officer asked the Councillors to signify by the numbers 1, 2 and 3 in order of preference on the ballot paper.

The first preference vote resulted as follows :

Councillor E.A.Buttsworth	...	7
Councillor F.E.Henry	...	3
Councillor J.J.Horrex	...	2

The Returning Officer then declared Councillor Buttsworth elected as the first delegate to Hawkesbury River County Council for the ensuing term.

Distribution of Councillor Buttsworth's second preferences resulted as follows :

Councillor F.E.Henry	...	5
Councillor J.J.Horrex	...	2

The Returning Officer then declared Councillor Henry elected the second delegate to the Hawkesbury River County Council for the ensuing term.

ELECTION OF DELEGATE TO PROSPECT COUNTY COUNCIL. E1/4

Nominations were invited for delegate to Prospect County Council, with the following nominations being received :

Councillor C. Sullivan
Councillor R.F.Rotherham
Councillor P.A.Dunn
Councillor R.W.Rose
Councillor A.L.Knight

The Returning Officer asked if the Councillors nominated wished to stand for election, with Councillors Rose, Rotherham and Sullivan replying in the affirmative and Councillors Dunn and Knight declining nomination.

The Returning Officer asked the Councillors to signify by the numbers 1, 2 and 3 in order of preference on the ballot paper.

The first preference vote resulted as follows :

Councillor R.W.Rose	...	5
Councillor R.F.Rotherham	...	2
Councillor C.Sullivan	...	5

Distribution of Councillor Rotherham's second preferences resulted as follows :

Councillor Rose ... 2
Councillor Sullivan .. -

The Returning Officer then declared Councillor Rose elected delegate to Prospect County Council for the ensuing term.

The meeting terminated at 7.58 p.m.

Submitted to and confirmed at the meeting of Council held on 9th June, 1981.

.....President

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 9TH JUNE, 1981.

By Councillor J.J.Horrex
Councillor A.L.Knight
Councillor I.T.McEwan

We the undersigned intend to move the following :

"That Council proceed with the plans for the extension
of the main building"

be hereby rescinded.

.....

NOTICE OF MOTION

ORDINARY MEETING - 9TH JUNE, 1981

By Councillor R.F.Rotherham

That the Works Committee meet representatives of the Colo Heights Progress Association at Wheelbarrow Ridge Road, Colo Heights for the purpose of a joint inspection of Wheelbarrow Ridge Road and to establish whether or not funds over and above maintenance allocation should be voted for upgrading Wheelbarrow Ridge Road in the 1982 Estimates.



.....

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 9TH JUNE, 1981

SECTION A - LETTERS SUBMITTED FOR ATTENTION

A1. MINISTER FOR LANDS, A.R.L. GORDON, M.P. - RIFLE RANGE AND TEMPORARY COMMON, SOUTH WINDSOR. P7/44, A6/263.

Advising that the Department's investigation of the Rifle Range and Temporary Common area at South Windsor is nearing completion, and it is anticipated that a formal request for re-zoning will be submitted to Council in the near future.

TOWN PLANNER: Discussions have taken place with the Department of Lands officers on several occasions but to date no application for a Local Environmental Plan has been received.

IT IS RECOMMENDED THAT the Minister be asked to expedite the preparation and submission of a Local Environmental Plan for the development of the area known as the Rifle Range and Temporary Common. ✓

A2. DEPARTMENT OF HOUSING AND CONSTRUCTION - ROADS OF ACCESS TO COMMONWEALTH GOVERNMENT PROPERTIES - DIGHT STREET, RICHMOND. G2/167.

Seeking details and estimate of cost for work proposed for 1981/82.

SHIRE ENGINEER: Applications for funds towards road maintenance for Dight Street (access to Richmond Aerodrome) for the year 1981/82 have to be submitted to the Department of Housing and Construction by 30th May, 1981. The proposed programme is detailed hereunder:

✓ Routine maintenance of bitumen pavement including shoulders and roadside furnishings, etc. \$5,900

IT IS RECOMMENDED THAT the action taken be endorsed.

A3. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - FINANCING AND DEVELOPMENT OF LAND RELEASES IN WESTERN SYDNEY. S24/1.

Seeking Council's support to the proposals contained in the report "A Preferred Approach to the Financing and Development of Land Releases in Western Sydney", which was adopted at the Region's meeting on 9th April, 1981.

TOWN PLANNER: The Regional Organisation resolved at its meeting of 9th April, 1981 to adopt a report "A Preferred Approach to the Financing and Development of Land Releases in Western Sydney" that was prepared by the Town Planners Committee of W.S.R.O.C. with the assistance of Martin Payne of the University of Sydney.

The town planners arrived at the following conclusions:

1. Release of land should be in a phased programme of smaller areas located near to existing developed areas, and should be distributed to reflect local as well as metropolitan demands for land and housing.

- 2
2. New organisational arrangements are required to enable local government in monitoring the supply and development of land; selecting and planning release areas; and in preparing programmes to implement plans that reflect the availability of finance.
 3. There is considerable doubt as to whether there is in reality a shortage of zoned urban land. In certain areas there is an immediate shortage of land available for development.
 4. Considerable financial assistance from the State Government is necessary for Councils to accommodate the proposed growth with a satisfactory level of services.

There are a series of 10 recommendations in the report and the main proposals are:

1. Five year low interest loan programme of \$10.5m per annum to W.S.R.O.C. Councils with residential land releases tied to providing adequate services.
2. The Commitment of financial support to Local Government as a matter of policy to accompany release of any further land for residential development.
3. Greater involvement of Local Government in monitoring the availability of housing lots, in identifying suitable locations of land for release and in ensuring that the released land is developed speedily.

The Regional Organisation has requested that Council formally consider the Report and make representations in support of the Report, its findings and recommendations to the Ministers for Local Government, Housing, and Planning and Environment, and the Premier and Treasury.

IT IS RECOMMENDED THAT Council write to the Ministers for Local Government, Housing, and Planning and Environment, the Premier and Treasury, making representations in support of the Report, its findings and recommendations.

A4. GLENN FALSON - RESIGNATION. 349.

Tendering his resignation as Statutory Planner with Council in order to take up a position with Blue Mountains City Council. Stating that his last day with Hawkesbury Shire will be Friday, 29th May, 1981.

SHIRE CLERK: Glenn is highly regarded by Officers of the Council and has performed his duties in a very satisfactory manner.

IT IS RECOMMENDED THAT a reference be given under Seal.

A5. COMMONWEALTH SAVINGS BANK OF AUSTRALIA - RENEWAL LOAN. B8/106.

Offering a renewal loan of \$17,700, subject to acceptance by 1st June, 1981. Advising that the interest rate will be 13.9% p.a., to be repaid by 20 equal half-yearly instalments of \$1,664.27.

SHIRE CLERK: As the offer was subject to acceptance by 1st June, the Bank was advised of Council's acceptance.

IT IS RECOMMENDED THAT the action taken in accepting the offer be confirmed, application be made for the Governor's approval, and the Seal of Council be affixed to the application and mortgage deed.

A6. THE N.S.W. COUNCIL ON THE AGEING LTD. - DELEGATES. A1/1, S14/1.

Advising that they need the name and address of two delegates, as the Council on the Ageing's Constitution states that each organisation is entitled to two votes in the annual election of office bearers for positions on the Executive Committee.

SHIRE CLERK: Council is a member of The N.S.W. Council on the Ageing and IT IS RECOMMENDED THAT two delegates be appointed.

*for Council
at meeting*

A7. J.J. McGUIRE, CONSULTING & CONSTRUCTION ENGINEER - PRIVATE ACCESS OFF HERMITAGE ROAD, KURRAJONG. 665-804.

Requesting Council to give consideration to declaring certain access avenues as public roads.

SHIRE ENGINEER: There is a formed access leading from Hermitage Road to Pt. Portion 200, Parish of Kurrajong being land owned by Mr. McGuire.

The access has a length of 0.75km and serves eight properties, traversing a ridge formation leading onto Hermitage Road. The legal status of this access is obscure, which had led to disputes between users and occupiers. As the existing access traverses the ridge land of the various properties, resumption of a road reserve 20 metres in width will undoubtedly give rise to strong objection because such area is the prime land of the properties for siting of residences. It is considered that suitable arrangements could be made between the respective users/occupiers to achieve the most desirable solution to access/land use and to this end, Council could assist in provision of engineering advices and stimulating discussions.

IT IS RECOMMENDED THAT the property holders affected by and enjoying the use of this access from Hermitage Road leading to Pt. Portion 200, Parish of Kurrajong be approached on the basis of resolving the provision of access other than by opening new public roads.

Works Committee

A8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ANNUAL CONFERENCE, 25-28TH OCTOBER, 1981. C6/26.

Advising that the 1981 Annual Conference of the Association is to be held in Port Macquarie on 25-28th October, and listing classification of motions and stating that the closing date for motions, nominations of delegates and observers, nominations for the Executive and 1982 venue is 17th July, 1981.

SHIRE CLERK: In accordance with adopted procedure, Notices of Motion, if any, are to be submitted no later than Wednesday, 8th July in order that they may be placed in the business paper as Orders of the Day for consideration by Council at the meeting on 14th July, 1981. For a population of 33,000 persons Council is entitled to have three delegates who should be appointed at this meeting.

10. TRAFFIC AUTHORITY OF NEW SOUTH WALES - DELEGATION OF TRAFFIC AUTHORITY POWERS TO COUNCIL - LIGHT TRAFFIC THOROUGHFARES AND ROAD CLOSURES. T10/1.

Stating that the Local Government (Traffic Regulation) Amendment Act 1980 has as its objective the provision that subject to certain limited exceptions, a local government council may control or regulate the use by traffic of public roads only in accordance with the consent of the Traffic Authority of New South Wales or on approval or direction of the Minister. The repeal and re-enactment of Section 269A extends the provisions of the Section so as to prevent the creation of light traffic thoroughfares by councils without the approval of the Traffic Authority. Specific exceptions relating mainly to the protection of low strength pavements from damage by heavy vehicles are listed in Section 269A(3)(a).

Stating that the Traffic Authority now proposes to delegate to Councils the power to deal with routine matters relating to light traffic thoroughfares and attaching a copy of the form of delegation. Important conditions attaching to the delegations are that councils must, before exercising the power, obtain the concurrence of Police and Main Roads Departments (local representatives on the Traffic Committee), and where a bus service is involved, consult with the Urban Transit Authority or Department of Motor Transport as appropriate, and also follow the principles contained in "Guidelines for Road Closures" and "Guidelines for Light Traffic Thoroughfares". It is important also that the relevant union be consulted. Provisional "Guidelines for Light Traffic Thoroughfares" are attached.

Requesting Council's advice as to whether it would accept such delegation.

SHIRE ENGINEER: IT IS RECOMMENDED THAT Council accept the Delegation of Traffic Authority Powers to Council - Light Traffic Thoroughfares and Road Closures.

A10. YASS SHIRE COUNCIL - EFFECTS OF BY-PASSES. 665.

Advising that following a meeting between representatives from Yass Shire and Goulburn City Councils on the effects of the Hume Highway By-pass on those centres, both Councils resolved to support the proposal for a New South Wales Government Judicial Inquiry into the effects of By-passes on country towns. A study undertaken by senior students at the Yass High School revealed that approximately 200 jobs and \$5 million annually will be lost to the town due to the by-pass.

Requesting Council's support in seeking a State Judicial Inquiry into the effects of By-passes on country towns.

SHIRE ENGINEER: Major highway relocations such as by-passes to country centres would be covered by the provisions of the Planning and Environmental Assessment Act where an environmental impact assessment would need to be prepared, the proposal advertised seeking comment and the implementation to take into account those effects on the environment, such as the location, social and economic implications as revealed in the overall assessment.

On this basis, it is not considered that a Judicial Inquiry will serve any real purpose.

✓ IT IS RECOMMENDED THAT Yass Shire Council be informed that this Council considers that there is sufficient protection under the provisions of the Planning and Environmental Assessment Act, 1979 for the matters of concern expressed by Yass Shire Council and Goulburn City Council.



A11. WINDSOR CHAMBER OF COMMERCE - THOMPSON SQUARE RESTORATION. P12/8, R1/4.

Congratulating Council on the excellent restoration of kerb and cobblestone footpath work in the Thompson Square area, and supporting any plan for the extension of this concept into other areas of the town.

SHIRE ENGINEER: It is pleasing to note that Council's policy in providing walkways and construction in sympathy with the local environment is supported by the Chamber.

✓ IT IS RECOMMENDED THAT the Windsor Chamber of Commerce be informed that Council will, in future construction, undertake works in sympathy with the local environment.

A12. GLOSSODIA COMMUNITY INFORMATION AND NEIGHBOURHOOD CENTRE - FEES. 625-94.

Submitting the following fees for the use of the Glossodia Community Centre for Council's consideration:

Information Centre to operate daily	No rent
Playgroup, 3 hours weekly	\$5.00
After School Activity, 3 hours weekly	50¢ per child
Youth Club, 3 hours weekly	\$5.00
Jazz Ballet	\$15.00 per week
Progress Meetings, 3 hours monthly	\$3.00
Women's Friendship Meetings	\$1.00 per person
Sunday School, 1 hour weekly	\$1.00
Evening Functions	\$50 for Friday nights \$70 for Saturday nights
Daytime Functions	\$30.00
Cleaning Fee	\$25.00
Deposit	\$100.00

Advising of the following proposed future uses: Playgroup (extended), After School Activity (extended), C.Y.S.S. (already underway), Senior Citizens, Adult Education Classes, Craft Workshop, Area Health Sister, Council Free Immunization Program, Cubs, Brownies, Scouts, Guides, Bushfire Brigade Women's Auxiliary, Vacation Play Centre, Prospect County Council Demonstrations.

✓ SHIRE CLERK: IT IS RECOMMENDED THAT the fees be adopted.

A13. MUNICIPALITY OF NORTH SYDNEY - CHANGES TO THE CONSTITUTION OF THE LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES. E1/11.

Referring to previous correspondence regarding changes to the electoral procedures for the Local Government Executive, to make the Executive more representative of Local Government throughout the State. The Executive has requested the Conference Agenda Committee to consider establishing a Workshop to deal with this matter. Stating that North Sydney Council is strongly opposed to this suggestion, as the matters of the role, functions and future of the Association require alteration to the Constitution and should be initially debated by the full Conference in Open Session. Requesting Council's support in this view, and to convey such support to the Association with the request that the matters be dealt with in Open Session.

A14. NADIA BROWN - RESIGNATION. SI/SP.

Tendering her resignation effective from 31st July, 1981, and requesting a reference under Seal.

✓ SHIRE CLERK: Nadia has been a conscientious employee and has executed her duties in a very satisfactory manner. IT IS RECOMMENDED THAT she be issued with a reference under Seal.

A15. C. & J. MIFSUD, MR. & MRS. I. TERWIEL, MRS. S. SYMONS, STEPHEN LYNCH - GLOSSODIA COMMUNITY HALL. 625-94.

Forwarding letters regarding the proposed siting of the Glossodia Community Centre.

SHIRE ENGINEER: Subsequent to the Development Committee Meeting held on 26th May, 1981, modules for the Community Hall, Glossodia have been received and are now temporarily stored on Lot 484 Golden Valley Drive, Glossodia which is the property adjoining that of Mr. & Mrs. Mifsud.

The concept for the development of the Woodbury Estate as the Community Centre for Glossodia envisaged the grouping of primary and secondary school facilities, a community hall, a small shopping centre and sports fields. A site development plan was commissioned to be prepared by Buckland, Druce and Reith Pty. Ltd. which is displayed at this meeting where the various activities were related in a spatial manner to conform with the desires of the Department of Education, relative to the siting of the primary and secondary schools on the eastern part of the estate fronting Golden Valley Drive, the other facilities being located on the balance of the land and the whole development to provide the greatest sympathy with the existing aesthetic environment.

The community hall building is of a modular fabricated construction which had been ordered for delivery during mid-May 1981, during discussions with the Hall Committee, that Committee had been informed that the facility would be ready for occupation at the end of June 1981. Further discussions were held with the Hall Committee upon receipt of the site development plan, where the Committee expressed a concern for the proposal to site the community hall on that part of the land fronting Kentucky Drive. The Committee suggested as a preference the siting of the hall to be on that part of the land fronting Spinks Road. Site preparations were undertaken following which objections were received to this particular site. The Development Committee meeting held 26th May, 1981, considered the siting of the community hall, where it was recommended by the Shire Engineer that the hall be located on the site that had been prepared, being a distance of 50 metres (164 feet) from Spinks Road with the car parking area to be located at the side of the building. This concept is displayed on Plan No. 1908-8.

A meeting was held by the Glossodia Progress Association, Saturday, 23rd May, arising from which it was suggested that the hall be sited:

1st Choice - Off the Golden Valley Drive access, toward the rear right hand side of the block known as Lot 484 (as shown on Glossodia, Parish of Currency aerial map).

2nd Choice - Spinks Road access, but resited directly behind present position. (Area can be seen as an almost cleared section parallel to original site.) With adequate pedestrian lighting.

The Committee in consideration of the above recommends:

"The Community Hall be sited on Lot 484 Golden Valley Drive as indicated by the Glossodia Hall 527 Committee as their preferred site."

For this area to conform to the original proposal of providing the main community facilities in the one area, it is essential that the Department of Education participates in the total development. At a site inspection it was indicated by Senior Officers of the Department that that Department would be interested in participation, subject to the primary school site being essentially Lot 484 Golden Valley Drive and the secondary school site being that part of the land contained within Lot 457, being immediately behind lots fronting Golden Valley Drive and extending to approximately mid-way across that lot, these areas being considered most desirable for education purposes as containing environmental elements which are included in the curriculum of both primary and secondary education. Further that the primary school site, i.e. 484, has easy pedestrian access to the main residential development of Glossodia.

A site plan has been prepared indicating a possible location of the community hall within Lot 484 such to provide for the minimum encroachment onto the area desired by the Education Department. This plan No. 708-7 is displayed where it will be noted that the hall building is located at a distance of fifty (50) metres from Golden Valley Drive and approximately sixty (60) metres from the residence of Mr. & Mrs. Mifsud.

There has been considerable public interest generated by the proposal for the erection of the community hall at Glossodia and the consensus of opinion would support the provision of this facility. However, it would appear that wherever the hall is to be located there will arise some objection and in the circumstances I re-state my original recommendation.

IT IS RECOMMENDED THAT the Community Hall be sited on Lot 514 Spinks Road, Glossodia as indicated on Plan No. 1908-8 and the associated car parking area be established at a distance of not less than 50 metres from Spinks Road.

Lot 484

A16. N.S.W. FAMILY DAY CARE ASSOCIATION - SUBMISSION TO MINISTER FOR SOCIAL SECURITY. C13/14.

Forwarding a copy of the N.S.W. Family Day Care Association's submission to the Minister for Social Security regarding the funding situation for Family Day Care. The submission gives details of the constraints and difficulties presently being experienced in New South Wales, and makes the following recommendations:

1. In order to ensure

- (a) the optimum quality of care in Family Day Care
- (b) the requisite level of support is given to caregivers
- (c) that staff are available to parents and caregivers

it is requested that the level of funding be increased. The Association requests that, as an interim measure, operational assistance be raised to a weekly figure of \$14.50 per enrolled Equivalent Full Time child.

2. To maintain the programme in a situation where staff hours are the major cost, we request that annual indexation be introduced to Operational Assistance funding.

3. We request that a new formula for funding be instituted that will be appropriate to the tasks of Family Day Care staff, and will not disadvantage any scheme.
4. We request that clear guidelines be set by the Office of Child Care on the level of support expected from sponsoring bodies to their schemes.
5. In order that parents most in need may avail themselves of the service, we request that the upper limit of Special Need subsidy permitted in each quarter be raised and keep pace with Operational Assistance funding.
6. We request that the Equipment Grant be continued beyond the present system to a rate of \$1,000 per annum, after a scheme reaches 100 Equivalent Full Time children.
7. We request that the initial grant for the first twelve months of a scheme's operation be raised to a figure that will allow the employment of 1½ full time staff members.

SHIRE CLERK: IT IS RECOMMENDED THAT Council support the Family Day Care Association's submission to the Minister for Social Security on funding for Family Day Care.

A17. A.C. GILBERT, SURVEYOR - KURRAJONG-KURMOND WATER SUPPLY SCHEME. 486, 202/32/80.

Referring to the Shire Engineer's report to the Works Committee regarding the Kurrajong-Kurmond Water Supply Scheme. Stating that Colo Shire Council approved a subdivision of land at Kurrajong Village owned by Mr. Yee in December, 1980, and the Water Board has issued at 34B Certificate with a notation that water would not be available to the subdivision. Requesting permission to address Council at the Ordinary meeting on 9th June to set out his views on the run of events between December and the issue of the 34B Certificate by the Board in May of this year.

SHIRE CLERK: I rang Mr. Gilbert and suggested that he come to the next Works Committee Meeting and address the Committee and if he was agreeable to this I would recommend to Council that consideration of item 7 of the Shire Engineer's report to this Works Committee meeting be deferred to the Works Committee meeting on 30th June to enable him to address the Committee.

IT IS RECOMMENDED THAT the matter be deferred to the next Works Committee meeting.

A18. WESTERN SYDNEY'S REGIONAL INFORMATION AND RESEARCH SERVICE - SEMINAR ON COMMUNITY TRANSPORT. S18/1.

Inviting the President and Councillors to attend a seminar on community transport to be held on Saturday, 27th June, from 9.30 a.m. to 4.00 p.m. at the Blacktown Workers' Club. Stating that the registration fee is \$5.00.

Mr. Horne

A19. DEPARTMENT OF ENVIRONMENT AND PLANNING - GOLAC PTY. LIMITED - INTERIM
DEVELOPMENT APPLICATION - EXTRACTIVE INDUSTRY - PURPORTED BREACH OF DEVELOPMENT
CONSENT. 68A/191/77.

Stating that Council is the responsible authority under the Environmental Planning and Assessment Act, 1979, empowered and required to ensure that the conditions of development consent are observed, and in the event of a breach of those conditions Council may commence proceedings to bring such breach to an end. Advising that the Department would support Council in proceeding to restrain any breach of the conditions of the above Development Consent.

See Shire Clerk's Report, Item 6.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

IT IS RECOMMENDED THAT the letters in this section be received and appropriate replies forwarded where necessary.

B1. DEPARTMENT OF MAIN ROADS - CRASH RAIL FOR BRIDGE OVER HAWKESBURY RIVER, WINDSOR. M1/1.

Advising that the manufacture of a crash rail, similar to that constructed on the downstream side of the bridge over the Hawkesbury River at Windsor, has been completed and will be installed on the upstream side of the bridge shortly. The collapsible railing on the upstream side will be removed after the new crash rail is installed.

SHIRE ENGINEER: Councillors noted this work being undertaken whilst assessing the Windsor Bridge on the Development Committee inspection of 12th May, 1981.

B2. DEPARTMENT OF MAIN ROADS - PROPOSED BRIDGE OVER GROSE RIVER NEAR YARRAMUNDI, SURVEY AND DESIGN. 47-4.

Referring to the proposed bridge over the Grose River and advising that the river crossings submitted by Council will be investigated by the Department and Council advised of the Department's findings. Stating that at this stage it is considered that photogrammetry will be necessary to undertake a thorough investigation.

SHIRE ENGINEER: This is a preliminary advice and further details will follow.

B3. MINISTER FOR HOME AFFAIRS AND ENVIRONMENT, MR. I. WILSON, M.P. THROUGH ALAN CADMAN, M.P. - AVIATION MUSEUM, RICHMOND. P7/1, 630-2.

Referring to Mr. Alan Cadman's letter to Mr. Ellicott supporting the siting of a national aviation museum adjacent to the RAAF Base at Richmond, and inviting him to make a private visit to the Base. Stating that he has received an interim report of the working group which has studied the development, timing and location of a possible national aviation museum, and expects to receive a final report shortly. Advising that in view of his heavy commitments he must decline the invitation at this stage.

B4. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE - APPRECIATION. A3/1.

Thanking Council for the maintenance recently carried out at the Senior Citizens Centre in March Street, Richmond.

