R. Cole

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting.....

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

May 8, 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, 12th MAY, 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.

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

ORDINARY MEETING - 12TH MAY, 1981

The Shire Clerk,
WINDSOR

3. DEVELOPMENT APPLICATION. DA215/81.

APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	LOT 514, D.P. 214756 SPINKS ROAD, GLOSSODIA
ZONING:	I.D.O. 2 OCLO - RESIDENTIAL 2(d) (Restricted)
APPLICATION:	ERECTION OF A COMMUNITY HALL

Application is to erect a 18 x 7.6 metre Community Hall on the above site for use by the Glossodia community. The building contains a stove, kitchen, office, amenities and an open area for public use.

Council approved the erection of the same building on the adjacent Lot 457 on 14/4/81 but the location has now been altered. Parking is provided in front of the building.

Under the provisions of the I.D.O. covering this land child care centres, educational establishments and public buildings are allowable uses and the proposal for a community hall falls within these uses. The facility is a much needed one in this expanding residential area.

IT IS RECOMMENDED 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.306/81.

Forwarding balance of Council fees of $87.50 together with completed Development Application and Application for Approval to Subdivide.

SHIRE ENGINEER:

The proposed lot 103 is subject to discharge of two road culverts located in Boundary Road. Easements to drain water are considered necessary to cover the discharge of the above culverts.

There is a substantial vehicular access serving the proposed lot 103 and whilst the location of this access has less than desirable sight distance, there is no objection to the retention of this access. Vehicular access will be required to the proposed lots 101 and 102.

TOWN PLANNER:

There is no objection to the application which is to subdivide the land into three allotments. The proposal conforms to the provisions of the Windsor Planning Scheme in respect of minimum areas of the proposed lots.

IT IS RECOMMENDED 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).

R.A. Cole,
Chief Town Planner.

Minutes of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 12th May, 1981 commencing at 2.06 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 and R.F. Rotherham.

An apology for absence was received from Councillor Rose.

The following recommendations were passed as resolutions of the Committee:

CORRESPONDENCE:

ITEM 1: (File 909-9)

CORRESPONDENT: CARROLL AND O'DEA, SOLICITORS

SUBJECT: RIGHT OF ACCESS PROPOSED FROM KEDA CIRCUIT, NORTH RICHMOND TO FARMLAND OWNED BY HAWKESBURY VALLEY HOLDINGS NO. 2, PTY. LTD.

DEFERRED FOR INSPECTION - DEVELOPMENT COMMITTEE 5/5/81

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

Commenting on Colo Shire's refusal to grant such access and requesting Hawkesbury Shire's reconsideration of the matter.

T.P. REPORT

The farm in question has access from Pitt Lane at North Richmond and adjoins the new public reserve fronting the Hawkesbury River and being part of the Keda Circuit (Richmond Farm Estate) subdivision.

The proposal is for Council to lease to the farm owner as a right-of-way a small corner piece of the reserve which adjoins the farm and would give it access to Keda Circuit.

The correspondent states that this access would be used when travelling with stock and fodder to the owner's other farm in Grose Vale Road.

Keda Circuit is a newly established, quiet residential area consisting of quality homes and as such is not physically or aesthetically suited for the use as proposed.

Recommendation

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.

COMMITTEE'S RECOMMENDATION

COUNCIL GRANT ACCESS for the non-urban property from Keda Circuit.

ITEM 2: (File 68A/112/78, 68A/91/78, 68A/166/75, 68A/435/74)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT AND PLANNING

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

DEFERRED FOR INSPECTION - DEVELOPMENT COMMITTEE 5/5/81

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

T.P. REPORT

The Department of Environment and Planning has forwarded to Council for views on a proposal they have received to alter the I.D.O.3 Colo to allow the extraction of soil from Pt. Portion 67, Springwood Road, Yarramundi, from Tilmundra Pastoral Company.

The former Colo Shire Council refused to support a similar application last year and the Department states that the present proposal has certain merits over the previous proposals.

The proposal generally allows for a