B5. AUSTRALIA COUNCIL, COMMUNITY ARTS BOARD - APPLICATION FOR FUNDS, 1981
MACQUARIE TOWNS FESTIVAL. G2/124.

Advising that the Community Arts Board has approved a grant of \$1,400 towards the cost of arts activities at the 1981 Macquarie Towns Festival. The grant is \$500 for artist's fees and \$900 to be allocated to outlying township's activities.

SHIRE CLERK: This grant is being used for entertainers fees and children's entertainment. Further allocations will be made as more events are organised within the Festival. An application will be made to the Community Programmes Unit of the Premiers Dept. of N.S.W. and it is expected that a grant in the vicinity of \$980 for the Carnivale (Ethnic Cultural & Australian Traditional) portion of the Festival programme will be made. This part of the programme will include the Bush Dance in Windsor Community & Cultural Centre.

B6. C. & M. GREEN - APPRECIATION. A3/1.

Expressing appreciation to the Manager and Staff of the Community and Cultural Centre for the help and service given on the occasion of their daughter's wedding, and stating that several of their guests commented on the good service and menu.

B7. ARGENTINE ANT ERADICATION COMMITTEE - ARGENTINE ANT PUBLICITY CAMPAIGN.
A9/1.

Thanking all Councils for their co-operation in the Argentine Ant Publicity Campaign, and advising that approximately 12,000 specimens were received, and as a result new infestations have been found at Lane Cove, Chatswood and Kiama. Stating that specimens should now be forwarded to:

Argentine Ant Eradication Campaign
Council Depot
Powell Street
HOMEBUSH, 2140

The Committee will ensure that the ants are identified and the senders notified direct of the identification.

B8. THE HON. N. WRAN, PREMIER OF NEW SOUTH WALES - SPECIAL LIBRARY GRANTS.
G2/160.

Advising that Council has been allocated \$18,550 as its share of the Special Grant allocation from the funds provided in the 1980/81 Budget for Development and Provision of Library Services, and a further \$2,000 to assist in the provision of library services for the handicapped. In addition to these grants, residents in the area will benefit from the sum of \$2,000 for a union list of A/V software jointly requested with the Hawkesbury Agricultural College, \$14,000 for development of a central resource collection with the Hawkesbury College of Advanced Education and School Libraries, and \$100,000 for the Western Sydney Libraries and Information Study.

B9. DEPARTMENT OF SOCIAL SECURITY - CHILDREN'S SERVICES PROGRAM, RICHMOND NEIGHBOURHOOD CENTRE, WILBERFORCE CHILDREN'S NEIGHBOURHOOD CENTRE. G2/118.

- Advising that all funds available to the Children's Services Program in the 1980/81 financial years have been fully committed. In view of the considerable number of new applications held for consideration, it is likely to be some time before the Minister can enter into new or increased commitments. Stating that Council's request will be held for consideration in terms of its relative priority and the funds available in the 1981/82 financial year.

B10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR. C4/3, C4/4.

1. Water Supply and Resources Conferences
2. Employee Participation
3. Land Commission of New South Wales
4. Goats Control

The Local Government Act provides for the destruction of trespassing goats, but no ordinance has been made to authorise seizure and destruction. To ascertain whether the matter is one of State-wide concern, Councils are invited to advise whether they would support introduction of legislation to give Councils increased powers.

HEALTH SURVEYOR: Council has experienced no problems associated with the control of goats that could not be satisfactorily resolved under existing legislation. It is considered that Council has adequate powers under the relevant provisions of the Local Government Act and Ordinances to ensure the abatement of nuisances that may arise.

5. Election for Local Government Executive Member
6. Energy Cost Control
7. Raising of Highways Levels
8. Construction Safety Act
9. Licensing of Public Vehicles
10. Twin City Relationships
11. Rabbits
12. "Beach Not Patrolled" Signs

Trade Waste Removal

Advising that the Department of Local Government proposed to amend the Local Government Act in respect of trade waste collections, i.e.:

- (a) private collectors may collect trade refuse in garbage scavenging districts with the approval of the Council concerned;
- (b) where there is disagreement between the Council and private contractor, there will be a right of appeal.
- (c) a period of twelve months is to be allowed within which contractors carrying on private operations must apply to the council concerned for permission to continue such operations.

The Executive Committees have been able to support (a) and (c) but have asked the Department to give supporting reasons for the need to make changes before giving final agreement.

Seminar: Planning in the Eighties

B11. BAULKHAM HILLS SHIRE COUNCIL - ANNUAL BUSH FIRE BRIGADES' FIELD DAY, 1981. B9/1, 65-14.

Expressing thanks for Council's participation in the Annual Bush Fire Brigades' Field Day, which was held on Sunday, 3rd May, 1981. Enclosing a copy of the Result Sheets for information. Advising that the Oakville Bush Fire Brigade was awarded first place in the Senior Brigades Section.

B12. R. & S. BAILEY - APPRECIATION. A3/1.

Thanking Council for the gift and Testimonial given to Mr. R. Bailey upon his retirement from Council.

B13. AUSTRALIAN BROADCASTING TRIBUNAL - MACQUARIE TOWNS COMMUNITY RADIO COMMITTEE. S20/3.

Advising that the Tribunal has decided to offer the grant of a "Category C" FM licence for a public broadcasting station located at Windsor to serve the Town of Windsor and immediate environs within the Shire of Hawkesbury to a corporation to be formed under the sponsorship of the Macquarie Towns Community Radio Committee. Forwarding a copy of the Tribunal's formal decision for information and thanking Council for its contribution to the inquiry.

B14. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR - YOUTH COUNCILS. C4/2.

Seeking Council's support in the setting up of youth councils in local government areas. Advising that if Council decides to establish a youth council in the area and wishes assistance in this regard, it should contact the Youth Affairs Council of New South Wales.

Superintendent J. H. Sumner

B15. THE LIVESTOCK AND GRAIN PRODUCERS ASSOCIATION OF NEW SOUTH WALES,
FRUITGROWERS BILPIN - BLANKET GARBAGE CHARGE. F4/1.

Expressing dissatisfaction of the rural community in the district with the blanket garbage charge, and asking Council to rescind its decision regarding this charge and allow exemptions for rural properties.

B16. DEPARTMENT OF ENVIRONMENT AND PLANNING - NATIONAL ESTATE PROGRAMME
1980/81. H2/23.

Advising that the Macquarie Towns Conservation Study has been included in the National Estate Programme 1980/81. The Study is to identify items of heritage significance and develop policies for their conservation in the townships of Windsor, Richmond, Campbelltown and Liverpool. Funds allocated are: 1980/81 \$10,000, 1981/82 \$5,000 and 1982/83 \$2,000.

B17. DEPARTMENT OF ENVIRONMENT AND PLANNING - NATIONAL ESTATE PROGRAMME
1980/81. 906.

Advising that the Wilberforce, Ebenezer, Kurrajong and MacDonald Valley Areas Conservation Study has been included in the National Estate Programme 1980/81. The Study is to identify and record heritage items in the following areas: Wilberforce, Ebenezer, Kurrajong and the MacDonald Valley which will form the basis of the Shire's conservation policy. Advising that \$3,500 has been allocated for 1980/81.

B18. THE HON. N. WRAN, PREMIER OF NEW SOUTH WALES - SENIOR CITIZENS' WEEK.
S14/5.

Expressing appreciation for Council's support during Senior Citizen's Week, 1981 and advising that the aims of highlighting the needs of the aged, sharing the experience and expertise of the aged and recognising the contribution of the aged to the development of the State and Nation were achieved. Requesting Council to note the dates for Senior Citizens' Week, 1982 - 6-13 March, inclusive.

B19. GLOSSODIA COMMUNITY INFORMATION AND NEIGHBOURHOOD CENTRE, MANAGEMENT
COMMITTEE - APPRECIATION. 625-94.

On behalf of the people of Glossodia conveying their thanks. Stating that telephones ran hot with the news that the hall had arrived. Also advising that they deeply appreciate the unlimited time and efforts displayed to them in every facet of Council's service. Stating that their hopes for the future are high and they hope to conduct the Centre as caringly as Hawkesbury Shire Council.

B20. THE PROSPECT COUNTY COUNCIL - ELECTION OF CHAIRMAN AND DEPUTY CHAIRMAN.
S11/7.

Advising that Alderman E.L. Grace of 49 North Liverpool Road, Mt. Pritchard was duly elected as Chairman of the Council for the remainder of the current term. Alderman C.E. Worthington of 8 Paris Place, Toongabbie was elected as Deputy Chairman.

SHIRE CLERK: Letters of congratulations have been forwarded.

B21. PETITION SIGNED BY 15 PERSONS - TRAIL BIKE RIDING ACTIVITIES IN THE
RESIDENTIAL AREA OF GLOSSODIA. N2/2.

Stating that Council action should be taken to curtail the noise pollution created by the riding of trail bikes in the residential area of Glossodia. The noise created represents an invasion of privacy and a health hazard. Presenting the petition in the hope that some urgent action can be taken.

Pointing out that the area of particular concern is the land lying between Boomerang Drive and Wattle Crescent.

HEALTH SURVEYOR: The area of greatest concern to the petitioners is an area of vacant land comprising Lot 171 Boomerang Drive and Lots 160, 161 and 162 Wattle Crescent. The owners of these blocks do not live in the area and have not been able to be contacted in person.

Letters, however, have been sent to each owner advising of the complaints which have been received and requesting that permission to use the land for motor cycle riding not be granted. The petitioners have been advised of the action taken and have been requested to advise if the problem continues in order that appropriate notices under the Noise Control Act may be issued if so warranted.

B22. JOHN ROCHE, FOR THE ORGANISING COMMITTEE, HAWKESBURY PROTEST MEETING -
PROTEST MEETING, 1ST JUNE, 1981. C11/6, B6/14/1.

Advising that at a public meeting held in the Cultural Centre on 1st June, the following resolution was adopted: "That Hawkesbury Shire Council abandon its plan to carry out extensions to the Windsor Administrative Centre, the cost of which is estimated at \$450,000".

Stating that many people have indicated their intention to attend the next Council Meeting, and as the public gallery is unlikely to be large enough to accommodate all of those who may wish to attend, it is suggested that Council consider holding the meeting in the Community and Cultural Centre.

SHIRE CLERK: The Shire President asked me to advise Mr. Roche that it is not proposed to make any change in the venue of the meeting from the established place.

B23. A.R. BLUETT MEMORIAL TRUST - 1980 A.R. BLUETT MEMORIAL AWARD. A11/1.

Advising that the winners of the 1980 A.R. Bluett Memorial Award was Blacktown City Council for the Municipal Award and Carrathool Shire Council for the Shire Award. Thanking Council for its entry and conveying congratulations for the high standard of community work revealed in its submission.

SHIRE CLERK: Letters of congratulations have been forwarded.

B24. GLOSSODIA BUSHFIRE BRIGADE - 40TH ANNIVERSARY FUNCTION. 66-6.

Seeking Council's support and assistance for a function to be held to celebrate the 40th anniversary of the Glossodia Bushfire Brigade's inauguration. Stating that the function will be in the form of a dinner dance, and the Guest of Honour will be Mr. David Telford, who is a 39 year old founding member.

SHIRE CLERK: A letter has been forwarded to the Brigade seeking advice on ways and means which Council can give support and assistance for the function.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 26th May, 1981 commencing at 12.58 p.m.

PRESENT: Councillor C. Sullivan, President, and Councillors B.E. Brown, E.A. Buttsworth, F.E. Henry, J.J. Horrex, A.L. Knight, I.T. McEwan, G.G. Michael, J.E. Nicholson and R.F. Rotherham.

Apologies for absence were received from Councillors P.A. Dunn and R.W. Rose and accepted.

1. ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>		<u>Total</u>
General Fund			
Drawn by Computer	680986-239821		
	239830-239899		
	239901-240023		
	240029-240065		
	240083-240162	579,602.44	
Drawn Off-Line	680971-680985		
	239822-239829		
	239900		
	240024-240028		
	240066-240082		
	240163-240168	275,865.59	855,468.03
General Loan Account No. 2	417809		20,090.33
General Loan Account No. 4	417810		31,702.00
General Loan Account No. 5	417811		15,000.00
General Loan Account No. 6	417812		19,834.32
General Loan Account No. 7	417813		130,000.00
General Loan Account No. 8	417814		40,000.00
General Loan Account No. 9	417815		151,000.00
General Loan Account No. 15	417808		95,976.86
Sewerage Local	282037-282047		10,354.49
Trust Fund	282346-282404		1,781,064.66
			<u>\$3,150,490.69</u>

2. STATEMENT OF BANK BALANCES, INVESTMENTS & FORM 2

THE STATEMENT OF Bank Balances as shown on Form 2 showing the position of the Bank Accounts be received.

3. CORRESPONDENCE

ITEM 1: (File 3496, D1/1)

CORRESPONDENT: COUNTRY WOMEN'S ASSOCIATION OF N.S.W. - EAST KURRAJONG

SUBJECT: DONATION OF RATES

Forwarding a cheque for \$218 for the 1981 rates for the Kurrajong C.W.A. Hall, Old Bells Line of Road, Kurrajong, and requesting a donation of the rates.

SHIRE CLERK'S REPORT

Colo Shire Council gave a donation of the amount of rates to the Kurrajong Branch of the C.W.A. The request is reasonable particularly as local groups occasionally use the Association's facilities in addition to the immunization clinics which Council conducts there monthly.

Recommendation

A donation of \$218.00 be made to the East Kurrajong Country Women's Association..

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 2: (File 715-1)
 CORRESPONDENT: EAST KURRAJONG SCHOOL OF ARTS
 SUBJECT: DONATION OF RATES

Requesting Council to assist with the payment of rates for the East Kurrajong School of Arts Hall.

SHIRE CLERK'S REPORT

Colo Shire Council gave a donation of the amount of rates to the School of Arts at East Kurrajong. The request is reasonable as the building is offered to social and charitable groups within the Hawkesbury Shire. The rates payable by the East Kurrajong School of Arts amounts to \$131.25.

Recommendation

The rates of \$131.25 be paid by the Council as a donation to the East Kurrajong School of Arts.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File D1/1, R4/1)
 CORRESPONDENT: RICHMOND LITERARY INSTITUTE
 SUBJECT: DONATION OF RATES

Forwarding a cheque for their 1981 rates, and requesting a donation equal to these rates to assist the Committee with their programme of renovation and restoration.

SHIRE CLERK'S REPORT

Windsor Council gave a donation of the rates paid by the Institute. The rates for 1981 amounted to \$206.20.

Recommendation

A donation of \$206.20 be made to the Richmond Literary Institute.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P7/60)
 CORRESPONDENT: T.A.M.S. MANAGEMENT PTY. LIMITED
 SUBJECT: DEVELOPMENT CONTROL PLAN PORTION 311 COLLITH AVENUE, SOUTH WINDSOR

Referring to previous correspondence regarding acquisition of a road site for the extension of Woods Road, and advising that at a meeting of the Directors of the Company it was resolved that Council be advised that the subject land would be made available subject to the following conditions:

CORRESPONDENCE

1. The Company would provide the land to Council provided Council grants the Company that Portion of Collith Avenue which is to be closed.
2. That the proposed extension of Woods Road be tar sealed, kerbed and guttered at no cost to the Company.
3. Council give approval in principle to subdivision of the land as shown in the development control plan of the area.
4. That all drainage works, storm water channels, etc., between the proposed extensions of Woods Road and Stewart Street, be carried out at no cost to the Company.
5. The area edged in blue on the plan attached to Council's letter be dedicated in lieu of parks and garden contribution by the Company.
6. All costs associated with survey and legal transfers of title, etc., be borne by Council.

Drawing Council's attention to Prospect County Council's desire to increase their reticulation in the area of the proposed extension of Woods Road and advise that they have suggested the County Council liaise with Council on this matter.

S.E. REPORT

A plan of the land required for the road is being prepared and will be available at the meeting, and arrangements are being made to discuss the matter with the representatives of the Company to ascertain a basis for the acquisition. An easement exists across the land in favour of Prospect County Council and there has been recent discussion regarding the County Council's proposal to construct a further high tension power line across the easement to provide for location of poles that will fit the proposed roadway. The conditions 1 to 5 would not be acceptable, although in regard to subdivision, development is permissible.

Recommendation

A further report be submitted following discussion with the Company.

Mrs. G. Khouri addressed the Committee and pointed out that they wished to avoid being involved in any costs, and asked that this be kept in mind.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

4. CORRESPONDENCE SUBMITTED FOR INFORMATION

It is recommended that the letters in this section be received and appropriate replies forwarded where necessary.

1. COL NAGLE - SALE OF LOT 8 PHILLIP PLACE, McGRATHS HILL. S13/39/6.

Advising that the sale of Lot 8 Phillip Place, McGraths Hill to Mr. Gregory Raymond Webster and Miss Jean Saunders for the amount of \$22,000 has been effected. The relevant details have been referred to Council's solicitor, A.R. Walmsley & Co.

2. COL NAGLE - SALE OF LOT 9 PHILLIP PLACE, McGRATHS HILL. S13/39/7.

Advising that the sale of Lot 9 Phillip Place, McGraths Hill to Mr. Robert James Watton for the amount of \$22,000 has been effected. The relevant details have been referred to Council's solicitor, A.R. Walmsley & Co.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5. SHIRE CLERK'S REPORT

ITEM 1: (File 915)

SUBJECT: WILBERFORCE COMMERCIAL AREA

Council at its meeting on 14th April, 1981 resolved to purchase the above property for \$150,000.

The solicitor for the vendor has now written to Council seeking agreement to the following conditions of sale:

1. The Shire shall pay the registered proprietors' legal costs as per Conveyancing Act scale, together with the Valuation Fee.
2. All rates are to be adjusted as at the 29th August, 1980.
3. The Shire to pay interest on the Purchasers' money at 12% from the 29th August 1980 being the date of Council's resumption notice.
4. Ronald James Ferguson shall have the right to remove the grocery store building and the shed adjoining the residence erected on part of the subject ground and shall be permitted to allow the building to remain on the land after settlement, provided that these buildings are removed by the 31st December, 1981.

Comments on the conditions requested are as follows:-

1. It is felt that Council should only pay legal costs as per Conveyancing Act scale which is normal procedure in these matters.
2. All rates should be adjusted as at the date of settlement.
3. This condition should not be agreed to.
4. This condition is considered reasonable.

Recommendation

Council advise the solicitors for the vendors of the property to be acquired for the Wilberforce commercial area that Council agree to the following conditions:

1. The Shire pay the Registered Proprietors legal costs as per Conveyancing Act Scale.
2. Rates to be considered on completion in the normal way.
3. Council not agreeable to the condition requiring payment of interest as proposed.
4. Council agree that Ronald James Ferguson shall have the right to remove the grocery store building and the shed adjoining the residence erected on part of the subject ground and shall be permitted to allow the building to remain on the land after settlement, provided that these buildings are removed by the 31st December, 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File H2/14)

SUBJECT: COTTAGE - CNR. PAGET & WINDSOR STREETS, RICHMOND

The question was asked whether the Heritage Council intends to use this building and whether Council should rent it or perhaps use it as a Tourist Information Bureau.

The Heritage Council advises that the property is leased for six months and that the Council, having been given permission by the Government, intends to dispose of the property by auction as soon as possible.

Submitted for Council's information.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

6. HEALTH SURVEYOR'S REPORT

ITEM 1: (File C2/1)

SUBJECT: LAWN CEMETERY MOWER

The present ride-on mower at the Richmond Lawn Cemetery is a "Deckson", is six years old and despite frequent repair work, including a change over motor, is in very poor condition and should be replaced.

Unfortunately no specific allowance was made in this year's Estimates for this purpose, however it is unlikely that the machine can be kept operable until the end of the year.

A suitable replacement machine, a Rover Stiga costing \$2,250 is available. This machine is articulated giving good manouverability, has a metre wide cut and is driven by a 8.2kw (11 H.P.) Briggs & Stratton 4 stroke engine.

Recommendation

That Council vote the expenditure of \$2,250 and purchase the Rover Stiga articulated ride-on mower as a replacement for the existing machine.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 270-12)

SUBJECT: CONTRACT - EAST KURRAJONG GARBAGE DEPOT

The following correspondence has been received from the contractors, G. & E.N. Schupp and Messrs. J.G. Brett and S.J. Madeley:-

1. "Reference is made to recent contract awarded to my wife and myself, G. & E.N. Schupp for the operation of the East Kurrajong Waste Depot.

When tendering for this contract a verbal agreement was held with Mr. J.G. Brett of Terrace Road, Freemans Reach and S.J. Madeley of 12 Ian Street, Glossodia to operate the contract as partners if we were successful.

Shortly after the commencement of the contract I met with an accident which has severed several tendons on my hand. As I will be unable to work for some time, my wife and I wish to assign our rights to the contract to Messrs. J.G. Brett and S.J. Madeley who have indicated that they are prepared to carry on the contract subject to the same terms and conditions."

2. "Mr. S.J. Madeley of 12 Ian Street, Glossodia and myself wish to advise that as working partners with G. & E.N. Schupp on the operation of the East Kurrajong Waste Depot we are willing to accept the contract under the same terms and conditions as existing. We wish to advise further that we are prepared to complete and sign any agreement documents deemed to be necessary."

Messrs. J.G. Brett and S.J. Madeley have been operating the waste depot as partners with Mr. & Mrs. Schupp since the beginning of the contract. The operation is being carried out satisfactorily and the same equipment will continue to be used.

Recommendation

That the contract with Mr. G. & Mrs. E.N. Schupp to operate the East Kurrajong Waste Depot be reassigned to Mr. J.G. Brett of Terrace Road, Freemans Reach and Mr. S.J. Madeley of 12 Ian Street, Glossodia subject to the same terms and conditions as existing.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

7. QUESTIONS WITHOUT NOTICE

Councillor McEwan asked if a report would be submitted soon regarding the Oakville Bush Fire Brigade.

The President advised that a further meeting had been held last evening and the Brigade would be reporting back to Council.

Councillor Knight advised that a Mr. David Reed of Pecks Road, North Richmond had written to Council some time ago regarding a drainage problem in his area, and had not received advice from Council.

Engineer for attention.

Councillor Nicholson stated that a petition is being circulated seeking assistance to oppose the closure of the Kurrajong District Hospital. He stated that apparently under the new financial arrangement, it appears that Kurrajong Hospital is to be closed. He asked if the Shire Clerk could investigate the matter with a view to Council supporting the retention of the Hospital.

Shire Clerk for investigation.

The meeting terminated at 1.04 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 26th May, 1981 commencing at 9.30 a.m.

PRESENT: Councillor C. Sullivan, President, and Councillors B.E. Brown, E.A. Buttsworth, F.E. Henry, J.J. Horrex, I.T. McEwan, G.G. Michael, J.E. Nicholson and R.F. Rotherham.

Apologies for absence were received from Councillor Rose and Councillor Dunn and were accepted with Councillor Knight advising that he anticipated attending the meeting at 12.45 p.m.

Councillor Henry arrived at the meeting at 9.58 a.m.

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File P5/4)
CORRESPONDENT: TELECOM AUSTRALIA
SUBJECT: INSTALLATION OF PUBLIC TELEPHONE IN
COMLERoy ROAD, UPPER COLO

Advice has been received from Telecom Australia of the proposal to instal a public telephone in Comleroy Road, Upper Colo approximately opposite the old church building in Comleroy Road.

S.E. REPORT

No objection is seen to this proposal.

Recommendation

That Telecom Australia be informed that Council concurs with the proposed location for the installation of a new public telephone in Comleroy Road, Upper Colo.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 5380-5)
CORRESPONDENT: B. & G. McDONAGH
SUBJECT: SUPPLY OF ELECTRICITY TO LOT 3
GREENS ROAD, LOWER PORTLAND

Enquiring if Council could assist with an application for the supply of electricity to the above lot.

S.E. REPORT

It is understood that Prospect County Council have a policy in relation to rural extensions requiring the applicant to meet the prime cost, less subsidy on the basis that refunds will be made to the original applicant upon connection by other consumers to that extension.

There is no public reserve in this immediate locality where the supply of electricity would be required and it is noted that there are other locations within the Shire where electricity services are not available and in these circumstances the land holders have arranged an alternative energy supply.

Recommendation

That B. & G. McDonagh be informed that Council could not assist financially with the electricity extension to Lot 3 Green Road, Lower Portland.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-1341)

CORRESPONDENT: PETITION SIGNED BY 10 PEOPLE AND
LETTER FROM MR. P.B. FOLEY

SUBJECT: UNSEALED AREA OF MACQUARIE STREET,
SOUTH WINDSOR

The letter from Mr. P.B. Foley requests that the unsealed side, i.e. the odd number side, of Macquarie Street, South Windsor, and particularly between James and Drummond Streets, be sealed as the dust is creating problems with health and pollution.

The petition states, "We, the undersigned, agree with and support the requests set out in the above attached letter, and also advise that we have suffered the same problems and request that the unsealed area of Macquarie Street, South Windsor, (uneven number side) be sealed as soon as possible and particularly between James and Drummond Streets".

S.E. REPORT

An approach has been made to the Department of Main Roads for the provision of funds to extend the bitumen seal to the lip of the concrete guttering in Macquarie Street however, as the funds from the Department of Main Roads are limited, the contribution in respect of works in March Street, Richmond are at present utilising any funds that are available for this type of construction.

No funds have been provided in the Estimates for 1981 to carry out the requested works and it is suggested that this be included with other works for consideration in a future roadworks construction programme.

Recommendation

That the petitioners be informed that Council has not provided funds in its Estimates for 1981 for the sealing of the shoulders in Macquarie Road, South Windsor and that consideration for these works will be referred for inclusion in future road construction programmes.

COMMITTEE'S RECOMMENDATION

~~THE RECOMMENDATION BE~~ adopted.

~~11/1/20~~ done sinks beneath

ITEM 4: (File H5/4, P12/8)

CORRESPONDENT: WINDSOR CHAMBER OF COMMERCE

SUBJECT: UPPER HAWKESBURY POWER BOAT CLUB -
PROCESSION ON 19TH SEPTEMBER, 1981

Advising that the above procession would coincide with prime trading time and requesting discussions with all concerned parties.

S.E. REPORT

Council at the meeting held on the 10th March, 1981 granted permission to the Upper Hawkesbury Power Boat Club to conduct a procession on the 19th September. The above advices from the Windsor Chamber of Commerce has indicated that the time of the march commencing at 10.00 a.m. and lasting approximately one hour will conflict with the prime trading hour on Saturday mornings and whilst they have suggested there are other alternatives none have been submitted in the above correspondence. It is noted that the concurrence of the Police Department is necessary for the conduct of the procession.

Recommendation

That the Shire Engineer be authorised to discuss with representatives of the Police Department, the Windsor Chamber of Commerce and the Upper Hawkesbury Power Boat Club the arrangements for a mutually satisfactory procession to be held on Saturday, 19th September.

COMMITTEE'S RECOMMENDATION

That the Shire Clerk and Shire Engineer be authorised to discuss with representatives of the Police Department, the Windsor Chamber of Commerce and the Upper Hawkesbury Power Boat Club the arrangements for a mutually satisfactory procession to be held on Saturday, 19th September.

SHIRE CLERK'S REPORT

ITEM 1 : (File T10/2)

SUBJECT : COUNCIL REPRESENTATION ON LOCAL TRAFFIC COMMITTEE

At the meeting of the Works Committee held on 5th May, the question was asked if Council representation on the Local Traffic Committee could be increased.

The Committee consists of one representative each of the Council, the Department of Main Roads, the Police Department, as well as the Local Member, or a person representing him. Where Council wishes to be represented by a Councillor, this is to be in addition to the Engineer with the Councillor to accept Chairmanship of the Committee.

Council has only one vote on the Committee, however additional Councillors or Council staff can attend the meetings and take part in the discussions.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File B7/5)

SUBJECT : BOWMAN COTTAGE, WINDSOR STREET, RICHMOND.

The question was asked as to the ownership of Bowman Cottage and attention was drawn to the condition of these premises.

The property is owned by the Department of Planning and Environment. The Department has been contacted regarding the condition of the premises and some grass slashing has been carried out as far as the slasher can go. The Senior Property Officer of the Department advises that the residue of weeds and undergrowth will be sprayed.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 665-1907-2)

SUBJECT: ROAD WIDENING - SLOPES ROAD
OWNER - J.S. JIRA

Colo Shire Council, during the reconstruction of Slopes Road, negotiated a road widening within Lot 1 in F.P. 976395. The widening is triangular in shape and has an area of 65m².

Council's Consultant Valuer has recommended payment of \$100.00 compensation and the owner has indicated acceptance of this amount.

Recommendation

1. Application be made under the Public Roads Act for the widening of Slopes Road within Lot 1 in F.P. 976395 as shown in Council Plan No. 1907-22 and that the seal of Council be affixed to the application.
2. An amount of one hundred dollars (\$100.00) compensation be paid to M/s. Z.S. Jira, the owner of Lot 1 in F.P. 976395.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665)

SUBJECT: UN-NAMED ROAD OFF HANLONS ROAD (NORTH), BILPIN

Mrs. J. C. Warner, residing on the abovementioned un-named road, has requested that such be named as service people have difficulty in locating her residence.

This road has a length of approximately 80 metres and serves five residential sized lots. Mrs. Warner resides on Lot 3 located approximately half way along the length of this road.

The road comprises part of the land originally granted to Edward Flood, however, to name the road "Flood" Road would be seemingly incongruous in respect of the elevation at this location. An alternate name would be "Ivy" Lane as this road is located behind the Ivy Inn located on Bells Line of Road at Bilpin.

Recommendation

That the un-named road fronting Lots 1-5 in D.P. 200819 off Hanlons Road, Bilpin, be named "Ivy Lane".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S1713)

SUBJECT: SUBDIVISION DEVELOPMENT - K. WILBOW -
EXTENSION OF NEW ROAD THROUGH BOOTLES LANE

A condition of the subdivision of Mr. Wilbow's land was for the extension of the new road through to Bootles Lane to provide part of the access from Pitt Town through to Cattai particularly for use in time of flood when Buckingham Street is cut.

Payment for the road extension was to be met by Council and a contribution of \$8,304.10 has been negotiated with Mr. Wilbow.

Funds have been provided for the project in the 1981 Estimates.

Recommendation

That payment of \$8,304.10 be made upon completion of the road extension to Bootles Lane and registration of the linen plan of subdivision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:

(File R1/4)

SUBJECT:

KERB AND GUTTER AND FOOTPATH CONSTRUCTION

As a result of a detailed survey and further investigation the kerb and gutter in Windsor Street, Richmond, north side between East Market Street and Toxana Street will have to be replaced prior to reconstruction of the footpath. The gutter is cracked and broken in sections and has a low point holding water.

Funds totalling \$11,500 have been provided for the project and this should be increased to \$19,840 to provide for the reconstruction of the kerb and gutter.

Reinstatement of part of the Prospect County Council trench excavated to provide underground power is along this footpath. Sections of the footpath on the southern side of the street have also been disturbed and it is generally in poor condition and should be reconstructed.

Negotiations have been initiated with the owners of the service station to obtain alteration to the entrance and reconstruction of the footpath in front of the new used car yard is a condition of the development.

Reconstruction from the vehicular entrance, Commonwealth Bank to The Searchers Restaurant is proposed at an estimated cost of \$10,960.

Construction of a footpath from the Lane at the rear through to George Street to provide access to the South Windsor shopping centre was approved by the former Windsor Council at a cost of \$3,000.

Provision of funds for the project is required.

Construction of the kerb and gutter in Bosworth Street, east side March Street - Lennox Street will follow on from the work in March Street. The updated estimate for the project is \$9,650.

Completion of kerb and gutter together with full width sealing in Mileham Street as part of the industrial subdivision Anderson Place has left a short length of roadway between this work and the full length seal in Mileham Street to the north that should receive early attention. Estimated cost is \$4,000.

It should be noted that funds are available for further works but adoption of the programme will provide for the current projects to proceed.

Recommendation

That the following programme be adopted:-

<u>Street</u>	<u>Length</u>	<u>Work</u>	<u>Cost</u>
1. Bosworth St, Richmond East. side March St- Lennox St	156m.	K. & G.	\$9,650
2. Windsor St, Richmond N.side East Market St- Toxana St	126m.	K. & G. and Inter- locking Block Pavement	19,340
3. Windsor St, Richmond S. side Commonwealth Bank V. entrance to Searchers Rest.	88m.	Part.K. & G. and Interlocking Block Pavement	\$10,960
4. South Windsor Commercial Area	37m.	Concrete Path	\$3,000
5. Mileham St, Windsor near Anderson Ave.	40m.	K. & G. and shoulder construction	4,000

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File F2/14, F2/19)

SUBJECT: FLOOD MITIGATION CONSTRUCTION

In regard to the Flood Mitigation Programme the grant advised to Council at the May meeting is to provide for completion of the extension of the rock work along Argyle Reach. The work involves extension of a pipe culvert which drains from Cornwallis Road, where the discharge is currently scouring back into the river bank, through to the river and finalisation of the placement of the rock work and reinstatement of the riverbank.

With regard to the construction works programme and in particular Clarendon Levee, (Ref. question Councillor Buttsworth) it is considered that Council should determine the appropriate action to be taken. Windsor Council had two projects under consideration, namely, stabilisation of the riverbank along Windsor Reach below the township of Windsor adjacent to Howe Park, and the construction of Clarendon Levee which is a levee to provide protection to the Lowlands to R.L. 10.0 metres extending from Percival Street near the new fuel tanks farm at the R.A.A.F. Base across to Normans drain around Rickaby Creek and through to the Hawkesbury River near Deerubbun Park. Estimates for these projects have been prepared and on the basis of updating in line with increased costs are estimated as follows:

Windsor Reach - Provision of rock protection etc.	\$410,000
Clarendon Levee	\$419,000

In conjunction with the construction of the Clarendon Levee it is necessary to obtain easements through the properties affected for construction and the future maintenance of the levee. Negotiations have commenced with the owners concerned and a strong objection has been made by T. Allen against the proposal. Mr. Allen is a turf farmer and is of the opinion that the proposal will not be of benefit to him and loss of the land where the levee is constructed, where it will not be possible to remove turf, will disadvantage his operation.

It is considered that the easement could only be obtained in this case by resumption.

Negotiations have not been completed in respect to land owned by Mr. Roberts. Here again resumption may be necessary.

Since the project was developed, the use of land in the area has undergone significant change with further areas being converted to turf farms which were for vegetable growing and was the prime basis of providing a satisfactory cost benefit for the project.

Therefore, as well as the land matters, the viability of the project should be reassessed as there is a doubt that it would now be favoured by the Department of Public Works in the light of the change in usage of the area, economic factors and department policy on flood mitigation matters i.e. non-structural measures.

The former Windsor Council indicated that the projects should be funded on a two/one basis and in this regard over recent years, the allocation from the Commonwealth has been severely limited. It will be necessary for Council's proportion of the project to be raised from loan funds but this provision could receive consideration at the stage the Department of Public Works indicates that the project should proceed.

Prior to funding, Council must advise the Department that easements have been acquired for the project and therefore before taking further action it be suggested that Council obtain a current indication from the Department as to whether both projects would be eligible for funding within the Commonwealth Assisted Scheme. Here again, delays have arisen pending the completion of the overall River Valley Studies that have been commissioned along the coastal rivers for submission to the Commonwealth to allow them to determine a long term future policy with regard to river improvement and flood mitigation measures.

Recommendation

The Department of Public Works be requested to advise if the construction of the Clarendon Levee and protection works Windsor Reach, would be eligible for funding from both the State and Commonwealth in a forthcoming Flood Mitigation Construction Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File T6/2)

SUBJECT: 1981 PLANT REQUIREMENTS -
REPLACEMENT OF PARKS & GARDENS TRUCK

Provision has been made in the estimates for the replacement of the Toyota 2 tonne tipper used by the Parks & Gardens Department with a 5 tonne tipper.

With regard to the operation over the five months since amalgamation the matter has been reassessed and the need is to provide mobility to reach the outlying parks and for disbursement of staff to their work location.

The provision of the larger truck was on the basis of transport of tree loppings and large bulk loads. This problem will be overcome by deployment of a vehicle from the works department during tree lopping activities.

It is proposed that two vehicles be purchased, a 2½ tonne tipping truck, slightly larger than the existing vehicle and a 1 tonne truck. This will provide the department with three vehicles.

Funds amounting to \$15,000 have been provided. The estimate of cost for the revised proposal is \$15,600.

Recommendation

1. Tenders be invited for the replacement of the existing Toyota 2 tonne tipping truck by a 2½ tonne tipping truck.
2. Purchase be made of one only one tonne utility truck through Government Contract at the cost of \$6,207.00.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Henry arrived at this stage the time being 9.58 a.m.

ITEM 7: (File 486)

SUBJECT: KURRAJONG-KURMOND WATER SUPPLY SCHEME

S.E. REPORT

Requests have been received for extension to the above scheme to serve additional areas:-

B. Golman - Kurmond Rd-Silks Rd to serve 25 homes.

Petition (26) - Kurmond Rd-Silks Rd to serve 25 homes.

W.J. & A.L. Tyszyk - Bells Line of Road, Kurrajong to serve 3 homes.

In addition to the above Council has approved a 26 lot subdivision in Kurrajong, the applicant has requested Council's support for the servicing of these lots with a water supply.

There is also land within the Village of Kurrajong zoned for residential purposes, which has yet to be subdivided which will yield an additional estimated 80 residential lots.

The Metropolitan Water Sewerage and Drainage Board have advised that the scheme was originally designed to serve some 600 developed lots. As at January, 1981 some 453 houses were connected to its supply and there are 210 vacant lots fronting the existing water mains. The rate of development is such that it is anticipated that these lots will be occupied in the short term which will cause demand to reach the design capacity.

In view of the above the Board regrets to advise Council, from a supply point of view, that Council should consider the policy of not to approve water main extensions to, or temporary services in, the Kurrajong-Kurmond Water Supply Scheme.

The advices of the Board above are based upon the premise that additional connections will have the effect of diminished pressure/supply to the higher elevated sites and the necessity to impose restrictions on use. The above situation would be resolved by the implementation of the amplification of the scheme which on current costs is estimated to be in the area of \$4 million (Council's share). It is understood that on existing funding levels the assisted schemes are committed up to 1986.

Recommendation

1. Council as a policy not approve temporary connections or mains extensions to the existing Kurmond-Kurrajong Water Supply Scheme.
2. The Metropolitan Water Sewerage and Drainage Board be requested to include the amplification and extension of the Kurmond-Kurrajong Water Supply Scheme in the programme for Government Assisted Schemes to be implemented in the earliest possible time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Deferred

Minutes of the Meeting of the Local Traffic Committee held at the Council Chambers, Windsor on Monday, 18th May, 1981, commencing at 10.00 a.m.

PRESENT:

Hawkesbury Shire Council

Councillor J.E. Nicholson
Mr. J. R. Gilmore, Deputy Shire Engineer

Police Department

Sgt. J. Isdale
Senior Const. B. Pakes

Department of Main Roads.

Mr. W. Smart
Mr. D. Fuller

APOLOGIES:

Mr. K. Rozzoli, M.P.

1. R. Byrnes, 626 George Street, South Windsor.

Requesting parking restrictions along George Street, with reference to traffic generated at the Rudolf Steiner School.

THAT THE TRAFFIC COMMITTEE is of the opinion that if Council proposes to approve the development, it is essential that traffic movements and vehicle movements be off street.

2. Colin R. Reid.

Intersection of Westbury Road and Horans Lane, Grose Vale.
Requesting restrictions to parking on the crest of Westbury Road and marking of double centre lines on the centre of this road.

THAT DOUBLE CENTRE LINES be marked on the two crests of Westbury Road and that the owner of the premises opposite Horans Lane be advised of the traffic hazard created by vehicles parking on the roadside at the intersection and be requested to take action to have all vehicles parked off the road, and that the owner be informed that parking within 3 metres of a double centre line is a statutory offence under the Motor Traffic Act.

3. K. Rozzoli, M.P.

Parking restriction East Market Street.

(a) Requesting reduction of the "No Standing" area East Market Street on the north-east corner of Windsor Street by two car spaces.

(b) Seeking "Two Hour Parking" restriction in East Market Street between Windsor Street and Francis Street.

THAT THE "NO STANDING" zone be reduced to provide one additional car parking space.

THAT ONE HOUR RESTRICTIONS be introduced in East Market Street both sides between Windsor Street and Francis Street, and in West Market Street both sides between Windsor Street and Francis Street.

4. D. Velk

Requesting "Give Way" signs at the corner of Mileham Street and Woods Road, South Windsor.

THAT "GIVE WAY" signs be provided at the intersection of Mileham Street and Woods Road with priority to Woods Road.

5. Councillor G. Michael.

Intersection of Crooked Lane & Slopes Road. Requesting signposting to indicate priority to traffic at this intersection.

From inspection, vehicles on the unsurfaced section of Crooked Lane must give way to traffic.

THEREFORE, NO ACTION is proposed.

6. Councillor I. McEwan.

"Give Way" signs Bathurst & Chatham Street, Pitt Town. Stating that the signs are not clear and requesting review of the installation by the Local Traffic Committee.

THAT FURTHER INFORMATION be obtained from Councillor McEwan.

7. B.R.Jessop, Parking George Street, Windsor. Adjacent to Winford Motors.

Advising as follows and seeking action to curtail parking:-

"1) George Street Windsor is very much restricted for parking spaces. I have observed that Winford, on the corner of New and George Streets, has some 20 metres of their George Street frontage painted 'No Parking'. This appears to be an old footpath crossing from when petrol was dispensed at Winford. As Winford no longer retails petrol, I would ask you to arrange the following:-

- a) Erase the 'No Parking' sign previously placed on your footpath and ensure that it is not repainted;
- b) Extend the kerb at Winford's frontage so that it enjoys the same single gutter crossing as the Holden dealer at the north end of George Street;
- c) Should b) be impossible, and I understand that there may be legal problems, please arrange for 'Parking Permitted' signs to be placed on the Winford frontage, except for a single vehicular gutter crossing access."

THAT A "NO STANDING" zone be provided in George Street across the two vehicle entrances to Winford Motors, and across the access laneway adjoining Winford Motors.

8. Councillor I. T. McEwan.

Traffic congestion Pitt Lane, North Richmond, request for "No Standing" on south-eastern side.

Advising that when vehicles are parked on both sides of the road and a vehicle is waiting to turn right into Bells Line of Road, a left turning vehicle cannot gain entry to Pitt Lane, thereby disrupting traffic on the main road.

THAT COUNCIL BE REQUESTED to prepare a plan for the provision of kerb and guttering at the intersection and sealing of the road surface of Pitt Lane.

It is noted that the police representatives advised that it would be difficult to enforce parking restriction signs at this location.

9. Hawkesbury Shire Council

Kurmond Shopping Centre.

Submitting proposed layout to control traffic moving to and from Bells Line of Road and Longleat Road to the shops at Kurmond.

THAT THE COMMITTEE requests consideration to "No Entry" signs at the exit and provision of a right turning lane and sealed passing lane at the entrance. And that consideration be given to locating the exit further from the intersection of Longleat Road, and that Council give consideration to 60° angle parking.

10. Councillor J. Nicholson.

Macquarie Street, Windsor. "No Standing" zone at intersection of Fitzgerald Street adjacent to Uniting Church.

Requesting extension of the "No Standing" zone 30m south along Macquarie Street to provide improved sight distance.

THAT THE "NO STANDING" zone in Macquarie Street be extended 30 metres south.

11. Speed Restrictions Grose Vale Road.

Representatives of the Department of Main Roads advised that an 80kph speed zone is proposed from North Richmond to Kurrajong.

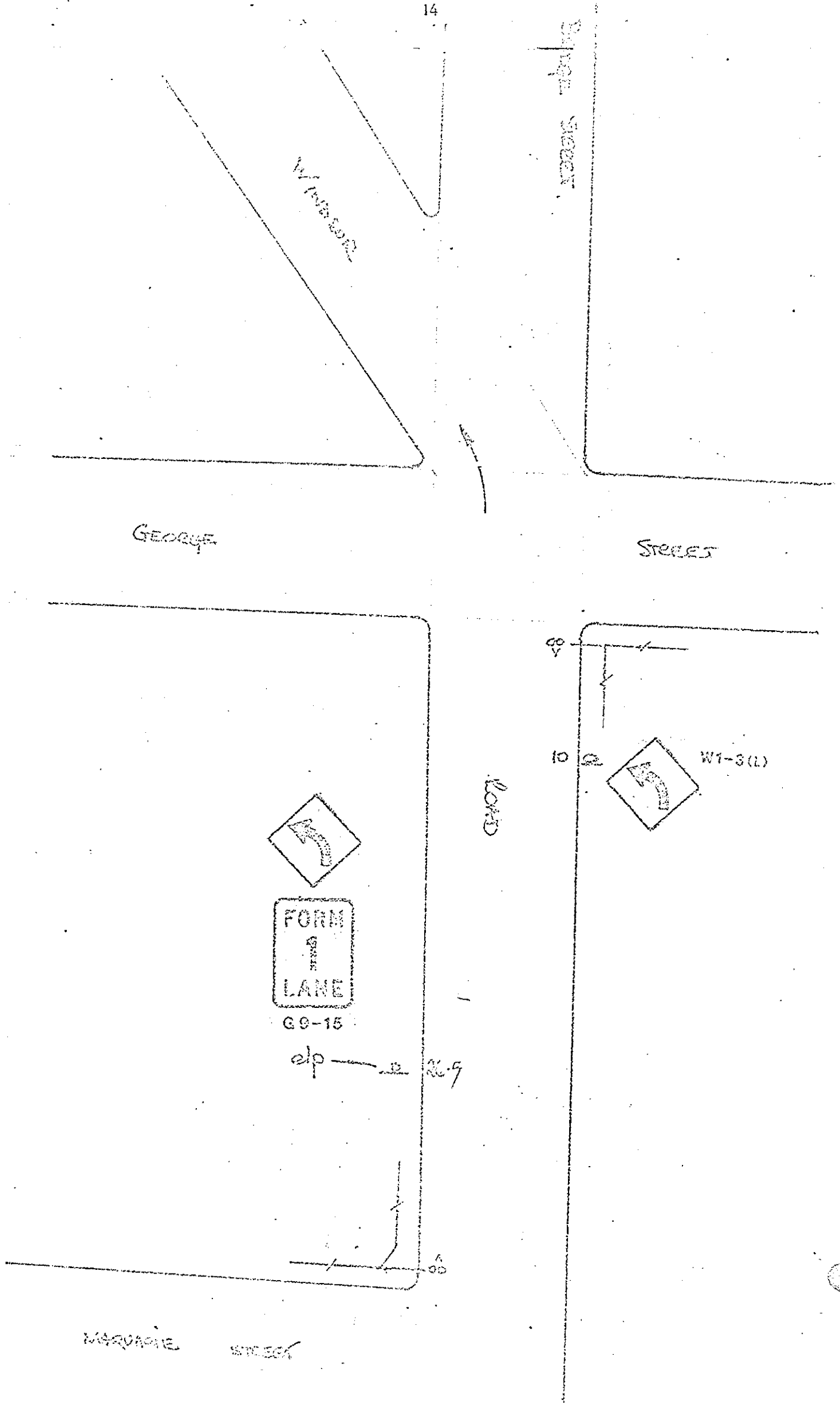
12. Department of Main Roads - Traffic Conditions, Intersection of George and Bridge Streets, and Windsor Road.

Proposal to erect curvewarning signs and "Form One Lane" signs on Windsor Road on the eastern side of George Street to advise traffic proceeding west that the roadway converges from two lanes to one at the George Street intersection.

THAT THE SIGNS be approved.

COMMITTEE'S RECOMMENDATION

The report be adopted.



QUESTIONS WITHOUT NOTICE

Councillor Horrex asked if consideration could be given in the 1982 Estimates for funds for the extension of the Kurrajong-Kurmond Water Supply Scheme.

The President stated that the matter will be given consideration in the five year plan.

Councillor Buttsworth referred to the lack of sight distance at the entrance to Xiberras' property in Percival Street, Clarendon.

Engineer for investigation.

Councillor Buttsworth referred again to the large holes in Longleat Road, Kurmond.

Engineer for attention.

Councillor Nicholson asked if the Engineer could, as a matter of urgency have the trees pruned in Francis Street, particularly at the intersections as they are causing a blind area for traffic.

Councillor Nicholson asked if the three street signs which had been removed or knocked down could be re-installed in Francis Street.

Engineer for attention as soon as possible.

Councillor Horrex referred to the matter in the Local Traffic Committee Report regarding the speed restrictions in Grose Vale Road. He stated that the 80 kph speed zone had already been printed on the roadway and asked if these signs could be removed and the speed zone brought back to 60 kph.

Referred to Local Traffic Committee for consideration.

The meeting terminated at 10.13 a.m.

Submitted to and confirmed at the meeting of the Works Committee held on 30th June, 1981.

..... President.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

- (a) Submission of a Building Application, plans and specifications complying with Ordinance 70.
- (b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55.
- (c) The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
- (d) Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
- (e) No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
- (f) Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
- (g) Details of waste roof and surface water disposal to be submitted with the Building Application and to be disposed of to Council's requirements.
- (h) Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
- (i) Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas.
- (j) Parking areas, aisles and driveway accesses to be constructed, drained, sealed and marked to Council's requirements, full details to accompany the building application.
- (k) An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
- (l) A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
- (m) Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
- (n) Provision of full width concrete footpath over the full frontage of the development.
- (o) Provision of half width concrete footpath over the full frontage of the development.
- (p) All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
- (q) No goods or signs to be displayed on the footpaths, pedestrian ways, roadways, landscaped areas, parking areas or in the vicinity.
- (r) Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
- (s) Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.
- (t) A contribution of \$... towards Parks and Recreation Areas based on \$250.00 per unit.
- (u) Development consent being obtained for the use of the building/ each factory unit prior to occupation taking place.
- (v) Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
- (w) Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
- (x) All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
- (y) Buildings to be demolished as part of this approval as shown on the application as submitted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION-

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
5. The provision of road widening free of cost to the Council to the requirements of the Council's Engineer.
6. The provision of road widening to the requirements of the Department of Main Roads.
7. Dedication to the Council as public reserve the land shown on the approved subdivision plan.
8. The payment to the Council the sum of ... being a contribution towards the establishment and embellishment of public reserves in lieu of provision of adequate public reserve within the subdivision.
9. The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
10. The payment to the Council the sum of ... being a contribution for construction of downstream drainage.
11. Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

SUBDIVISIONS UNDER PART 12 OF THE LOCAL GOVERNMENT ACT, 1919 (AS AMENDED)

A SUBDIVISIONS

- (i) The submission of the plan of subdivision, together with nine (9) exact copies thereof, suitable for lodgement with the Registrar General.
- (ii) The dedication, free of cost to Council, of road widening to the requirements of Council's Engineer.
- (iii) The submission of a Certificate from the Metropolitan Water, Sewerage and Drainage Board stating that the requirements, relating to the plan of subdivision of Section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1964, have been satisfied.
- (iv) Satisfactory arrangements being made with the Council for the provision of sewerage to the subdivision.
- (v) The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of Council's Engineer.
- (vi) The creation of easement/s to drain water for conveyance of stormwater to the requirements of Council's Engineer.
- (vii) The construction of underground drainage, adequate to cater for stormwater discharge, as assessed by "Australian Rainfall and Runoff", to the requirements of Council's Engineer. Satisfactory provision is to be made for the discharge of upstream drainage across the subdivision and discharge of drainage downstream of the subdivision through to the natural watercourse complete with easements as required.
- (viii) The construction of kerbing and guttering opposite to and for the full frontage of the residential lots together with the building of footway with paving and sealing of the road shoulder, to the requirements of Council's Engineer.
- (ix) The provision of common drainage lines and easements 1.2m wide in favour of the allotment served thereby for the conduct of roof water to the nearest appropriate stormwater drain, where applicable.
- (x) Submission of a plan and specification of any land regrading and/or filling. Topsoil to be stockpiled and respread over the finished surface.
- (xi) Construction of access to battleaxe allotments (complete with a dust free surface) in accordance with the requirements of the Council's Engineer.

B ROAD OPENING APPLICATIONS

- (i) Construction of road and drainage works are not to commence until five (5) copies of the plans and specifications of the proposed works are submitted to and approved by Council's Engineer.
- (ii) The new road/s be classified as road/s.
- (iii) The construction of residential roads to conform to Council's standard requirements for residential roads.
- (iv) The construction of secondary (rural) roads to conform to Council's standard requirements for secondary (rural) roads.
- (v) The new road/s to be named
- (vi) Street name signs to be provided at the junction of the new road/s.
- (vii) Underground stormwater drainage is to be provided within the new road/s, adequate to cater for the discharge as assessed from "Australian Rainfall and Runoff" as well as construction of underground drainage for the discharge of stormwater from the road reserve.
- (viii) The creation of easements to drain water and/or drainage reserves over the site of drainage discharge.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 26th May, 1981 commencing at 10.13 a.m.

PRESENT: Councillor C. Sullivan, President, and Councillors B.E. Brown, E.A. Buttsworth, F.E. Henry, J.J. Horrex, A.L. Knight, I.T. McEwan, G.C. Michael, J.E. Nicholson and R.F. Rotherham.

Apologies for absence were received from Councillors P.A. Dunn and R.W. Rose and accepted, with Councillor Knight advising that he anticipated attending the meeting at 12.45 p.m.

Councillor Knight arrived at the meeting at 12.40 p.m.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA332/81)
APPLICANT: MACQUARIE RADIATOR SERVICE
OWNER: D.T. & P.M. MANSLEY
LAND & LOCATION: LOT 1 D.P.34001 NO. 329 GEORGE STREET, WINDSOR
NORTH WESTERN SIDE OF GEORGE STREET BETWEEN
TEBBUTT STREET AND CATHERINE STREET
ZONING: W.P.S. - RESIDENTIAL 2(c)
VS - SPECIAL BUSINESS 3(b)
APPLICATION: ERECTION OF A 28m² ADDITION TO THE FRONT OF
EXISTING BUILDING TO BE USED IN CONJUNCTION
WITH EXISTING MOTOR VEHICLE AIR CONDITIONING
AND RADIATOR BUSINESS

T.P. REPORT

Application is to erect a 4 metre deep extension on the front of the existing building to be used in conjunction with existing premises. The existing use is a non conforming one under the present zoning under the Windsor Planning Scheme but conforms to the proposal under Varying Scheme. It is intended to demolish a building in the rear yard containing 30.8m² and replace this floor space with the proposed addition.

Parking for four (4) vehicles is required to Council's code and area is available in the rear yard for these spaces.

In view of the minor nature of the addition as an extension of the existing use, the proposal has not been advertised.

Recommendation

That approval be granted in accordance with the plans numbered 81078 submitted with application subject to the following conditions:-

- 1.-7. Standard conditions (a), (b), (c), (e), (i) 4 vehicles, (j) & (p).
8. All work to be performed within the building and vehicles awaiting service to be parked at the rear of the building.
9. Existing building in rear yard to be demolished in conjunction with the proposed extensions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA303/81)
APPLICANT: R.J. & L.M. PAYNTER
OWNER: R.J. & L.M. PAYNTER
LAND & LOCATION: PART LOT 14, F.P. 191780 DOUGLASS ROAD, NORTH
RICHMOND
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION: ESTABLISHMENT OF A "STOCK HOME", BEING A HORSE
STUD FOR THE BREEDING OF HORSES FOR GAIN OR
REWARD

DEVELOPMENT APPLICATIONST.P. REPORT

The keeping of horses is a bona fide agricultural use of land, however, premises used for the keeping, breeding or nurturing of horses for gain or reward is defined as a "Stock Home", a permissible land use within the zone that requires the consent of Council.

The applicant proposes no structures on the land at this stage other than fencing, horse yards and loading ramp.

In the circumstances it is not considered necessary that the proposed development be advertised inviting public comment.

The proposed development is a permissible use within the zone not precluded by Clause 28 of the Order.

Recommendation

Approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

1.-4. Standard conditions (b), (c), (v) and (w).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA341/81)
APPLICANT:	M.R. & G.M. HILL
OWNER:	M.R. & G.M. HILL
LAND & LOCATION:	LOT 3, D.P. 246106 SINGLETON ROAD, WILBERFORCE - LEFT HAND SIDE, 400M FROM MOLES ROAD
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b2)
APPLICATION:	HOME OCCUPATION - ESTABLISHMENT OF A RESIDENT OPERATED DRIVING TUITION SCHOOL

T.P. REPORT

The applicant wishes to use existing house as a base for learner driver school. The application was not advertised.

There will be no employees other than residents and the proposal seems reasonable in the circumstances.

May be approved as "Home Occupation" within the zone.

Recommendation

Council approve the development subject to the operation at all times falling within the I.D.O. definition of "Home Occupation", namely:

"Home Occupation" means an occupation carried on in a dwelling house, or a dwelling in a residential flat building by the permanent residents of the dwelling house or dwelling, which does not involve any of the following:

- (a) The registration of the building under the Factories, Shops and Industries Act, 1962.
- (b) The employment of persons other than such residents.
- (c) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash dust, waste water, waste products, grit, oil or otherwise.

DEVELOPMENT APPLICATIONS

- (d) The display of goods, whether in a window or otherwise.
- (e) The exhibition of any notice, advertisement or sign other than a notice or sign exhibited on such dwelling house or such dwelling to indicate the name and occupation of the resident.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 4: (File DA191/81)
 APPLICANT: NORTH RICHMOND GARDEN AND HOME IMPROVEMENT CENTRE PTY. LTD.
 OWNER: KEN HINDS ENGINEERING MARKETING PTY. LTD.
 LAND & LOCATION: LOT 5, D.P. 16505 BELLS LINE OF ROAD, NORTH RICHMOND, NORTH EAST SIDE ROAD, COLO DIRECTORY D5, MAP 22
 ZONING: I.D.O. 3 COLO - LIGHT INDUSTRIAL 4(c) RESTRICTED
 APPLICATION: USE OF LAND FOR THE STORAGE OF PACKAGING OF ALL FORMS OF GARDENING REQUISITES AND AS A DEPOT ONLY FOR LANDSCAPE GARDENING MATERIALS AND ITEMS

S.E. REPORT

The site would appear to be restricted in width (15.24m) to enable proposed vehicle turning movements, etc.

Any crossing of footway will require construction of full width concrete vehicular crossings.

T.P. REPORT

The proposed use is that of storage and packaging of gardening requisites, i.e. river sands and soils, pine bark and similar materials together with the use of premises as a depot for a contract Landscape Architect, uses permissible within the zone.

Subject land has a 15 metre frontage to the one way service lane to Bells Line of Road, has a depth of 58.5 metres and is considered adequate to contain a low key development such as that proposed.

When interviewed the applicant indicated that his attempts to obtain legal access to Beaumont Avenue had been unsuccessful and, in the circumstances it is considered that Council could favourably consider access to Bells Line of Road until such time as alternate access is available to the rear of the land.

No structures, other than bays to contain soil etc. are proposed and the submission indicates on-site parking, landscaping to the Bells Line of Road frontage of the land and separate ingress and egress to the premises.

The applicant states that the only machinery on site would be a small front end loader and that operation of the activity would be irregular between the hours of 9 a.m. to 3 p.m. Saturday and Sunday.

Should Council favour approval of the use it is necessary to obtain the comments of both the Department of Main Roads and the Police Traffic Branch prior to determination of the application.

Recommendation

✓ Consideration of the application be deferred pending receipt of the comments of the Department of Main Roads and the Police Traffic Branch.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Approved of DEF on 15/1/81
Alauce 15/1/81 3

DEVELOPMENT APPLICATIONS

ITEM 5: (File DA338/81)
 APPLICANT: P. & P. SZYMANSKI
 OWNER: P. & P. SZYMANSKI
 LAND & LOCATION: LOT 1, D.P. 589379, NO. 315 WINDSOR STREET,
 RICHMOND ON THE NORTH SIDE OF WINDSOR STREET
 BETWEEN BOSWORTH STREET AND CHAPEL STREET
 ZONING: W.P.S. - RESIDENTIAL 2(c) AND LOCAL ENVIRONMENTAL
 PLAN NO. 6
 V.S. - RESIDENTIAL 2(al)
 APPLICATION: CONVERSION OF FIRST STOREY OF EXISTING BRICK
 BARN TO LIVING QUARTERS

S.H.S. REPORT

There are some significant technical problems to be overcome in the conversion of the building in order for it to comply with Ordinance 70. The matter has been discussed with the applicants and they have been requested to submit detailed plans. Subject to the submission of the detailed plans, there is no objection to the proposal.

T.P. REPORT

Application is to convert the first floor of the existing historic brick barn to living quarters which will contain a one bedroom flat. Access will be by external stairs at the end of the building.

The proposal was included in Local Environmental Plan No. 6 recently gazetted which also allowed the use of the existing residence as a restaurant and conversion of existing caretaker's dwelling to the restaurant's amenities. The development application for the restaurant and amenities was considered by Council on 12/5/81 and referred to the Department of Environment and Planning for concurrence as required by the Plan.

The proposal has not been advertised as this use was advertised with the variation proposed to the Windsor Planning Scheme. No objection was lodged against the use of this building.

Recommendation

- (a) The applicant be requested to submit detailed plans to the requirements of the Shire Health Surveyor.
- (b) Upon receipt of these detailed plans, the application be referred to the Department of Environment and Planning for concurrence as required by the Local Environmental Plan No. 6.
- (c) Upon concurrence being obtained from the Department of Environment and Planning approval be granted in accordance with plans submitted with the application subject to the following conditions:
 - 1-3. Standard conditions (a), (c) and (s).
 4. All work performed on the building and all fittings to be compatible with the age and architectural treatment of the building, full details to accompany building application and to be to the requirements of the Shire Health Surveyor.
 5. Compliance with the requirements of the Department of Environment and Planning and Heritage Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEVELOPMENT APPLICATIONS

ITEM 6: (File DA302/81)
 APPLICANT: HAWKESEBURY PRESS PTY. LTD.
 OWNER: M.G. DAY, A.J. BYRNES ANORS
 LAND & LOCATION: PT. PORTION 20 PARISH OF ST. MATTHEW, NO. 200
 GEORGE STREET, WINDSOR, ON THE SOUTH EASTERN
 SIDE OF GEORGE STREET BETWEEN FITZGERALD
 STREET AND SUFFOLK STREET, WINDSOR
 ZONING: W.P.S.) - GENERAL BUSINESS 3(a)
 V.S.)
 APPLICATION: DEMOLISH EXISTING STRUCTURE AND ERECT ADDITIONS
 TO PRINT ROOM

T.P. REPORT

The proposed use is permissible with consent.

The small additional area of 30 sq. metres to be added to the printing room will not require any additional off-street parking requirements as it replaces a former two storey flat building.

Recommendation

Approval be granted in accordance with the plans dated 27/4/81 prepared by W. Wilson subject to the following conditions:-

- 1.-3. Standard conditions (a), (b) and (c).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA248/81)
 APPLICANT: W.D. WILSON
 OWNER: J.N. & S.F. PARIKH
 LAND & LOCATION: LOT 111 REDHOUSE CRESCENT, McGRATHS HILL,
 NORTHERN SIDE OF REDHOUSE CRESCENT ADJACENT
 TO WINDSOR ROAD
 ZONING: RESIDENTIAL 2(d)
 APPLICATION: ADDITION TO AN EXISTING DWELLING TO PROVIDE
 FOR A SELF CONTAINED DWELLING UNIT IN
 ACCORDANCE WITH THE "DUAL OCCUPANCY" POLICY
 OBJECTIONS: 1. C. & W. HOLMES, 13 SCARVELL AVENUE,
 McGRATHS HILL
 2. MR. AND MRS. R.D. TURNER, 26 REDHOUSE
 CRESCENT, McGRATHS HILL

T.P. REPORT

The subject building has already been extended to permit the use as professional consulting rooms and as part of that development an elevated sun deck was provided at the rear of the dwelling. The dual occupancy proposal is to provide a bedroom, living room and kitchen on top of that sun deck.

Two objections have been received and the principal objection in both is the loss of privacy and the blocking of sunshine caused by the proposed dual occupancy. Another objection is to the proposed loss of privacy from people using the site whilst attending the doctors surgery. The allotment of land is of the minimum size permitted under the Windsor Planning Scheme and it is considered that further development by an addition of a dual occupancy is an over-development of the site and should not be supported by Council.

~~Standard conditions (a) (b) (c)~~

Deferred for inspection by D.C.

DEVELOPMENT APPLICATIONS

Recommendation

The application be refused for the following reasons:

1. The approval of a dual occupancy would introduce a third use of the dwelling on the site, which is an over-development of the site.
2. It would be prejudicial to the amenity of the immediate adjoining owners and to other owners in the vicinity.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA317/81)
APPLICANT: P. de VILLERMONT
OWNER: S.Y. BLANCHARD
LAND & LOCATION: NO. 68 OLD BELLS LINE OF ROAD, KURRAJONG,
BEING LOT 15, D.P. 14736
ZONING: I.D.O. 3 COLO - BUSINESS GENERAL 3(al)
APPLICATION: TO USE EXISTING SHOP FOR THE PURPOSE OF AN
ART GALLERY

T.P. REPORT

The application is to use the existing vacant lock-up shop for the purpose of an art gallery. The proposed hours of operation are between 10 a.m. and 5.30 p.m., Thursday to Sunday.

In accordance with Council's code, one (1) off-street car parking space should be provided on the site, however no such provision has been made in the application. It is possible that one space could be provided in the yard area at the rear of the building.

The applicant has not indicated the provision of facilities for the loading and unloading of goods. The property is serviced by a rear lane and it is considered that any loading or unloading should be carried out from the rear lane.

The proposal is a permissible use in a Business General 3(al) zone, and as such the application was not advertised.

Recommendation

Approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

- 1.-3. Standard conditions (b), (i) 1 and (q).
4. Provision of adequate loading and unloading facilities with access to Lenords Lane.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File DA.267/81)
APPLICANT: D.P. ROBERTS
OWNER: E.H. & P.P. ANDERSON
LAND & LOCATION: LOT 21 NUTMAN'S ROAD, GROSE WOLD IN
D.P. 250448. EAST SIDE OF ROAD COLO
DIRECTORY E3 MAP 19
ZONING: I.D.O.3 COLO - NON URBAN 1(b1)
APPLICATION: ERECTION OF A DWELLING HOUSE FOR A RURAL WORKER

DEVELOPMENT APPLICATIONST.P. REPORT

- The applicant has requested a second dwelling on the subject property to be used as a manager's residence. The property is currently being used as a horse stud, and the applicant has advised that due to his business commitments in Penrith, a manager is needed to allow full time duty to stud operations.

The application complies with the requirements of Clauses 23 and 24, subject to Clauses 27, 46 and 47 of I.D.O. No. 3 Shire of Colo, and may be approved.

Recommendation

Approval be granted in accordance with the plan submitted with the application subject to the following conditions:-

- 1.-5. Standard conditions (dwelling houses) 1, 3 (22,4001.), 5, 6 & 7.
6. The dwelling be sited on that part of the land shown to the satisfaction of Council's Health Surveyor to be at or above R.L. 20 metres on Australian Height Datum.
7. The second dwelling to be only used for the accommodation of a person engaged in an agricultural pursuit on the subject land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File DA250/81)
APPLICANT:	D. ROBERTS MANN & CO.
OWNER:	K. POPOVSKI
LAND & LOCATION:	LOT 1084 D.P. 245717 CNR. LUTTRELL STREET AND MINCHIN AVENUE, HOBARTVILLE
ZONING:	W.P.S. - RESIDENTIAL 2(a)
APPLICATION:	ERECTION OF ONE RESIDENTIAL FLAT BUILDING CONTAINING TWO (2) UNITS
OBJECTIONS:	J.M. SMAIL, GEORGE P. RHODES & CO., SOLICITORS ON BEHALF OF A. & J. TOBIN, OWNERS OF ADJOINING LOT 1082 MINCHIN AVENUE

T.P. REPORT

The subject site is cleared and levelled and slopes slightly uphill towards Luttrell Street. The development plan indicates a setback of 9m from Luttrell Street, which conforms with Council's code and a setback of 3.6m from Minchin Avenue which generally conforms with normal residential building setback on a corner block. Council's code does not indicate desired setback for corner allotments other than the 9 metres from the smaller frontage road boundary.

The proposed building has a total floor area of 183.78m² (approximately 18 squares). The applicant would be entitled under the relevant planning instruments and ordinances to build a single dwelling of this same area.

The proposal conforms with the code in all respects with the exception of car parking. The code requires 3 spaces and only 2 are indicated.

The objector to the advertised application has indicated as grounds:

1. The proposed setback of 3.6m to Minchin Avenue is less than 7.62m to which the proposal would extend substantially in front of the adjoining building and cause loss of privacy.

DEVELOPMENT APPLICATIONS

2. The proposed flat 2 car park area abuts the common boundary where there is no common fence.
3. The entrance both front and rear to flat No. 2 faces the adjoining house with further loss of privacy.
4. The objector was assured by the owner that the site was not to be developed.

Recommendation

1. Council refuse the application for the following reasons:
 - (a) The proposed development does not conform with Council's code for Residential Flat Building.
 - (b) The proposal is not in the best interest of the public in that the car parking as indicated for both flats are on the road frontage boundaries wherein no structures may be erected and Council's code stipulates that car parking spaces must be covered.
2. The applicant be invited to submit an amended proposal showing 3 covered car parking spaces such spaces to be the prescribed minimum setbacks from road frontages.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1: (File DA324/81)
 APPLICANT: D. & E. STUUT
 OWNER: D. & E. STUUT
 LAND & LOCATION: PORTION 185, PARISH MEEHAN, BLAXLANDS RIDGE ROAD, LOWER PORTLAND, SOUTH SIDE OF ROAD, COLO DIRECTORY C5, MAP 15
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 APPLICATION: SUBDIVISION OF LAND INTO TWO LOTS OF 10.44 AND 25.56HA APPROXIMATELY (SUBJECT TO SURVEY)

T.P. REPORT

The land offered for subdivision is regular in shape, has an area of 36ha and is considered suitable for subdivision in the manner proposed.

That part of the land adjacent to Halls Swamp is subject to periodic flooding, however each of the proposed allotments contain high ground adequate for the siting of dwelling houses.

The proposed allotments conform with the requirements of Clause 19(2) of the Order in respect of dimensions and area and may be approved.

Recommendation

Approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

- 1.-2. Standard conditions (Subdivision) 2 and 9.
3. Provision of satisfactory vehicular access to each allotment to the requirements of Council's Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 2: (File DA323/81)
 APPLICANT: CECIL D. BARKER SURVEYS
 OWNER: B.L. & J.A. COTTELL
 LAND & LOCATION: LOTS 10 AND 11, D.P. 249442 ALA MOANA ROAD,
 EAST KURRAJONG, BETWEEN ALA MOANA ROAD AND
 MURRAYS ROAD, COLO DIRECTORY B3, MAP 9
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 APPLICATION: SUBDIVISION AS PER PLAN NO. 8125/1 CREATING
 ALLOTMENTS HAVING AREAS OF 10HA, 10.01HA AND
 19.32HA RESPECTIVELY

T.P. REPORT

The land offered for subdivision has an area of 39.33ha, is of reasonable shape and is considered suitable for subdivision in the manner proposed.

The proposed allotments conform with the requirements of Clause 19(2) of the Order in respect of dimension and area and may be approved.

Recommendation

Approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

- 1.-2. Standard conditions (subdivision) 2 and 9.
3. Provision of satisfactory vehicular access to each allotment to the requirements of Council's Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA314/81)
 APPLICANT: N.D. & J. BRUCE
 OWNER: N.D. & J. BRUCE
 LAND & LOCATION: LOTS 19 AND 20, D.P. 25564 FLORENCE AVENUE,
 KURRAJONG, SOUTH SIDE OF ROAD, COLO DIRECTORY
 B7, MAP 21B
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
 APPLICATION: AN ADJUSTMENT OF THE COMMON BOUNDARY TO LOTS
 19 AND 20, D.P. 25564

T.P. REPORT

The applicant proposes widening the existing Lot 19 by approximately one metre to permit vehicular access to the rear of the lot. Both allotments resulting from the adjustment would be satisfactory with regard to shape and area.

May be approved as a minor adjustment of a common boundary under the provisions of Clause 22(1) of the Order.

Recommendation

Approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

1. Standard condition (subdivision) 9.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 4: (File DA322/81)
 APPLICANT: S.M. & G.F. McNAIR
 OWNER: S.M. & G.F. McNAIR
 LAND & LOCATION: LOTS 3 AND 6, D.P. 239109 THE TERRACE ROAD,
 FREEMANS REACH, SOUTH EAST CORNER THE TERRACE
 ROAD AND KURMOND ROAD, COLO DIRECTORY C5 MAP 10
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 APPLICATION: REALIGNMENT OF BOUNDARIES

T.P. REPORT

Colo Shire Council, at its meeting of 26th August, 1980 refused an Interim Development Application for consent to an adjustment of boundaries involving subdivision in an identical manner on the following grounds:

- "1. The land offered for adjustment is in fact a single allotment of land having an area of 2.148ha. created by a subdivision of land in A375203 and Part Portion 61 Parish Currency, approved by Council at its meeting of 23 September, 1969 generally in accordance with the plan then submitted, prepared by B.G. Degotardi Smith and Assoc., dated 6 September 1969 and identified as No. 4695, under the provisions of Interim Development Order No. 1, Shire of Colo, then in force.
2. The plan of that subdivision registered as D.P. 239109 depicting an additional two allotments, six in all, served only to identify those parts of the whole then held in differing title system and does not in any way confer rights for individual development of those parts.
3. Subdivision in the manner proposed is precluded by the provisions of Clause 19(2) of the Order, which clause requires that allotments created by subdivision within the zone shall each have an area not less than 10ha."

The application currently before Council seeks an adjustment that would confer the right for individual development by the erection of a dwelling house on each of the parts of the whole where no such development rights presently exist.

Were Council to approve the current application it would negate the purpose and intent of the Planning Instrument which Instrument is aimed at impartial and orderly development within the zone.

The applicants in their submission have advanced the argument that they were not party to any agreement the original developer may have entered into with Council, however any consent of Council is applicable to the land, not the applicant, and is binding on subsequent owners of the land.

Recommendation

Council reaffirm its decision of 26 August, 1980 that development by an adjustment of boundaries involving subdivision be refused on the grounds that:

1. The land offered for adjustment is in fact a single allotment of land having an area of 2.148ha. created by a subdivision of land in A375203 and Part Portion 61 Parish Currency, approved by Council at its meeting of 23 September, 1969 generally in accordance with the plan then submitted, prepared by B.G. Degotardi Smith and Assoc., dated 6 September 1969 and identified as No. 4695, under the provisions of Interim Development Order No. 1, Shire of Colo, then in force.
2. The plan of that subdivision registered as D.P. 239109 depicting an additional two allotments, six in all, served only to identify those parts of the whole then held in differing title system and does not in any way confer rights for individual development of those parts.
3. Subdivision in the manner proposed is precluded by the provisions of Clause 19(2) of the Order, which clause requires that allotments created by subdivision within the zone shall each have an area not less than 10ha.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 5: (File DA296/81, S81/29, DA297/81, S81/30, DA298/81, S81/31)
 APPLICANT: TASMAN SECURITIES PTY. LTD.
 OWNER: TASMAN SECURITIES PTY. LTD.
 LAND & LOCATION: PORTIONS 305 AND 306 COLLITH AVENUE, SOUTH WINDSOR
 ZONING: W.P.S.
 APPLICATION: THREE SUBDIVISION APPLICATIONS TO PROVIDE FOR THE CREATION OF 25, 15 AND 6 RESIDENTIAL ALLOTMENTS, I.E. THE OPENING OF NEW ROADS AND ROAD CLOSURE PART OF SALMON ROAD

S.E. REPORT

The proposal provides for further development of the South Windsor area and on completion will provide for the full development of Portion 305 and 306. Minor adjustment to the width of roadways is required and extension of the sewer reticulation which will discharge through to the existing pumping stations provided for the area.

T.P. REPORT

The subdivision conforms to the provisions of the Windsor Planning Scheme and the amended development control plan for the area recently approved by the Department of Environment and Planning. The applicant is contributing towards provision of open space which is to be acquired in the area.

Recommendation

Approval be granted to subdivide the land under Part 12 of the Local Government Act, 1919 (as amended) subject to:

- 1.-8. Standard conditions A(i), A(iii), A(v), A(vi), A(vii), A(ix), A(x) and A(xi).
- 9.-11. Standard conditions B(i), B(ii) residential B(iii) and B(vi).
12. The provision of half width road construction Collith Avenue complete with kerb and gutter and asphaltic concrete wearing surface to conform to Council's requirements for residential roads.
13. Satisfactory arrangements to be made for the provision of sewerage. Payment of S81/29 \$49,920; S81/30 \$31,200; S81/31 \$14,560, towards the construction of headworks, rising and carrier mains for the land being the proportion of cost applicable incurred by Council in providing for sewerage to the area.
14. All Council charges enumerated in the approval are to be subject to review at 30th June 1981 and six monthly intervals to take into account any variation in costs.

Approval be granted to subdivide Portion 305 and 306 Collith Avenue, Windsor, as shown on the plan reference 26/3/81 subject to the following conditions:

- 1.-5. Standard conditions (subdivisions) 1, 3, 7, 8 (DA296/81 \$6,000, DA297/81 \$3,750, DA298/81 \$1,750), and 10 (DA296/81 \$19,440, DA297/81 \$12,150, DA298/81 \$5,670)
6. Width of road No. 1 to be increased to 18 metres.
7. Compliance with the Council's Tree Preservation Order.
8. Payment to provide for the planting of street trees in front of the residential allotments, DA296/81 \$240, DA297/81 \$150, DA298/81 \$70.
9. Residue allotment 326 to be retained with allotment 309 pending the closure of Salmon Road and be part of DA298/81.
10. All Council charges enumerated in the approval are to be subject to review at 30th June, 1981 and six monthly intervals to take into account any variation in costs.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File 2193)

CORRESPONDENT: R.J. & V.M. ROBERTS

SUBJECT: REQUEST FOR REZONING OF LAND - LOT 27
D.P. 13541, GROSE VALE ROAD, KURRAJONG

Seeking a change of zoning from residential 2(al) to Business General 3(al) under I.D.O. 3, Colo.

T.P. REPORT

The land in question contains an existing butcher shop and a large shed structure. Some years ago the land contained "Woodhills" general store, a barber shop and a fruit shop in addition to the butcher shop. With the exception of the butchers all the other commercial buildings were razed by fire in the late 1960's.

The land is situated on the corner of Grose Vale Road and Old Bells Line of Road. The existing Business General zoning of the Kurrajong Village is all built on with the exception of one lot which has an existing approval for the erection of a hardware store.

There has been a rapid expansion of residential development in the Kurrajong, Kurrajong Heights and Bowen Mountain areas. This site could be an appropriate area as it is opposite existing commercial land.

Recommendation

The correspondents be advised that Council will give consideration to their application in the preparation of the overall Corporate Strategy Plan for the Shire.

Mr. Roberts addressed the meeting and emphasised the need for more commercially zoned land at Kurrajong.

COMMITTEE'S RECOMMENDATION

✓ THE TOWN PLANNER submit a report to the next Development Committee meeting on ways and means of this area being rezoned.

ITEM 2: (File 4785)

CORRESPONDENT: MR. E. STOCKDALE

SUBJECT: REQUEST FOR VARIATIONS OF I.D.O. 3, COLO

ZONING: NON URBAN 1(b1)

Requesting a variation of the planning instrument to allow a subdivision of Part Portion 33 Parish of Wilberforce, Tizzana Road, Ebenezer with two lots being 1 x 2 ha. (approx.) and the residual of 10 ha. (approx.).

T.P. REPORT

The subdivision applied for is not permitted in the zone in that one of the proposed lots is under the prescribed minimum 10ha.

The applicant has requested Council support in the matter on the grounds of hardship because of personal injury and diminished work capability. Statements from medical practitioners to this effect were attached with application.

CORRESPONDENCE

It is considered not advisable for Council to support further fragmentation of rural lands sending an overall study of the Shires rural areas in relation to subdivision potential.

Recommendation

✓ Council not support the proposal to vary I.D.O. 3, Colo, to allow the subdivision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File D2/2)
 CORRESPONDENT: MR. I.J. JOHNSTON
 SUBJECT: REQUEST FOR VARIATION OF WINDSOR PLANNING SCHEME

Requesting a variation of the Windsor Planning Scheme to allow development of Lots 19 and 20, Hawkesbury Street, Pitt Town, for residential purposes.

T.P. REPORT

The correspondent requests Council support his objection to the provisions of the Windsor Planning Scheme that requires land to have an area of 8ha. in a Non Urban 1(d) for the erection of a dwelling in respect of Lots 19 and 20 Section 1 Hawkesbury Street, Vermont, Pitt Town.

The area of each Lot is 2,023m² (21,776ft²) and Council has supported previously similar requests in the village area of Vermont. The Department of Environment and Planning can give concurrence for such a proposal under State Environmental Planning Policy No. 1.

Recommendation

That Council support the objection against the provisions of the Windsor Planning Scheme to allow the erection of a dwelling house on each of Lots 19 and 20 Section 1 Hawkesbury Street, Vermont, Pitt Town as the provision requiring an area of 8 ha. is unnecessary and unreasonable in the circumstances.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 4: (File R2/1)
 CORRESPONDENT: STATE RAIL AUTHORITY OF NEW SOUTH WALES
 SUBJECT: PROPOSED RAILWAY STATION AT LEVEL CROSSING ROAD, VINEYARD

T.P. REPORT

The State Rail Authority has advised that the proposal for an additional railway station at Level Crossing Road has been investigated but declined at this time. The matter arose from a letter from Mr. Johnson of Level Crossing Road. This question will again be investigated with the planning for the Vineyard area when released for residential use.

Recommendation

Mr. Johnson be advised of the reply from the State Rail Authority.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 5: (File M14/1)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT & PLANNING

SUBJECT: EXTRACTIVE INDUSTRY POLICY

The Department has acknowledged discussions held with officers of the Department and Council's officers on the developing of a policy for extractive industries in the Shire.

The Department of Environment and Planning and the Department of Mineral Resources are developing a management strategy for the extractive resources, in the Sydney Region and this Council's proposal fits into the general intentions of that strategy and the information being collected by the two Departments will be made available for the developing of Council's policy.

The Department of Mineral Resources has supplied a map showing the extractive resources and extractive sites other than soil resources in the Shire and is currently working on demand in the Sydney Region for the resources and identifying alternative resources available for the local and metropolitan markets that would alleviate mining of this Shire's Resources or delay mining for a predictable number of years.

The Department of Environment and Planning are examining in detail three main topics:-

- (a) The nature, extent and location of particular resources.
- (b) The relationships between resource supply products and market demand.
- (c) Planning, land use, transportation and environmental constraints likely to affect the protection and exploration of mineral resources.

In discussions with Mr. Garth McKenzie of the Department of Environment and Planning work will start shortly on the formulation of an interim policy for Council's consideration that would contain a set of performance standards for extractive industries and the Department advises that it wishes to continue liaison with Council's officers so that the various issues that relate to extractive industries can be identified and taken into account when developing a management strategy and priority phasing plan for resource extraction.

Recommendation

The letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 68A/488/69)

CORRESPONDENT: BLUE METAL & GRAVEL LIMITED

SUBJECT: SAND EXTRACTION FREEMAN'S REACH

T.P. REPORT

The correspondent has requested that in conjunction with their extraction of materials from the northern side of the Hawkesbury River along the Freeman's Reach, they be allowed to stock pile the material on the land owned by the Company on the southern side of the River.

CORRESPONDENCE

Mr. Coffey of B.M.G. advised that in regard to the stock piles on this land that can be seen from The Terrace, the Mines Department in conjunction with the Company excavated some material for samples and left the excavation for dams for the property. No excavation is continuing and no spoil was removed from the site.

In regard to the stockpiling from excavations from the river on land covered by the provisions of the Windsor Planning Scheme, this use is not permitted in a Non Urban 1(d) zone. Mr. Coffey was advised of this fact in discussions held at the Council's Offices in April, 1981. There would also be visual impacts for such a proposal on this land.

Recommendation

The correspondent be advised that notwithstanding the visual impact such a proposal would have, the use of stockpiling of material is not a permitted one within the provision of the Windsor Planning Scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 913)

CORRESPONDENT: F. MATYUS

SUBJECT: MEDIUM DENSITY HOUSING DEVELOPMENT ON LOT 10
WILLIAM STREET, NORTH RICHMOND

T.P. REPORT

The correspondent applied to Colo Shire in November, 1980 requesting support for a variation to I.D.O. 3 Colo to permit a two storey residential flat development containing 12 flats.

That Council resolved not to support the matter pending the preparation of a plan of development for this land and adjoining and adjacent lands bounded by Bells Line of Road, Grose Vale Road, William Street and Charles Street, such plan to be prepared by Council and to indicate desired overall development and inviting public comment.

To date this plan has not been prepared and the correspondent has requested reconsideration of his proposal.

It is considered that a single storey flat development would be more in keeping with the low density development of the area and would also conform to recently approved single storey flat development in William Street near Redbank Creek.

This has been discussed with the correspondent who has stated that it would not be economically viable to build only single storey units.

Recommendation

1. Council not support a variation of Interim Development Order No. 3, Colo by the preparation of a Local Environmental Plan to allow the development as proposed.
2. The applicant be invited to submit a proposal for the development of the land by the erection of a single storey residential flat building.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE referred back to the Town Planner for further report.

CORRESPONDENCE

ITEM 8: (File D2/11)

CORRESPONDENT: DR. J. McLEOD (SECRETARY, BOWEN MOUNTAINS ARTS AND CRAFTS SOCIETY)

SUBJECT: ESTABLISHMENT OF A MONTHLY ARTS AND CRAFTS MARKET IN FRONT OF KURMOND SHOPPING CENTRE

T.P. REPORT

The correspondent has written requesting permission to use land in front of the Kurmond shops for a market to be held on the first Sunday of each month between 10 a.m. and 5 p.m. on a regular basis. The justification for this is to promote and market craftwork and original work of the Kurrajong-Bowen Mountain area, e.g. pottery, toys, herbs and herb products, organic products, handwoven woollen goods, wrought iron work, wood carving, woodwork, ceramics and paintings.

The land in question is Council road reserve and is presently used for parking associated with the shops.

The use would be classified as a roadside stall which is not one allowable within the relevant residential 2(al) zone and on a main road and consequently would need the concurrence of the Department of Environment and Planning in the preparation of a Local Environmental Plan.

It is extremely unlikely that the Department would concur to such use as it is against its "ribbon development" policy.

Recommendation

The applicant be advised that Council is unable to approve of their application to use the land for the proposed purpose.

Councillor Horrex declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE REQUEST BE further investigated with the Department of Environment and Planning with a view to approving the request.

ITEM 9: (File DA.343/81)

CORRESPONDENT: SMAIL RHODES & CO.

SUBJECT: REQUESTING COUNCIL SUPPORT TO PREPARE A LOCAL ENVIRONMENTAL PLAN TO PERMIT AN EXISTING DWELLING TO BE USED FOR SALE OF ANTIQUES, PAINTINGS, BRIC-A-BRAC AND THE LIKE

LAND: NO. 335 WINDSOR STREET, RICHMOND

ZONING: RESIDENTIAL 2(a) W.P.S.

T.P. REPORT

The proposal refers to the semi-detached dwelling on the corner of Windsor and Chapel Street. The applicant lives in the adjacent semi-detached dwelling and is seeking to use the building following its complete restoration for what is described as a "low-key commercial use" to ensure the economic viability of the building.

The building is on the Historic Building Map and is an important part of the streetscape of Richmond and in particular that western end of Richmond in the vicinity of St. Peters Church of England.

CORRESPONDENCE

It is opposite a Commercial Building (Tyre Retreading Business) and adequate parking is available on the site, with access from Chapel Street.

The need for some type of commercial use of historic building to ensure their viability is recognised and it is considered that the use of the building as proposed is suitable and compatible to the area.

Recommendation

1. Council support the preparation of a Local Environment Plan to allow the use of the existing dwelling at 335 Windsor Street, Richmond for the sale of antiques, paintings, bric a brac and the like, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA.281/51)

CORRESPONDENT: N.J.F. JOHNSON

SUBJECT: REQUESTING COUNCIL SUPPORT TO PREPARE A LOCAL ENVIRONMENT PLAN, TO PERMIT AN EXISTING BUILDING TO BE USED FOR SALE OF FODDER, STOCK FEED AND GRAIN, ETC.

LAND: LOT 4 D.P. 513000 PITT TOWN ROAD, McGRATHS HILL

ZONING: NON-URBAN 1(b) - W.P.S.

T.P. REPORT

The existing building was erected in 1964 and has been used since then for "Rural Industry" purposes - a permissible use in that zone.

The proposed use which could generally be described as a "Produce Merchant" is not a "Rural Industry" as described in the Windsor Planning Scheme, although it is a use compatible to the site and the area.

The plan submitted with the application provides adequate parking, loading and vehicle manoeuvring areas and it is considered a suitable use for the building. The site is adjacent to two major mushroom growing and composting operations.

It is considered that the use of the building for sale of produce will not have any greater impact on the area or on traffic generation than its use as a "Rural Industry" and the application is one that could be supported by Council.

Recommendation

1. The Council support the preparation of a Local Environment Plan to allow the use of the existing building on Lot 4 D.P. 513000 Pitt Town Road, McGraths Hill for the sale of fodder, stockfeed, grain, seed and fertilisers and the application be forwarded to the Department of Environment and Planning for determination.

CORRESPONDENCE

2. That the Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980 be supplied.

Councillor Horrex declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA.352/81)
 CORRESPONDENT: GOSPERS WINDSOR BUS SERVICE PTY. LTD.
 SUBJECT: REQUESTING COUNCIL SUPPORT TO PREPARE A LOCAL ENVIRONMENT PLAN TO PERMIT AN EXTENSION OF THE EXISTING BUS DEPOT ON TO ADJACENT LAND
 LAND: LOT 1 D.P.21482 CORNER GEORGE & THORLEY STREETS, SOUTH WINDSOR
 ZONING: NON-URBAN 1(b)

T.P. REPORT

The correspondent's present depot and dwelling is located on the adjacent Lot 5 and it is proposed to use the rear part of the subject corner Lot 1, to construct an additional bus shelter shed, together with an additional driveway to Thorley Street and associated hard standing areas for buses.

The building will be located 20 metres from Thorley Street and the existing trees along the street frontage are to be retained in addition to construction of a 3m. landscaped strip inside a 1.2m. high security fence.

The existing dwelling on the George Street frontage is to be retained.

A condition of the approval of the existing depot, Thorley Street was constructed and sealed by the applicants and the additional facility now being sought, can be adequately served by the existing road.

The proposed shed is to be constructed in "colourbond" material and so located as to provide some degree of privacy to the existing dwellings in George Street.

It is considered that the expansion of the existing depot to that part of the land bounded by the western side of the proposed building would not interfere with the amenity of the area and could be supported by Council.

Recommendation

1. That Council support the preparation of a Local Environment Plan to allow the use of Part of Lot 1, D.P. 21482 Thorley Street, Windsor for a Bus Depot, in accordance with the plan dated 18th May Ref. 81082, and the application be forwarded to the Department of Environment and Planning for determination.
2. That the Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980 be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 12: (File DA342/81)
 CORRESPONDENT: PETER AND JILL HUPALO
 SUBJECT: REQUESTING COUNCIL'S SUPPORT TO PREPARE A
 LOCAL ENVIRONMENTAL PLAN TO PERMIT AN EXTENSION
 OF THE EXISTING USED CAR SALES YARD
 LAND: NO. 393 GEORGE STREET, WINDSOR
 ZONING: RESIDENTIAL 2(a)

T.P. REPORT

The correspondents presently conduct the adjacent used car sales yard on the corner of George Street and Richmond Road and it is proposed to extend the existing showroom, workshop and car display areas on to the adjacent property in George Street.

An additional entry is to be constructed and adequate off-street parking for customers vehicles provided, to serve the overall development.

The subject site is in an area sought by Council to be zoned Special Business in the Varying Scheme wherein the proposed use would be permissible.

As the proposed use is compatible to land uses sought by Council for that area, there is no objection to the extension of the existing car sales yard and associated buildings.

Recommendation

1. Council support the preparation of a Local Environmental Plan to allow the extension of the existing used car sales yard and the use of 393 George Street, Windsor for the sale of used cars, in accordance with the plan submitted with the application dated 14th May, reference 81081, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 373/1/80)
 CORRESPONDENCE: JEJIDA PTY. LTD.
 SUBJECT: REQUESTING PERMISSION TO ADDRESS COUNCIL IN
 RESPECT TO THE PROPOSED CONDITION FOR
 MAINTENANCE OF COUNCIL'S ROAD FOR THEIR
 EXTRACTIVE INDUSTRY

Advising that the points (a) to (k) are being dealt with by various consultants and will be lodged with Council shortly and that the contribution sought is out of context with the agreement Council and its officers reached with the extractive industries operating in the Hawkesbury River.

T.P. REPORT

Arrangements have been made for Mr. John Bate of Jejida Pty. Ltd. to meet Council at 11.00 a.m.

CORRESPONDENCE

The application to extract sand and gravel from the bed of the Hawkesbury River was considered by Council at its meeting on 12th May, when it was deferred pending the applicant supplying the information required under items (a) to (k) set out below and submit a signed agreement incorporating the requirement to pay four cents per tonne per kilometre towards the maintenance of roads.

The matters requested in (a) to (k) are as follows:

- (a) No quantitative indication is given to the noise level emanating from the proposed work and in particular the effect the proposal will have on the activities undertaken at the St. John of God Hospital.
- (b) Insufficient geomorphological details given on the effect the deepening of the channel will have on the bank of the St. John of God property and Clarke Island.
- (c) No details given in respect of the controls and excavation depths of the proposed extraction, reference is made to Council's general conditions but these are not appended to the report.
- (d) No details given of the actual outlet of traffic to Yarramundi Lane, any access through the orchards would need to be constructed and sealed.
- (e) Report discounts the visual impact of the development on the residents in general and makes no reference to the effects on the population of the St. John of God Hospital complex.
- (f) Details of the effect of road usage on Yarramundi Lane, Old Kurrajong Road and part of Ridges Lane has not been adequately covered and more details are required of existing and proposed traffic usage.
- (g) Further details required of the plan of operations at the junction of the Nepean and Grose Rivers and in the narrow channel between Clarke Island and the river bank.
- (h) No details given of method of maintaining river flow through spits for canoes and small craft.
- (i) No details given of methods proposed to adequately control turbidity of the water downstream from the excavation, levels are required as well as quantity and distance downstream of the extraction to which turbidity will extend or likely to extend. Bunding may be required to control turbidity.
- (j) Details should be given of the requirements of the Water Resources Commission in regard to bank restoration, batters and depths of excavation and these matters incorporated in application.
- (k) No details given of any screening plant proposed on site.

Recommendation

The submission to be made by Mr. Bate be considered in conjunction with the determination of the application.

Mr. Bate addressed the Committee on the application submitted by Jejida Pty. Ltd.

COMMITTEE'S RECOMMENDATION

THE MATTER BE considered when the information is received from Mr. Bate, including the question of the levy, and before a decision is made the area be inspected.

ITEM 14:	(File P7/28)
CORRESPONDENT:	RUTH ARNDELL
SUBJECT:	OBJECTION TO THE MINIMUM AREA REQUIREMENTS OF THE PROVISIONS OF THE WINDSOR PLANNING SCHEME
LAND:	LOT 18 THRELKELD DRIVE, CATTAL
ZONING:	W.P.S. - PART NON URBAN 1(b) V.S. - PART NON URBAN 1(c)

Requesting Council's support to an objection under State Environmental Planning Policy No. 1 to permit the creation of one additional 2ha. allotment at the northern end of Threlkeld Drive.

CORRESPONDENCET.P. REPORT

- The land has a total area of approximately 13ha. and the proposal (which is basically only an adjustment of the boundary separating the two different Non Urban zones) leaves the larger allotment with an area in excess of the minimum of 8ha. A minor extension of the cul de sac on Threlkeld Drive is proposed to give access to both lots.

The proposed additional lots both have a considerable area above the 16m contour for the erection of a dwelling and there is no objection to Council supporting their objection.

Recommendation

1. Council support the objection against the minimum standard area requirement under State Environmental Planning Policy No. 1 to permit the subdivision of Lot 18, D.P. 259650 Threlkeld Drive, Cattai, in accordance with the plan prepared by Peter Freeburn, reference No. 8538.
2. The matter be referred to the Department of Environment and Planning for their concurrence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:	(File P7/123)
CORRESPONDENT:	DEPARTMENT OF MAIN ROADS, N.S.W.
SUBJECT:	USE OF LAND FOR THE ESTABLISHMENT OF A TRAFFIC FACILITY ELECTRICAL CREWS (TRAFFIC LIGHTS) OFFICE
LAND:	MILEHAM STREET, WINDSOR
ZONING:	RESERVED FOR OPEN SPACE

T.P. REPORT

The proposal refers to that small area separating the Department of Main Roads buildings from the adjacent factory complex which has a frontage to Mileham Street of 20.38 metres with an area of 3608 m² and had been used in earlier times as an access from Mileham Street to the former R.S.L. speedway. The land is no longer used by the R.S.L. and is a natural area for extension of the adjacent Department of Main Roads works offices. There is no objection to the use of the land for the purpose stated by the Department, however, it will be necessary for the Local Environmental Plan to be made to permit their use.

Recommendation

1. Council support the preparation of a Local Environmental Plan to allow the use of the land as shown on plan reference 38M1313 for the use by the Department of Main Roads, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department of Environment and Planning be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 16: (File 68A/439/79)

CORRESPONDENT: MRS. D. SEYMOUR

SUBJECT: ALTERATION OF CONDITION OF CONSENT - BOARDING
AND BREEDING KENNELS, 441 KURMOND ROAD,
FREEMANS REACH

T.P. REPORT

Colo Shire approved of an application on 30th October, 1979 for the development of the above subject to numerous conditions one of which was the establishment of an earth mound surrounding the kennels and suitably landscaped to restrict noise emanating from the development.

All other conditions have been complied with except for the above and the correspondent has now written stating that it is unreasonable to completely surround the kennels with mounding because of the adverse effect on dogs due to water unable to be properly drained, lack of sunshine and lessened airflow.

An inspection of the property has revealed that an earthmound has been constructed on the southern side of the kennels and facing the road and nearest houses and that the other sides of the kennels are adequately screened by dense stands of trees. The overall screening appears adequate in the circumstances as the kennels cannot be seen from the road or adjoining properties and any noise emanating would be adequately dissipated.

Recommendation

Condition No. 5 of Consent No. 3490 issued by Colo Shire Council on 20/10/79 be waived as the existing vegetation and construction of one earth mound on the southern side of the kennels is adequate to satisfy the original intent of the condition.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File P7/122)

CORRESPONDENT: DASARA PTY. LTD. AND YECONA PTY. LTD.

SUBJECT: APPLICATION FOR COUNCIL'S SUPPORT FOR THE
PREPARATION OF A LOCAL ENVIRONMENTAL PLAN TO
ALLOW COMMERCIAL DEVELOPMENT OF LOT A AND B,
F.P. 331621, 17 WEST MARKET STREET AND 296-298
WINDSOR STREET, RICHMOND

ZONING: W.P.S. - GENERAL BUSINESS 3(a), RESIDENTIAL
2(c) AND I.D.O. 28 WINDSOR
V.S. - GENERAL BUSINESS 3(a)

T.P. REPORT

Application is to gain Council's support for preparation of a Local Environmental Plan to allow the commercial development of the above land, which is "L" shaped with frontage to Windsor Street and West Market Street. The land contains shops to Windsor Street and a dwelling used as offices in West Market Street.

CORRESPONDENCE

The proposal is a single storey structure containing 11 retail shop units and 4 office units. The shops front an arcade off Windsor Street and the office units are off West Market Street. The shop arcade adjoins the existing arcade of Dr. Wu's development. Parking is provided for 30 vehicles on the site with access from West Market Street.

The present zoning of the land does not allow the total development although the 3(a) zoned land allows eight of the proposed shops and the I.D.O. 28 allows the office section of the development. Three shops and part of the parking area is within the Residential 2(c) zone.

The plan allows for a beautification strip along West Market Street and landscaping should be provided on the edge of the parking area. The applicant states that the development will be constructed of materials harmonious to adjoining properties to Council and the Heritage Council's requirements.

The site in West Market Street is between the historic St. Andrews Church and the historic C.B.C. Bank and stables which are shown on the Historical Buildings Map of the Windsor Planning Scheme. With the final plans, great care would need to be given to the external design to ensure compatibility with the adjoining historic buildings.

The proposal conforms to the Council's proposed Varying Scheme.

Recommendation

Council support the preparation of a Local Environmental Plan to allow the commercial development of Lots A and B, F.P. 331621 No. 17 West Market Street and 296-298 Windsor Street, Richmond, the information as required by Clause 5 of the Environmental Planning and Assessment Regulations be supplied, the proposal be forwarded to the Department of Environment and Planning for determination and the Department be advised that in Council's opinion a map or environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and the Town Planner look at the total parking area for this section of Richmond and bring back a further report on the possibility of the extension of the parking area behind the Council owned properties in March Street, and behind the Richmond Nursing Home.

ITEM 18: (File D2/11/292)

CORRESPONDENT: S. COMINO AND P. COLLIER

SUBJECT: ALTERATION OF PARKING AND VEHICULAR MANOEUVRING AREA, SQUASH COURTS, CORNER MACQUARIE AND BRABYN STREETS, WINDSOR

Advising that the building is nearing completion and it is obvious that for better use of the area for parking it should be relocated to be adjacent to the landscaped area along the Macquarie Street frontage.

T.P. REPORT

The plan approved with the consent given on 11/9/79 provided for 19 off-street vehicular parking spaces around and adjacent to the perimeter of the building. The suggested revised parking layout will provide for a better utilisation of the space available between the landscaped area and the building and will also remove the necessity for a second vehicular entry from Brabyn Street, while at the same time relocating the entry further from the corner of Macquarie Street.

CORRESPONDENCE

There is no objection to this minor rearrangement.

Recommendation

The revised parking layout be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19: (File P7/121)
 CORRESPONDENT: GORDON TAYLOR HOLDINGS PTY. LIMITED
 SUBJECT: REQUESTING COUNCIL'S SUPPORT TO PREPARE A
 LOCAL ENVIRONMENTAL PLAN TO PERMIT STORAGE AND
 DISPLAY OF CARAVANS
 LAND: LOT 1, D.P. 535140 CORNER WINDSOR ROAD AND
 GROVES AVENUE, VINEYARD
 ZONING: NON URBAN 1(b)

The subject site is adjacent to the Mulgrave industrial area and it is proposed that the development be located on that part of the land nearest the industrial area. The proposal also includes a caretaker's dwelling. A dwelling is permissible under the provisions of the Windsor Planning Scheme.

The applicant in his submission states:

- "1. As we have been the owners of this lot for several years - now it would be prohibitive for us to procure another industrial lot of the size we need for the storage of our caravans and therefore we would not further develop our company's activities, thus causing a lack of employment opportunity to Shire residents and a loss of commercial activity to the Hawkesbury Shire.
2. The type of business planned is not noisy, dirty or unsightly but rather one which fits into the aesthetics of a rural scene, i.e. camping, leisure and outdoor living.
3. With the recent development of other industrial premises in Groves Avenue and namely the adjacent large fuel storage depot, we feel that our proposal would offer a pleasant rural type buffer to the Windsor Road. This lot would also prove an undesirable home site with the possible danger of fire and explosion.
4. Traffic flow on the Windsor Road would not be interrupted as it is planned to use the Groves Avenue entrance to the rear of this lot."

The plan submitted with the application proposed the retention of the existing trees with additional trees to be planted along the Windsor Road frontage together with a 15metre wide landscaped strip along Groves Avenue.

While the site is adjacent to the Mulgrave industrial area, because it is on a corner that has restricted turning capability and is already subject to considerable heavy traffic movement into Windsor Road it is not a suitable site for the proposed use.

The site is at the commencement of the proposed deviation of Main Road No. 184 and joins on the southern side, the road proposed to be constructed between Groves Avenue and Park Road. Apart from the traffic considerations, it is considered that support of this proposal could lead to further applications of commercial/ industrial type developments along the Windsor Road frontage, which is undesirable when there is land available appropriately zoned in the vicinity for that development.

Recommendation

Council not support the application for a Local Environmental Plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 20: (File DA295/81, 909-46)

CORRESPONDENT: STEPHEN, JACQUES & STEPHEN

SUBJECT: REQUESTING COUNCIL'S SUPPORT FOR AN APPLICATION TO THE DEPARTMENT OF ENVIRONMENT AND PLANNING UNDER STATE ENVIRONMENTAL PLANNING POLICY NO. 1 SEEKING RELAXATION OF THE PROVISIONS OF CLAUSE 22(1)(c), I.D.O. 3, SHIRE OF COLO

"We act for Frank Edward Grace who is the owner of Portion 15 Parish of St. Albans, being the land comprised in Old System Conveyance registered number 347 book 2914.

We also act for Leo Burnett Pty. Limited, which company is the owner of Lot 25 in Deposited Plan 547496, being the whole of the land comprised in Certificate of Title volume 12627 Folio 180.

Our clients propose to subdivide their respective lands in accordance with the enclosed plan by John M. Daly & Associates Pty. Ltd. The intention is to create a new lot which comprises the north-eastern section of Lot 25 which would have a south-western boundary through the middle of the bed of the MacDonald River. That part of Lot 25 to the south-west of the centre of the river is to be amalgamated with the whole of Portion 15.

In view of the fact that Lot 1 will have an area of less than 40 hectares we understand that a development application must be made supported by a written objection that compliance with that development standard is unreasonable or unnecessary in the circumstances of the case, and specifying the grounds of that objection.

As you will see from the enclosed plan the MacDonald River runs through Lot 25 although prior to the river moving to its present position, both Lot 25 and Portion 15 had a frontage to the river. This subdivision will enable both land owners to have substantial frontage of the river and to use and enjoy the river.

Also the fact that the MacDonald River presently bisects Lot 25 makes it difficult for the owner of Lot 25 to fully utilise and enjoy the whole of the land comprised in the Lot.

Thus, if that part of the new Lot 2 that was formerly part of Lot 25 situated on the South West side of the river is amalgamated with and transferred to the owner of Lot 2, it will enable that part of Lot 25 to be better utilised and enjoyed.

In view of the circumstances outlined above, we feel that compliance with the development standard is unreasonable and unnecessary and accordingly ask that you treat this letter as a written objection under Clause 6 of State Environmental Planning Policy number One.

We would be pleased to receive your decision in this matter as soon as possible."

T.P. REPORT

An application has been lodged for an adjustment of boundaries involving subdivision, proposing the enlargement of one allotment and the reduction of the other allotment.

Since the allotments offered for adjustment are in differing ownership Council must deal with the application under the provisions of Clause 22 (1)(c) of I.D.O. 3 Shire of Colo which clause requires that the lesser of the allotments resulting from the adjustment shall have an area not less than 40 ha.

CORRESPONDENCE

Each of the allotments offered for adjustment however, is itself less than 40ha. and in the circumstances the restrictive nature of the clause is considered unreasonable.

Recommendation

Council support the application to the Department of Environment and Planning and Planning for an objection under State Environmental Planning Policy No. 1 to vary the minimum area of the residual allotment below 40ha. as required by Clause 22(1)(c) of Interim Development Order No. 3, Shire of Colo.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 21: (File 625-94)

CORRESPONDENT: GLOSSODIA COMMUNITY INFORMATION AND NEIGHBOURHOOD CENTRE

SUBJECT: SITE FOR GLOSSODIA COMMUNITY CENTRE

"As requested by you in our phone conversation last Friday, I have noted the outcome of the Residents meeting held last Saturday at the Spinks Road site.

The present site is unacceptable to adjoining residents, therefore alternative sites were chosen and are as follows,

1st Choice

Off the Golden Valley Drive access, toward the rear right hand side of the block known as lot 484 (as shown on Glossodia, Parish of Currency aerial map).

2nd Choice

Spinks Road access, but resited directly behind present position. (Area can be seen as an almost cleared section parallel to original site.) With adequate Pedestrian Lighting.

We request whatever site is finally selected, that the front of the building would be faced toward the road.

Thank you for your co-operation."

S.E. REPORT

See Item 1 of the Shire Engineer's Report to this meeting.

COMMITTEE'S RECOMMENDATION

THE COMMUNITY HALL be sited on Lot 484 Golden Valley Drive as indicated by the Glossodia Hall 527 Committee as their preferred site.

CORRESPONDENCE SUBMITTED FOR INFORMATION

It is recommended that the letters in this section be received and appropriate replies forwarded where necessary.

THE NATIONAL TRUST OF AUSTRALIA.

1. H2/3 - Advising that 155-157 March Street, Richmond has been recommended for classification on the Trust's register.

CORRESPONDENCE SUBMITTED FOR INFORMATION

2. H2/3, DA.262/81 - Advising St. Monica's Roman Catholic Church and Presbytery, Bourke Street, Richmond has been classified and included in the Trust's Register.

DEPARTMENT OF ENVIRONMENT & PLANNING

3. 1377-2 - Advising that the Director has issued a Certificate under Section 65 of the Act to allow the public exhibition of the proposed Local Environment Plan for a subdivision of Lot 9 D.P. 593181 East Kurrajong Road, East Kurrajong for Mrs. P. Boyd.

4. 4295 - Advising that the Director has issued a Certificate under Section 65 of the Act to allow the public exhibition of the proposed Local Environment Plan for a subdivision to allow access through Lot 96 D.P. 214752 Spinks Road, Glossodia to Portion 137.

5. 135-2(C) - Advising that the Director has issued a Certificate under Section 65 of the Act to allow the establishment of a 48-unit motel/restaurant complex on Lot 1 and Part Lot 2, D.P. 536078 Bells Line of Road, North Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File DA185/81)

SUBJECT: DEDICATION OF 22' STRIP OF LAND REAR OF GEORGE STREET PROPERTY BETWEEN ARGYLE AND CAMPBELL STREETS, SOUTH WINDSOR

In 1972 it was decided by Windsor Municipal Council to accept the dedication of this 22' strip for widening of the lane at the rear of the above properties and it was the intention that the property owners who agreed would not be required to make a contribution for parking.

Condition No. 10 of the Development Application submitted by Mr. P. Comito in respect of Lot 1, D.P. 550145, No. 487 George Street, Windsor for the erection of a two storey addition to the rear of the existing shops, to the previous Development Committee is contrary to this decision.

Recommendation

The condition be deleted from the approval.

COMMITTEE'S RECOMMENDATION

CONDITION NO. 10 reading:

"10. Payment of a contribution of \$18,000 towards provision of off-street parking not provided with the development calculated at the rate of \$1,800 per space for the 10 spaces required to Council's code."

be deleted from the approval.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-94)

SUBJECT: GLOSSODIA COMMUNITY HALL

Council has resolved to provide community facilities on Woodbury Estate land at Glossodia.

SHIRE ENGINEER'S REPORT

To complement this area as a community centre an approach has been made to the Department of Education for that Department to establish both Primary and Secondary Education facilities within the area of 20.16ha. On the basis of the indications received from the Department, some 10ha. will be required on the eastern portion of the estate fronting Golden Valley Drive for the establishment of both primary and secondary school facilities.

A site plan, exhibited at this meeting, has been prepared, where the Community Hall was proposed to be located on the Kentucky Drive frontage. The Hall Committee has indicated that this suggested location was not convenient to access from the main residential area and that Committee requested the hall be located at the Spinks Road frontage.

Following development approval of Council at the Ordinary Meeting of 12th May, 1981 site works were undertaken and the building was proposed to be installed on or about 26th May, 1981.

Objections to the Spinks Road site have been received from :

D.R. and M.J. Williams	290 Spinks Road
I. and J. Terwiel	Spinks Road
Shirley Symons	254 Spinks Road

It is understood that a meeting of the Glossodia Progress Association is to be held on Saturday, 23rd May, 1981, any resolution from this meeting will be made available to this Committee.

It is considered that, in view of the requirements of the Education Department, that the other community facilities such as the hall and shops should be situated toward the Spinks Road frontage, however these could be set back sufficient so as not to intrude into the residential environment. A plan indicating the proposed hall site and alternate site is exhibited at this meeting.

Recommendation

The community hall be sited on Lot 514 Spinks Road, Glossodia, as indicated on Plan No. 1908-8 and the associated car parking area be established at a distance of not less than 50 metres from Spinks Road.

COMMITTEE'S RECOMMENDATION

See Correspondence Item 21.

TOWN PLANNER'S REPORT

ITEM 1: (File 913-3)

SUBJECT: NORTH RICHMOND COMMERCIAL AREA

The development of the North Richmond Commercial Area is presently controlled by a plan adopted by Council and concurred in by the Department of Environment and planning and also by Clause 56(C) for I.D.O.3 Colo.

The plan requires a 20 metre building line to Bells Line of Road and Grose Vale Road which includes a 8.5 metre wide landscaped area adjacent to the road alignment. Pitt Lane is proposed to be widened by approx. 6 metres to 20 metres wide and a building line of 15 metres is shown to this new alignment and the alignment of Riverview Street. Within this 15 metre building line a 4.5 metre wide landscaped area is proposed adjacent to the road alignments. The area between the landscaped area and the building line is intended to be used for parking and driveways. Parking could be provided for approximately 240 vehicles however this assessment is difficult to calculate as access to future buildings and loading and unloading areas are not known.

TOWN PLANNER'S REPORT

The total area available for commercial buildings is approximately 18,900 m² which, if totally developed for one storey buildings, at the rate of one space per 37m² of gross floor area, would require approximately 500 spaces for customers' and employees' vehicles.

This periphery type parking area will be fragmented until the commercial area is substantially developed and if, developed and retained in private ownership, could prove difficult for customers to use and journeying between if disputes arise with adjoining owners. To ensure continual legal access between various sections of the privately owned parking areas would be extremely complex.

The overall design of the commercial area has been reviewed, and a new plan developed for Council's consideration. This plan has endeavoured to take into consideration existing commercial development as in many cases this development will remain for a considerable time and as far as possible should fit into the new development approved in accordance with the new design. Consideration has also been given to recently approved development to ensure their operation is not affected by this new concept.

The plan involves the following design features:

- No vehicular access to Bells Line of Road or Grose Vale Road.
- Vehicular access to be from Riverview Street in three locations and one access from Pitt Lane.
- Pitt Lane to remain its existing width and be made one way from Bells Line of Road.
- Construction of a turning circle at the end of Riverview Street.
- Reduction of building lines to Bells Line of Road and Grose Vale Road to 7 metres made up of 4 metres of landscaping adjacent to the road alignments and 3 metres for pedestrian footpaths adjacent to the buildings, pedestrian access will be possible across the landscaped access where required for access to commercial development.
- Reduction of building lines to Pitt Lane and Riverview Street to 5.5 metres made up of 2.5 metres landscaping adjacent to the road alignments and 3 metres for pedestrian footpaths adjacent to the building, pedestrian access will be possible across the landscaped areas where required for access to the commercial development.
- Incorporation of the footpath areas of the roads within the landscaped areas with the pedestrian movements being confined where possible with the commercial development.
- Provision of three parking areas within the commercial area,
 - (a) The eastern parking area with access from Pitt Lane and Riverview Street to provide approximately 83 spaces. This would involve the acquisition of 2 properties and some rear yards.
 - (b) A centre parking area incorporating the Market Town development to contain approx. 118 spaces. This area would involve the acquisition of three properties.
 - (c) The western parking area at the corner of Grose Vale Road and Riverview Street to provide approximately 76 spaces with access from Riverview Street. This parking area would involve the acquisition of two properties and some rear land.
- All three parking areas are linked internally and between parking area (b) and (c) would involve the acquisition of some rear properties, to provide that internal link.
- Provision of pedestrian pathways along all the areas available for commercial development.

TOWN PLANNER'S REPORT

The total area available for commercial developments on this plan is approximately 16,470m² and if totally developed for single storey development would require provision of 445 spaces. The parking areas totally provide 277 spaces and, while this is much less than the maximum that may be needed, it is expected some development would provide on site parking and it is highly unlikely the commercial area would be totally developed even in the long term.

As can be seen from the plan, all the existing commercial development can remain without seriously affecting the overall plan and properties required for car parking can be acquired by Council as available and constructed as adjoining commercial development requires.

This variation to the control plan requires the preparation of a Local Environment Plan. Clauses 56(c), 48 and 30 of the Order require amendment to allow the implementation of the new design.

It is felt that prior to Council accepting the plan the proposal should be advertised for public comment. The plans submitted for Council's consideration show the new commercial area coloured blue with pedestrian footpaths, landscaping and parking areas. Another plan has been prepared with the existing land uses coloured, blue for commercial land and red for residential under an overlay of the new design.

Recommendation

That the proposed plan for the development of the North Richmond Commercial area be advertised for 21 days for public comment and a further report be presented to Council at the expiry of the advertising period.

Councillor McEwan declared an interest in this item.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted:

Property owners
Plan of North Richmond

ITEM 2:

(File 68A/10/78, 68A/11/78)

SUBJECT:

EXTRACTION OF LAND & SOIL PORTIONS 37,67,
68,69,73,118,122,125 & 184 PARISH OF MEEHAM
LOWER PORTLAND - MARTIN BROS. SOIL PTY. LTD.
& OTHERS

An injunction was granted by Mr. Justice Needham in 1979 to cease the use of the above portions for the extraction with the exception of Portion 37 which Mr. Justice Needham found had existing-use rights. An appeal to the Court of Appeal was upheld in favour of Martin Bros. Soil Pty. Ltd., the end result of which gives existing use rights to all the Portions.

A Notice of Motion for special leave to Appeal and a Notice of Appeal to the High Court was lodged to preserve Council's position.

Advice has now been received from Council's Solicitor, Mr. A. Walmsley, that the continuance of the Appeal would not be worthwhile and in view of the previous decision, would be a fruitless exercise. Negotiations are being undertaken through the solicitor in an endeavour to have the sites restored upon completion of the extraction.

Recommendation

That no further action be taken with the appeal to the High Court in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TOWN PLANNER'S REPORT

ITEM 3: (File 68A/112/78)

SUBJECT: RE-DEVELOPMENT OF PART PORTION 67 PARISH
OF NEPEAN, SPRINGWOOD ROAD, YARRAMUNDI

The Department of Environment and Planning has forwarded to Council for its views a proposal to alter the provisions of I.D.O. 3 Colo to allow the extraction of soil from Pt. Portion 67 Springwood Road, Yarramundi by Tilmunda Pastoral Company.

Council inspected the site on 12th May and deferred the matter to allow consideration of a submission lodged at the time of the inspection. The submission contains answers to the points raised in the Town Planner's report on the proposal and a copy of application and plans that were forwarded to the Department of Environment and Planning.

Dealing with each point raised and the applicant's response:-

1. The applicant states that the Crown Portion 57 is to revert to recreation. No definite notification has been received that this will occur and it is currently held under a Permissive Occupancy by B.M.G. The Department of Lands have advised that the occupancies are to be terminated on or before 31/3/84.
2. Conditions of approval by Water Resources Commission also include five conditions of the Commission's letter of 10.11.77. These letters are on Council's file but no plans are attached to ensure the approval relates to the plans now proposed which are dated 23.1.81.
3. The details now given on the operation of the citrus farm were not included in the application to the Department of Environment and Planning and show a loss up to June, 1979.
4. A letter from the Department of Agriculture is on Council's file. The letter does not take into consideration the change from citrus farming to turf farming, it could be assumed however the Department does not consider the loss of the citrus orchard as significant.
5. The original submission stated "there are few trees of any consequence growing on the area to be treated, so that considerable scope for planting suitable natures will exist when excavation is complete". One could assume from this that all tree growth is to be removed however this is not clear and actual details should be given so that area can be checked for significant growth that should be retained.
6. Dimensions and area of public reserve should be stated, scaled dimensions can lead to disputes in the future. There would be considerable merit if the proposal proceeds to widen the public reserve area adjacent to Portion 57.
7. No definite quantities of materials are given since no drilling has occurred.
8. Engineering plans are on Council's file but do not show the extended public reserve areas.
9. If the final regrading leaves a final grade not greater than 8% this will agree with the Shire Engineer's requirements. It is also understood that the existing bank, if more than 10% at a level less than 3 metres above the normal river flow, will not be disturbed and will remain as existing.
10. It is noted that any future deposition of soil due to flooding will be retained on the site for top dressing of the turf farm.

TOWN PLANNER'S REPORT

As stated in the report to Council on 12.5.81 the items identified by Council's officers not completely answered in the submission can be probably overcome in a full submission to Council. The main consideration is Council's views on the proposal as requested by the Department of Environment and Planning. This development is contrary to resolution of 13th January, 1981 regarding extractive industries in the Shire.

The applicant has made a further submission that Council should consider each application on its merits, irrespective of its policy and that this proposal is a carefully planned commercial operation with a limited extraction period of 4 years that will provide:-

1. A viable agricultural unit which is not the case at present.
2. Regrading and site planting will improve the appearance of the property.
3. A recreation area and amenity to the public to enjoy the attractive broadwater area which has never been available before.
4. Employment opportunities will be created firstly during the regrading and planting period. Secondly in the maintenance of the recreation area and finally, the agricultural pursuit would require employees for sowing and turf cutting.

This final submission does not raise any additional issues not already considered by Council.

Recommendation

That the Department of Environment and Planning be advised that Council is not in favour of supporting an alteration to I.D.O. 3 Colo to allow the extraction of soil from Pt. Portion 67 Springwood Road, Yarramundi.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and no objection is made to the conversion of the citrus orchard to a turf farm and levelling off to be carried by movement of the ridge soil to the gullies provided no material is removed from the site.

ITEM 4: (File DA.152/81)

SUBJECT: PRIVATE RECREATIONAL FACILITIES - LOT 1,
TIZZANA ROAD, SACKVILLE - J.B. OLDFIELD

At the meeting of 12th May a development application was deferred by Council for further information. The proposed development for three caravans and concrete block annexes is not a permitted use under I.D.O. 3 Colo not being a caravan park or recreational establishment. This has been confirmed by Council's solicitor.

The proposal was discussed with Messrs. Oldfield and Jones on 14th May, 1981 and the development intended by the applicant is more of a holiday cabin type development and a caravan park with caravans, canvas annexes and amenities block is not what the applicant desires. He wants a better development with permanent structures.

Various options were discussed including a ski club and local environment plan to vary I.D.O. 3 to allow the use. Mr. Oldfield is to come back to Council either continuing the present application or a variation for Council's consideration. A variation if submitted will be advertised provided it conforms to the provisions of the Order.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TOWN PLANNER'S REPORT

ITEM 5: (File DA.262/81)

SUBJECT: REDEVELOPMENT OF ST. MONICA'S ROMAN CATHOLIC CHURCH, CNR. WINDSOR & BOURKE STREETS, RICHMOND

The application submitted by W. McNamara Pty. Ltd. for the erection of a new church, presbytery and meeting room including the demolition of the existing church and minor outbuildings has been advertised and was to be considered at this meeting of Council.

The application had been referred to the Police Traffic Branch, the Department of Main Roads and the Traffic Authority of New South Wales and to date replies have not been received from those departments.

A number of objections to the proposal have been received including one from the National Trust who advised that the church to be demolished was erected in 1857. The Heritage Branch of the Department of Environment and Planning have advised verbally that it is intended to recommend to the meeting of the Heritage Council on 4th June, 1981 that an Order under Section 130 of the Heritage Act be placed over the property.

The Department will be advising Council that the design of the new building should be evaluated between Council and the Heritage Branch of the Department. For that purpose the Department require more information on adjacent buildings and streetscape and that information should be prepared by the applicant.

Recommendation

That the applicant be requested to prepare the information sought by the Heritage Branch of the Department of Environment and Planning for consideration in determining the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA188/81, DA193/81)

SUBJECT: RESIDENTIAL CLASS "A" FLAT DEVELOPMENT, LOTS 3 AND 4 PALMER STREET, WINDSOR

An application to erect one residential flat building containing two units on each of the lots described above was to be considered at this meeting of Council. The applications were advertised and an objection has been received. In the objection Council has been advised that the Minister for Public Works has been notified of the proposal as the land fronting Palmer Street is subject to flooding. An officer of Department has contacted Council and has requested to inspect the plans. It is considered that the plans should be forwarded to the Department for their advice prior to determination of the application.

Recommendation

The application be referred to the Department of Public Works for advice.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TOWN PLANNER'S REPORT

ITEM 7: (File D2/4)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER
DELEGATION OF AUTHORITYThe following Development Applications were approved under Delegated
Authority subject to conditions:

Applicant:	J.C. Bryden & J. Ireland
Land:	Lot 4, D.P. 32260, 688 George Street, South Windsor
Zoning:	Residential 2(d)
Application:	Erection of a dwelling house
Applicant:	Mr. R. and Mrs. J. Abel
Land:	Lot 165 Balmain Road, McGraths Hill
Zoning:	Residential 2(d)
Application:	Erection of a dwelling house
Applicant:	Forward Constructions
Land:	Lot 94 Mears Road, McGraths Hill
Zoning:	Residential 2(d)
Application:	Erection of a dwelling house
Applicant:	R.A. Pitt
Land:	3/487 George Street, South Windsor
Zoning:	General Business 3(a)
Application:	Use of existing premises as a delicatessen
Applicant:	United Permanent Building Society
Land:	233 Windsor Road, Richmond
Zoning:	General Business 3(a)
Application:	Use existing premises as a building society branch office
Applicant:	Mr. G. Brown
Land:	Lot 3, D.P. 258774 Redbank Road, via North Richmond
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erect a dwelling house and shed
Applicant:	Mr. and Mrs. M.J. Walters
Land:	Lot 2, D.P. 251145 West Portland Road, Ebenezer
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erect a dwelling house
Applicant:	Mr. and Mrs. P.W. Dilley
Land:	Lot 12, D.P. 251085 East Kurrajong Road, East Kurrajong
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erect a machinery storage shed
Applicant:	Mr. C. and Mrs. P.L. Cooper
Land:	Lot 4 Barina Drive, Colo Heights
Zoning:	I.D.O. 3 Colo Non Urban 1(a2)
Application:	Erect a dwelling, farm implement shed and garage
Applicant:	Mr. K.J. McLean
Land:	Lot 6, D.P. 202068 The Terrace, Freemans Reach
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erect a dwelling

TOWN PLANNER'S REPORT

Applicant:	Mr. J. Kelbas
Land:	Lot 1, Hanlons Lane, Bilpin
Zoning:	I.D.O. 3 Colo Non Urban 1(b2)
Application:	Erect a dwelling and carport
Applicant:	Mr. J. Hart and M/s. C. Bowden
Land:	Lot 2 Bells Line of Road, North Richmond
Zoning:	I.D.O. 3 Pt. Non Urban 1(a2)
Application:	Erect a dwelling
Applicant:	Berringdale Homes Pty. Ltd.
Land:	Lot 6 Kent Place, East Kurrajong
Zoning:	I.D.O. 3 Non Urban 1(b1)
Application:	Erect a dwelling
Applicant:	N.J. Southorn & J.M. Beck
Land:	Lot 3 Comleroy Road, Kurrajong
Zoning:	I.D.O. Colo Non Urban 1(b1)
Application:	Erect a dwelling
Applicant:	Mr. R. Taylor
Land:	Lot 28, D.P. 200129, Burralow Road, Kurrajong Heights
Zoning:	I.D.O. Colo Residential 2(al)
Application:	Erect a dwelling
Applicant:	A.E. Moran
Land:	Lot 3, Uralla Road, East Kurrajong
Zoning:	I.D.O. Colo Non Urban 1(b1)
Application:	Erect a dwelling
Applicant:	D.E. Bosanquet
Land:	82 Kurrajong Road, Kurrajong
Zoning:	I.D.O. Colo Pt. Non Urban 1(b1) Pt. Non Urban 1(b2) Subject to L.E.P. No. 1 Hawkesbury
Application:	Erect a dwelling
Applicant:	J.D. Kirby
Land:	250 Settlers Road, Lower Macdonald
Zoning:	I.D.O. Colo Pt. Non Urban 1(al)
Application:	Erect a dwelling
Applicant:	I. Johnson
Land:	Lot 1 Horsfield Road, Bilpin
Zoning:	I.D.O. Colo Pt. Non Urban 1(a2)
Application:	Erect a domestic garage
Applicant:	Berringdale Homes
Land:	Lot 1 Blaxlands Ridge Road, Blaxlands Ridge
Zoning:	I.D.O. Colo Pt. Non Urban 1(b2)
Application:	Erect a dwelling house.
Applicant:	Accent Homes
Land:	Lot 14 Tyne Crescent, North Richmond
Zoning:	I.D.O. Colo Residential 2(al)
Application:	Erect a dwelling house.
Applicant:	O'Mara Constructions
Land:	Lot 2 Keda Circuit, North Richmond
Zoning:	I.D.O. Colo Residential 2(al)
Application:	Erect a dwelling house.
Applicant:	K.S. Black & G.V. Jordan
Land:	Lot 3 Mountain View Close, North Kurrajong
Zoning:	I.D.O. Colo Non Urban 1(b3)
Application:	Erect a dwelling house.

TOWN PLANNER'S REPORT

Applicant:	Berringdale Homes Pty. Ltd.
Land:	Lot 113 Golden Grove, Freemans Reach
Zoning:	I.D.O. Colo Non Urban 1(b1)
Application:	Erect a dwelling house.
Applicant:	P. Avern
Land:	Lot 669 Red Gum Crescent, Bowen Mountain
Zoning:	I.D.O. Colo Residential 2(d)
Application:	Erect a dwelling house.
Applicant:	D. Dyer & D. Dougherty
Land:	Lot 15 Singleton Road, Wilberforce
Zoning:	I.D.O. Colo Residential 2(al)
Application:	Erect a dwelling house.
Applicant:	M. Buttigieg
Land:	Lot 516 Spinks Road, Glossodia
Zoning:	I.D.O. Colo Residential 2(d)
Application:	Erect a dwelling house.
Applicant:	Clyde Sawmilling Co. Pty. Ltd.
Land:	Lot 6 Argyle Street, South Windsor
Zoning:	W.P.S - General Industrial 4(a) V.S. - General Industrial 4(a)
Application:	Erect an open sided shed for storing materials and manufacture of roof trusses and wall frames.

COMMITTEE'S RECOMMENDATION

✓ THE REPORT BE received.

Councillor Knight arrived at this stage, the time being 12.40 p.m.

GOLAC PTY. LTD. - PORTION 28, PARISH OF MERROO, PORTION 149, PT. PORTIONS 22 AND 151, PARISH OF CURRENCY, EAST KURRAJONG ROAD, EAST KURRAJONG.

The Shire Clerk advised that a number of letters of objection had been received regarding the approval granted by the New South Wales Planning and Environment Commission for an extractive industry on the above land, and in particular the use of the road of access. The Shire Clerk gave a brief history of the development consent granted.

- ✓
1. COUNCIL OFFICERS SUBMIT a report to the Ordinary Meeting on any breach of the two conditions which are stated in the Instrument of Consent; the blocking of the access road and the construction of a building without consent.
 2. A letter be forwarded to the Minister seeking an urgent conference of all the parties concerned for the purpose of getting conditions imposed on that consent in accordance with the letter of 28th March, 1979 from the Planning and Environment Commission.

QUESTIONS WITHOUT NOTICE

Councillor Horrex referred to the footpath at the rear of the shops at South Windsor and asked if the Engineer could bring forward a report to see if the slope of the footpath can be corrected.

Engineer for report.

Councillor McEwan referred to his previous request regarding Diamond Hill and the status of the public road.

Engineer for attention.

The meeting terminated at 12.57 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 9TH JUNE, 1981

The President and Councillors.

Gentlemen :

1. GLOSSODIA COMMUNITY CENTRE - OFFICIAL OPENING. C3/16

Members of the Centre Committee have had discussions with me concerning the Official Opening of the Centre. The members of the Committee, together with citizens of the area, are holding a festival on Saturday, 12th September at Glossodia in the 40 acre area which has been purchased by Council and on which the Community Centre is situated. The Centre Committee would also like to see the official opening take place on that day and they have suggested that the Minister for Youth & Community Services be invited to officially open the building.

It is proposed that the official opening be organised by Council and it seems likely that it will be attended by a large number of people.

✓ IT IS RECOMMENDED THAT the Glossodia Community Centre be officially opened on Saturday, 12th September and The Hon.R.Jackson, M.P., Minister for Youth and Community Services, be invited to perform the ceremony.

2. REZONING OF LAND AT NORTH RICHMOND. 2084

It was resolved at the meeting of Council on 10th March that discussions take place with Kemsley Pastoral Co.Pty.Ltd., the owner of property at North Richmond, seeking advice on possible selling price for the purpose of looking at the question of development by Council.

Discussions took place with Mr. Peel, Managing Director, the Corporate Planner and myself and subsequent to those discussions, Kemsley Pastoral Co.Pty.Ltd. wrote thanking Council for the opportunity to discuss the rezoning and possible methods of developing their property with the Shire Clerk and Corporate Planner. The Company also stated that it shares with Council the desire for an early rezoning and rapid development of the land in order to fulfil the current shortfall of home sites in the area.

The letter also stated that discussions which took place with Colo Shire gave an assurance to the Council that the Company will proceed with the development as quickly as possible when the rezoning has taken place.

✓ Council should take action as quickly as possible to bring about the rezoning of this land and the Town Planner is submitting a report to this meeting regarding the requirements of the Department of Environment and Planning.

IT IS RECOMMENDED THAT the report be received.

3. ACQUISITION OF LAND FOR ROAD REALIGNMENT - PT.POR.145, COMMERCIAL ROAD, VINEYARD. ESTATE LATE A.S.GODFREY. A6/251

At the meeting of Windsor Council on 9th December, 1980 it was resolved that an area of land containing 1,900 square metres, situated in Commercial Road, Vineyard be resumed for the purpose of a public road.

As the land is required for public road purposes, it is necessary to submit an application under the Public Roads Act, 1902, and to give the following undertaking under Seal :

"The Council of the Shire of Hawkesbury hereby :

- (i) undertakes to deposit with the Department of Lands when called upon so to do the amount required by the Department to meet the cost to the Department (including the cost of office action and surveys) of opening the road referred to above and of paying costs incidental to the appropriation exchange or resumption and dedication of land for the provision of the road;

- (ii) authorises the Department to apply for any such purpose the sum so deposited;
- (iii) undertakes to pay to the Department when called upon so to do any amount required by it for any such purpose in excess of the sum so deposited.
- (iv) undertakes to expend funds on the formation of any existing unformed road dedicated as public road as part of this proposal within 12 months of the date of dedication."

IT IS RECOMMENDED THAT the undertaking be given under Seal of Council.

4. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. H7/2

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for May, 1981 :

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st May	Dance	* Hawkesbury District Motor Cycle Club
2nd May	Wedding	* Mr.Hellyer
2nd May	Wedding	* Mr.Ness
5th May	Practice	Macquarie Towns Symphony Orchestra
6th May	Practice	Choral Society
8th May	Meeting	* Arabian Horse Society
9th May	Ball	* Hawkesbury District Cricket Association
10th May	Dinner	* Bus & Coach Association
11th May	Dinner	* Gideons International
12th May	Practice	Macquarie Towns Symphony Orchestra
13th May	Practice	Choral Society
14th May	Immunisation Clinic	Hawkesbury Shire Council
15th May	Jazz Concert	* Mr.P.Bonnefin
16th May	Wedding	* Mr.Green
18th May	Dinner	* Windsor Chamber of Commerce
19th May	Practice	Macquarie Towns Symphony Orchestra
20th May	Practice	Choral Society
23rd May	Wedding	* Mr.Wilson
23rd May	Wedding	* Mr.Suters
26th May	Practice	Macquarie Towns Symphony Orchestra
27th May	Practice	Choral Society
29th May	Ball	* Masonic Lodge
30th May	Dance	* Mr.Morgan
31st May	Lecture	* Granville Christadelphian Ecclesian
		* Paying Functions

5. MINCHINBURY CELLARS, ROOTY HILL. S24/1

Minchinbury Winery at Rooty Hill has been zoned by Blacktown Council for special purposes.

W.S.R.O.C. arranged for an inspection of the building and Council's Community Arts Officer and Tourist Officer attended.

Possible uses for the building were discussed and a Steering Committee was formed to investigate and report on the sources of finance, cost of renovations and possible uses. This Committee will submit a report and when that is available a further report will be submitted to Council.

IT IS RECOMMENDED THAT the report be received.

6. GOLAC PTY. LIMITED - EXTRACTIVE INDUSTRY. 68A/191/77.

At the meeting of the Development Committee on 26th May, 1981 a number of letters were tendered objecting to the extractive industry and to the route used for removal of material from the site.

A copy of a letter dated 3rd June, 1980 from the Minister for Planning and Environment was also tendered, in support of some of the matters raised by the objectors, in particular the route used by the trucks in transporting the material from the site.

The Minister stated in his letter, inter-alia, that one condition (of the approval) is that vehicles transporting extractive material from the site are only permitted to use East Kurrajong Road and must proceed directly to Putty Road from the site.

The Development Committee recommended as follows:

- "1. Council officers submit a report to the Ordinary Meeting on any breach of the two conditions which are stated in the Instrument of Consent; the blocking of the access road and the construction of a building without consent.
2. A letter be forwarded to the Minister seeking an urgent conference of all the parties concerned for the purpose of getting conditions imposed on that consent in accordance with the letter of 28th March, 1979 from the Planning and Environment Commission.

In consultation with the Chief Town Planner, Health Surveyor and Shire Engineer, the following information is submitted.

By letter dated 28th March, 1979 the Planning and Environment Commission advised Council that it would approve the extractive industry subject to 14 conditions, including Condition (H) which specified the route. As stated below, only two conditions were applied to the consent dated 3rd June, 1980, and the advice given the Minister in his letter was in error.

The Instrument of Approval by the N.S.W. Planning and Environment Commission dated 3rd June, 1980 included the following two conditions only:

- (i) The amenities and services area being relocated on the ridge adjacent to the extractive operations and the topsoil stockpiles (refer Drawing No.L-2); and
- (ii) the construction and location of silt traps to the satisfaction of the Department of Mineral Resources and Development.

The Instrument of Approval went on to state that the approval did not relieve the applicant of the obligation to obtain any other approval required under the Local Government Act, 1919, and Ordinances (including approval of building plans) or any other Act.

The Instrument of Approval covered extraction of clay and shales from the land shown on the survey plan prepared by Moriarty Stapley and Co., Surveyors, References 4131 dated April 1980, and also to plans prepared by landscape architects, Reference No. L-1, L-2 and L-3.

The area referred to on the survey plan prepared by Moriarty Stapley and Co. covers an area of approximately 9 hectares (22 acres) and does not extend over Roberts Creek Road.

The plan prepared by the landscape architects referred to L-1 (post extractive land form), L-2 (restoration planting) and L-3 (sequence of works) extends slightly outside the area covered by the Surveyors' plan and also extends across Roberts Creek Road.

An inspection of the site was carried out on 28th May, 1981 and the various features that are noted on the plan presented to this meeting by the Shire Engineer were observed.

- * A huge stockpile of material is located close to and in full view of East Kurrajong Road and nearby residences and is considered to be most unsightly, in that position.

Mr. Haworth, the Chairman of Directors of Golac Pty. Ltd. advised that he had been requested to place the material there to screen the extractive operation from East Kurrajong Road. There is no evidence on the file of such a request nor is it part of the approval or part of the restoration/ operating plans that form part of the approval. It is considered that all of the land between the southern limit of the approval area and East Kurrajong Road should be reinstated.

The approved area is approximately 400 metres at its closest point from East Kurrajong Road and the stockpiles of overburden from the area approved for extraction must be contained within that approved area, where the need for screening of the operation can be assessed, having regard to the distance from East Kurrajong Road and adjoining properties.

The matter is the discrepancy between the plans and the lack of conditions to control the extractive industry as had been proposed in the Department's letter of 28th March, 1979 will be clarified at the Conference being sought by Council.

A survey has been made of the operations of the extractive industry on Part Portion 22 and Part Portion 149 Parish of Currency, including the establishment of the relativity of the activities in relation to the boundaries of the land. A plan has been prepared and is presented at this meeting indicating the location of the respective activities and that part of the land covered by the Instrument of Approval issued by the N.S.W. Planning and Environment Commission.

The main features of the survey have revealed the following:

- (a) Gate constructed on public road (Roberts Creek Road).
- (b) Building erected on public road reserve (Roberts Creek Road).
- (c) Extraction of material outside the areas covered by the Instrument of Approval issued by the N.S.W. Planning and Environment Commission.
- (d) Heavy transport outlet to East Kurrajong Road, not covered by any Council approval, such as to create a potential traffic hazard.
- (e) Lack of provision of adequate silt traps to prevent the transportation of loose materials to existing watercourses.

In regard to Items (a) and (b) above, the Council may serve notice for the removal of the structures, i.e. gate and building on Roberts Creek Road, and failing such removal the Council to affect the removal by its own forces. The building was transported to the site and erected without approval. Subsequently, notice under Section 317B(1A) Local Government Act was served on 10th April, 1981 requiring the demolition of the unauthorised building within 30 days. Inspection on 29th May, 1981 revealed that notice had not been complied with.

As regards Item (c) above, that is the extraction of material beyond the area covered by the Instrument of Approval of the N.S.W. Planning and Environment Commission, it is incumbent upon Council to ensure that this unauthorised development does not continue.

As the direct access currently being used from East Kurrajong Road (Item (d) above) is at a location such to cause a traffic conflict situation with less than desirable sight distance, the Company should be restrained from further use of this access for the removal of materials from the site covered by the instrument of allowance, such access should be by means of Roberts Creek Road to East Kurrajong Road.

It is noted that in the Instrument of Approval silt traps were to be constructed to the requirements of the N.S.W. Department of Mineral Resources. No evidence exists of any such construction and the proprietors should be required to furnish evidence that they have satisfied the above requirements for the provision of silt traps.

In addition to the requirements of the Mineral Resources Commission in respect of the provisions of silt traps it is understood that the State Pollution Control Commission has required that a "seep dam" be constructed under the provisions of the Clean Waters Act to prevent pollution of the watercourse. Inspection on 29th May, 1981 revealed that silt laden surface water has free access directly to the watercourse.

IT IS RECOMMENDED THAT appropriate legal action be taken forthwith in relation to the following matters:

1. The removal of the unauthorised structures from the road reserve of Roberts Creek Road, that is a gate and building.
2. The cessation of the extractive industry on those parts of Part Portion 22 and Part Portion 149 Parish of Currency, not covered by the Instrument of Approval issued by the N.S.W. Planning and Environment Commission on 3rd June, 1980.
3. The restoration of those parts of Part Portion 22 and Part Portion 149 Parish of Currency, exclusive of the area of those part portions covered by the Instrument of Approval issued by the N.S.W. Planning and Environment Commission, dated 3rd June, 1980.
4. The cessation of heavy transport conveying materials from Part Portion 22 and Part Portion 149 directly on to East Kurrajong Road.
5. The implementation of silt traps in conformity with Condition 2 of the Instrument of Approval issued by the N.S.W. Planning and Environment Commission dated 3rd June, 1980 and further such protective works that are necessary to prevent discharge from the extractive industry operation into Roberts Creek, where such discharge does not conform to the provisions of the Clean Waters Act.
6. The restriction of vehicles transporting extracted materials from Part Portion 22 and Part Portion 149 Parish of Currency to access only on to Roberts Creek Road and such access to conform to the requirements of Council.

7. CONTRACTS & DOCUMENTS FOR EXECUTION. C11/6

IT IS RECOMMENDED THAT the Seal of Council be affixed to the under-mentioned documents :

- | | | |
|-------------------|-----|--|
| Deed of Agreement | ... | Colo Holdings Pty.Ltd. - Roadworks - Subdivision Cnr.Church & Macquarie Roads, Wilberforce. |
| 88B Instrument | ... | Health Commission of N.S.W. - Right of Carriageway over access road to the Hawkesbury Community Health Centre, Richmond. |

*This Council will be a financial loss.
silt traps. etc*

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 9TH JUNE, 1981

The Shire Clerk,
WINDSOR

1. GENERAL

Rainfall 22-24 May in excess of 100mm resulted in a rise in river levels along the Hawkesbury, Colo and Macdonald Rivers.

M.R.503. The bridge over the Colo River has been damaged and 10 tonne and 20 k/hr. limits have been placed by the Department of Main Roads on vehicles using the structure. An underwater inspection is to be made by divers and repairs will be made by the Department.

On the Macdonald River the build up of debris caused severe structural damage to the timber bridge forming the first river crossing from St. Albans, the bridge is known locally as "Argy Baileys".

The bridge is a single lane, seven span structure, 61 metres in length. The centre of the bridge has been moved approximately 3.5 metres downstream. Full assessment of the damage will be made when floodwaters have subsided but it is known that one pile is missing and several others have been seriously affected by scouring.

The deck is still trafficable and a two tonne load limit has been imposed to allow passenger vehicles access to the many properties upstream.

Repairs will be instigated as soon as possible.

The two other timber bridges above this point sustained damage to approaches and debris build up. Access at these points has been restored.

2. CONSTRUCTION

March Street, Richmond. Reconstruction West Market Street to Bosworth Street. Placement of the kerb and gutter on the northern side, excavation of the road shoulder, placement of the gravel pavement with construction of the kerb returns Bosworth Street in progress.

Bosworth Street, Richmond. Kerb and gutter, east side March Street to Lennox Street. Excavation has been completed, ready for placement of the kerb and gutter.

Creek Ridge Road. Reconstruction Kurmond Road to Spinks Road. Installation of drainage culverts, preparation of the road formation with placement of the gravel pavement in progress proceeding from the Kurmond Road end.

Vollers Lane, Freemans Reach & Warks Road, Kurrajong extension. Reconstruction and sealing have been completed.

Jordan Avenue, Glossodia. Placement of the gravel pavement.

Drainage, George Road, Wilberforce. Pipes have been laid and pit construction is well advanced.

Main Road No.181. 4.6 - 5.5 km. from Webbs Creek Ferry. Sealing of the pavement has been carried out. The concrete causeway 33km. north of Webbs Creek has been completed.

3. MAINTENANCE

✓ Attention has been given to tar patching throughout the Shire with grader maintenance to gravel road surfaces and road shoulders including Terrace Road, Spinks Road, Kurmond Road and Fisher Road.

✓ The slashers were active in many areas, including drainage channels Hobartville, the Glossodia area and roadsides in the rural areas.

4. FLOOD MITIGATION

✓ South Creek. Removal of debris between the Fitzroy Bridge and railway line.

Cordners Corner. The levee has been completed.

5. PARKS & GARDENS

Mowers have been active throughout the area including parks St. Albans, and Kurrajong Heights attending to the late autumn growth following rain. Staff will now be able to attend to other duties during the winter period.

✓ Tree planting has continued on the reserve at the corner of Windsor Road and Pitt Town Road, Richmond and Hobartville with replacement of Rhus trees.

✓ A spraying programme to control insect infestation was undertaken during the period.

Playground equipment was erected on the reserve Meehan Street, Windsor and subjected to vandal damage overnight.

6. THE PENINSULA

✓ Boat Launching Ramp & Park Development. Work has commenced on the programme with earthworks for the launching ramp, car park and access road well advanced. The water supply line to serve the area has been installed and stormwater drainage pipes delivered. Attention was given to maintenance to provide for use of the area as finishing point for the bridge to bridge power boat classic.

7. SEWERAGE

✓ Pitt Town Scheme. Laying of the reticulation mains have been completed and pressure testing of the rising main is in progress. Attention was given to the road shoulders along Pitt Town Road as part of the trench reinstatement.

✓ Electrical controls have been installed and is awaiting connection of power supply.

Approval for residents to connect to the system should be given in the coming week.

8. SUBDIVISIONS

✓ Completion of construction Anderson Place off Mileham Street, Windsor to provide further industrial allotments.

✓ Graveling of Mitchell Road, Pitt Town and new road through to Bootles Lane has been completed.

✓ Pavement graveling Bonner Road, Agnes Banks was carried out by Council for the subdividor.

Plans for sewer reticulation for the Lands Department development Ham and Berger Streets, South Windsor, have been submitted.

Road construction plans for development Tasman Securities Pty. Ltd., South Windsor, have been received.

9. BUILDINGS

Construction of toilet block Pauls Car Park and toilet block and amenities Brinsley Park, Pitt Town has commenced.

Repairs have been made to the Bush Fire Shed, Grose Wold.

Attention has been given to vandal damage amenities block Hobartville, Grandstand Richmond Park, McMahon's Park, Kurrajong and Smith Park Richmond.

10. OTHER ACTIVITIES

Delivery of Macdonald Johnson suction sweeper and extension of service to North Richmond, Wilberforce, Kurrajong and increased service in residential areas will now be provided.

Delivery of Library Co-ordinators Van, Survey Station Waggon, replacement of the Building Trades Truck and Panel Van for Assistant Works Engineer.

Provision of plant for clean-up campaign northern side of river.

Attention has been given to cemeteries including those in outlying areas, viz. St. Albans, Sackville, Pitt Town and McGraths Hill.

Main laying to provide reticulation for natural gas supply Curtis Avenue and South Windsor Industrial Area has been commenced by the supply authority.

Pipe laying for the Wilberforce-Glossodia water supply is underway.

Road closure Garfield Street, McGraths Hill, has been implemented.

11. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

File S.81/22. Applicant: Hawkesbury Shire Council. Owner: Hawkesbury Sporting Club. Subdivision of Lot 1, DP 536078, Beaumont Avenue, North Richmond, creating two (2) lots having areas of 666lm² and 2.417 ha. respectively.

File S.81/10. Applicant: R.J. Prestipino. Owner: J.R. Bonns. Subdivision of Portions 251 and 252 Sackville Road, Ebenezer, creating two (2) lots each not less than 10 ha. in area.

12. TERRACE ROAD BRIDGE, NORTH RICHMOND LAND ACQUISITION FROM I.V. SCHOULLER (FILE NO.665-2003-2)

The construction of a bridge and approaches over Redbank Creek requires acquisition of property of some 1800m².

The owner has consented to the resumption and Council resolution is required to complete documentation.

IT IS RECOMMENDED THAT:

1. Application be made under the Public Roads Act 1902 for widening of Terrace Road, North Richmond within Lot 1 in F.P.81316 and that the Seal of Council be affixed to the application.
2. Compensation in an amount of \$500 be paid to the owner, Miss I.V. Scouller.

REPLIES TO QUESTIONS WITHOUT NOTICE

Works Committee - 5th May, 1981

1. Councillor Horrex asked if the undergrowth problem on Carters Road had been attended to.

Attention has been given to Bowen Mountain Road and growth Carters Road.

2. Councillor Rose referred to the notice on the Council owned land opposite the Richmond High School prohibiting the riding of horses.

With regard to the open space area opposite Richmond High School, the area was being used for training of trotters and horse events. These uses were considered not compatible with the playing of children in the area and notices were erected prohibiting riding of horses in the area.

R.F. Cran⁺son,
SHIRE ENGINEER

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 9/6/81

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications approved since Council's last meeting. Approvals for the corresponding period during 1980 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
63 (75)	New Dwellings	\$2 241 747	(\$2 568 605)
42 (54)	Additions to Dwellings	156 294	(310 516)
- (-)	Residential Flat Buildings	-	(-)
18 (15)	New Buildings other than Residential	131 150	(514 950)
2 (4)	Additions to Buildings other than Residential	10 990	(297 500)
7 (7)	Swimming Pools	40 746	(43 940)
<u>132 (155)</u>		<u>\$2 580 927</u>	<u>(\$3 735 511)</u>

Building applications approved to date during 1981. Approvals for the corresponding period during 1980 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
271 (340)	New Dwellings	\$10 192 000	(\$11 288 055)
241 (243)	Additions to Dwellings	1 252 138	(1 095 594)
4 (3)	Residential Flat Buildings	449 000	(224 000)
70 (69)	New Buildings other than Residential	1 259 688	(1 227 733)
16 (17)	Additions to Buildings other than Residential	359 670	(530 934)
45 (43)	Swimming Pools	300 222	(221 210)
<u>647 (715)</u>		<u>\$13 812 718</u>	<u>(\$14 811 526)</u>

Government Contracts let to date during 1981

Previously listed \$334 531

Richmond Ambulance Station \$307 807

Government Contracts let during corresponding period 1980 \$139 546

Total value of development to date 1981 \$14 455 056

Total value of development for corresponding period 1980 \$14 726 072

2. GARBAGE SCAVENGING DISTRICT PROPOSED EXTENSION
Referred Council Meeting 12th May, 1981

Following a request for Ginahgullah Avenue, Grose Vale to be included in the Garbage Scavenging District, Council resolved that the whole of the Scavenging District be reviewed in the light of the considerable development which has taken place throughout the area in order that the service may be extended to areas where the service will be of benefit.

Accordingly, such survey has taken place, and it is considered that an extension of the garbage collection service to embrace the undermentioned roads is now warranted because of the residential development which has taken place.

The opportunity was also taken to raise this matter with Mr. F. Crew, an Officer of the Health Commission of New South Wales, who has also undertaken a survey of the proposal and has indicated that the Commission would support these proposed extensions to the Scavenging District.

1. Grose Vale - Ginahgullah Avenue and Bells Road.
2. Kurrajong - Comleroy Road (extending from East Kurrajong Road to Blaxlands Ridge Road) and portion of Browns Road.
3. Blaxlands Ridge - Blaxlands Ridge Road (extending from Comleroy Road to Titas Road).
4. Tennyson - Griffins Road and Alinjarra Road.
5. Wilberforce - Singleton Road (extending from Kurmond Road to Argents Road), Salters Road, Evans Road, Argents Road, Cobcroft Road, Browns Road, Moles Road, Grono Farm Road, Tallowood Close and Manns Road.
6. East Kurrajong - East Kurrajong Road (Section 2), Old East Kurrajong Road, Howes Road, Coobah Road, Werona Road, Rikkara Place, Beela Place and Kent Place.

A map showing the existing Garbage Scavenging District and proposed extensions has been prepared and will be available at the meeting.

IT IS RECOMMENDED THAT Council's Garbage Scavenging District as defined under Ordinance 51 of the Local Government Act be extended to include the roads specified as above.

3. GARBAGE SERVICE CONTRACT

The contract service carried out by Cleanaway Municipal Services in the former Colo Shire area has been the source of serious complaint over recent weeks.

For example, on Wednesday 20th May the normal service was not rendered to many premises at Freemans Reach, Wilberforce and Glossodia and numerous telephone and counter complaints were received regarding the lack of service. In this instance, even though we were assured by the company that the service would be carried out on the Thursday, this was not completed until late on the Friday afternoon. This delay caused considerable inconvenience to the ratepayers affected. Again, on Wednesday 27th May the service was not completed until the following day, many hours later than the normal time.

The matter has been taken up quite strongly with the company, and accordingly a letter has been forwarded to them advising that immediate remedial measures are to be implemented to ensure that the service is conducted in conformity with the relevant requirements of the contract.

The company has since advised that a series of truck breakdowns caused the delays referred to, and that they will use their best endeavours to avoid any future disruptions to the service.

Submitted for Council's information.

J.J. O'Grady
Shire Health & Building Surveyor

TOWN PLANNER'S REPORT

ORDINARY MEETING - 9TH JUNE, 1981

The Shire Clerk,
WINDSOR

1. URBAN LAND RELEASE STRATEGY AND RURAL LANDS SUBDIVISION POLICY. 913-4.

Meetings have been held with officers of the Department of Environment and Planning to discuss the release of land in the Shire for urban purposes and a policy for the subdivision of rural lands.

The Department is not prepared to consider any of the existing proposals before them or any future proposals until Council has developed an overall planning policy for the Shire in the two areas of urban and rural subdivisions. The Council has to consider what it wants to happen in the Shire, how much development is to be implemented and the staging of that development.

Both these areas of planning are generally related to the provision of services and the Department is prepared to approach the Metropolitan Water Sewerage & Drainage Board in conjunction with Council to ascertain future programmes and the Board's capability to provide services to future release areas. Once this information is available, a policy can be formulated and presented to Council. This policy document is estimated to take between two to three months and is in line with work currently being undertaken by the Corporate Planner.

The Department recommends that Council resolve to prepare a Local Environmental Plan for a future urban release strategy and a future rural lands subdivision policy to enable their formal negotiations to commence with the Metropolitan Water Sewerage & Drainage Board.

When the Local Environmental Plan is adopted by Council and approved by the Department and Minister, the development of the various areas can proceed in accordance with the phasing in the Local Environmental Plan with detail planning by a development control plan or if the plan is extensive and complex by the preparation of a detailed Local Environmental Plan for a specific area.

The subsequent local plan for individual residential releases (particularly North Richmond) will include consideration and provision for such matters as community facilities, e.g. community halls, pre-schools, etc.

It is also considered that Council should resolve not to consider any further applications for urban release or rural subdivision beyond the provisions of the existing planning instruments, until the policy document has been adopted by Council and approved by the Department.

IT IS RECOMMENDED THAT:

- ✓ (a) Council resolve to prepare for the Shire a Local Environmental Plan for future urban releases and future rural lands subdivision, provide the Department the information required under Clause 5 of the Environmental Planning and Assessment Regulations, 1980 and advise the Department that, in Council's opinion, a map or environmental study is not required as the Plan will be a policy document detailing all the required information.
- ✓ (b) Council resolve not to consider any further applications for urban releases or rural subdivision beyond the provisions of the Windsor Planning Scheme and Interim Development Order No. 3, Colo, until after the Plan is prepared and adopted by Council and approved by the Department.

R.A. Cole,
Chief Town Planner

REFERENCE & READERS ADVISER LIBRARIAN'S REPORT.

ORDINARY MEETING - 9TH JUNE, 1981

The Shire Clerk,
WINDSOR.

1. REGISTRATION OF LIBRARY BORROWERS - L3/1

At present reciprocal rights apply to people who wish to join the Hawkesbury Shire Library and who are living outside the Hawkesbury Shire area. This means that they are required to join the library operated by their local Council, before they are eligible for membership with Hawkesbury.

This reciprocal agreement is common amongst public libraries throughout the State, but in the Sydney Metropolitan Area, several are now disregarding it because of the resulting problems and inefficiency. One particularly irritating problem for the public is the time lag before they can borrow. For some people their local library is often inconveniently located and the additional clerical work for library staff can create problems.

City of Sydney Library and all the lower North Shore Libraries, (Mosman, Lane Cove, Willoughby, and Stanton) all now have totally open membership (City of Sydney since 1909); the only requirement being identification showing permanent home address. This also applies to people from country areas, e.g. Broken Hill. Once adequate proof of address is given, people may borrow straight away.

For persons without a permanent home address, a refundable \$8 deposit for adults and \$4 for children is currently charged by Hawkesbury Shire Library, and it is felt that this should continue. It would also be worthwhile for Hawkesbury Shire Library to allow open membership for people with proof of permanent home address.

IT IS RECOMMENDED THAT persons wishing to join the Library be allowed to do so upon presenting proof of permanent home address.

2. ABLE TO ENJOY : BOOKS AND THE YOUNG DISABLED - I.B.B.Y. CONFERENCE. C6/3

Four members of the Hawkesbury Shire Library staff attended the I.B.B.Y. Conference (International Board on Books for Young People) held at the University of Sydney on 13th-16th May. This Conference was organised for the I.Y.D.P. Staff found it a most interesting and worthwhile conference and will apply all the relevant information to their work in the Library.

3. SEMINAR ON CONTEMPORARY ISSUES IN LITERATURE FOR YOUNG PEOPLE. S18/1

On Saturday, 23rd May, Cynthia Shollenberger attended a seminar on contemporary issues in literature for young people held at the Sydney Opera House. This seminar broadened Cynthia's knowledge of children's literature and will be of great assistance to the children's services section of the library.

4. SEMINAR ON LIBRARY SERVICES FOR THE DISABLED. S18/1

The Reference and Readers Adviser Librarian, Louise Bravery, attended this seminar at the Drummoyne Civic Centre on 27th/28th May. This highly informative and very important conference was opened by the Premier, The Hon.N.K.Wran, M.P. Speakers included 4 disabled people who most effectively presented the problems they face in libraries (and elsewhere) and possible ways Librarians can help. Other speakers presented library needs of the mentally handicapped, community information for the disabled, toy libraries for disabled children, agencies serving the blind and visually handicapped, design and access of buildings, and aids for the visually impaired (presented by O.P.S.M.).

5. MAY SCHOOL HOLIDAY ACTIVITIES. L3/1

During the May school holidays, films were shown at Windsor Central Library each Monday and Friday, and at Richmond Branch Library, each Tuesday and Thursday. Much fun was enjoyed at the craft sessions held at Windsor Central Library, Wednesday 13th and 20th May.

6. IMPROVED LIBRARY SERVICES - PRINT HANDICAPPED. D1/1

Hawkesbury Shire Council supports the Service Clubs in the district in their desire to improve library resources to serve the needs of the print handicapped. A donation of \$350 was received from the Inner Wheel Club of Windsor for this purpose. A letter of appreciation has been forwarded to the Inner Wheel Club for their kind donation. The amount now received from Service Clubs totals \$560, two previous donations having previously been acknowledged.

IT IS RECOMMENDED THAT the report be received.

Louise Bravery,
Acting Chief Librarian.

CORPORATE PLANNER'S REPORT

ORDINARY MEETING - 9TH JUNE, 1981

The Shire Clerk,
WINDSOR

1. WINDSOR TOWN DEVELOPMENT COMMITTEE. P7/20.

The first meeting of the above Committee was held on Wednesday, 3rd June, 1981 and attended by representatives from the Windsor Chamber of Commerce, Department of Main Roads, Police Traffic Branch, Clrs. Sullivan, McEwan, Buttsworth and Brown, and the Shire Engineer and Corporate Planner.

It was an exploratory meeting to assess the feeling of the various representatives and to prepare a programme for future action.

The Police and the DMR representatives indicated that some action would be necessary in the future to resolve traffic conflict in the area and this could include the consideration of a mall proposal. If such a proposal was made, then this would - from their point of view - require substantial traffic studies. They indicated the type of information that would be required from such studies. They saw the situation being that Council should resolve a particular course of action and have this investigated.

A detailed summary of past investigations and proposals is being prepared, to be made available to the Chamber and their representatives were requested to bring a specific proposal from the Chamber to Council for investigation. It is understood that a meeting of that organisation is to be held in the near future, when the matter will be discussed.

✓ IT IS RECOMMENDED THAT the information regarding the first meeting of the Windsor Town Development Committee be received.

2. POPULATION DISTRIBUTION & PROFILE REPORT. P7/124.

A report has been prepared and is distributed with the business paper indicating the population of the Shire as at June 1981 and its distribution over the Shire, and includes a number of characteristics such as age group distribution, migration, employment, housing and population forecasts.

A report of this kind is basic to any further planning of the Shire, both in the physical and corporate sense. It is designed primarily for reference and as a source of background information for all those persons and authorities dealing with the Shire's planning. Its focus is on people and demographic characteristics. Where possible, matching characteristics for New South Wales are provided.

In addition, income models for the area have been prepared and these will assist in encouraging industrial and commercial development to the area by providing basic information to reinforce the decisions of entrepreneurs.

It is intended to review the publication annually and, where possible, to include additional information mainly related to economic activity (area of work place, number of employees, etc.), health and social services (physically handicapped, home nursing, home help, infectious diseases, etc.), crime (type of offences, etc.), and transport statistics. This report will form part of the overall structure plan for which the next stage is an urban development strategy.

✓ IT IS RECOMMENDED THAT the report on the population distribution and profile for the Shire of Hawkesbury be received.

G.M. McCully,
Corporate Planner.

Moreover, another, and unique, aspect of the project is that it brings up a riverside park on land being a gift to the community from our company.

Should not such a proposition deserve careful analysis?

If this involves the re-drafting of our submission to suit Council's format, we are prepared to do so."

2. Requesting Council to defer the above matter so they can make a formal application to Council. Advising that support has already been obtained for the project from the Department of Environment and Planning, Department of Agriculture, Soil Conservation Service of N.S.W. and Forestry Commission of New South Wales.

TOWN PLANNER: These letters refer to Town Planner's report Item 3 of Development Committee report and request Council to defer the decision on the letter from the Department of Environment and Planning until the Company can make a formal application to the Council for a Local Environmental Plan.

It would seem that the Company can make an application to Council at any time for its support for a Local Environmental Plan and Council should answer the letter from the Department in line with its policy existing at this time.

IT IS RECOMMENDED THAT the correspondent be advised of Council's decision.

A22. MR. & MRS. J. BALDRY, MR. & MRS. S.A. JONES, M. SPEAR - GLOSSODIA
COMMUNITY HALL. 625-94.

Forwarding letters protesting against the proposed siting of the Glossodia Community Centre.

See Correspondence Item A15.

A20. MEALING'S WINDSOR NEWSAGENCY - McGRATHS HILL NEWSAGENCY. L1/92.

Advising Council of the proposed sale of McGraths Hill Newsagency as a "cut-off" from Mealing's Windsor Newsagency, the proposed purchaser being Mr. David Carpenter. Stating that a "cut-off" is a section of an original newsagency's territory which is sold together with all territorial rights for the distribution of newspapers and magazines. Enquiring whether the existing lease is able to be assigned or a new lease to be drawn up. The proposed take-over date is 1st July, 1981.

✓ SHIRE CLERK: IT IS RECOMMENDED THAT Council agree to the assigning of the lease.

A21. TILMUNDA PASTORAL COMPANY PTY. LTD. - DEVELOPMENT OF PART PORTION 67, YARRAMUNDI. 68A/112/78.

Forwarding two letters:

1. "Our natural disappointment at the way this matter has been dealt with by the Council's Development Committee drives us to make a last minute effort to bring it back on to the rails.

Accordingly, we invite your attention to the following facts:

1. Tilmunda Pastoral Company has made no formal approach to Council in the matter: our submission was made to the Dept. of Environment & Planning as the responsible authority while Colo and Hawkesbury Shires were being reformed. Naturally it was tailored to suit their philosophy.
2. The Department has asked Council for an opinion - not an operative decision to be made after brief consideration of a list of rather minor and perhaps even irrelevant details.

In commentary on 1, we respectfully point out that our honest and factual approach changed the Department's attitude from outright negative to one of cautious approval. It follows that our project has merit. It also follows that, given the opportunity, we would achieve the same result with Hawkesbury Shire Council.

About point 2, may we remark that the only official statement of Government policy in this matter is the document "Extractive Industries in the Hawkesbury Region" issued under the authority of the Minister for Planning & Environment. No doubt you are familiar with it.

The thrust of that document is that the deposits of gravel, sand, clay and soil within the delineated area (and our property is within it) are necessary to metropolitan growth and must be recovered. Recovered, though, under methods which fully protect every aspect of the environment.

Our project is planned to do that. For instance, the first, and major stage provides for a soils recovery of 283,000 cubic metres. Usual extraction methods would aim to recover nearer to one million.

Our design profile is endorsed by the Water Resources Commission. This is the Constructing Authority having vested control over the reshaping of river banks in NSW above tidal influence. Our project has been passed by the Dept. of Agriculture and Commissions of Soil Conservation and Forestry.

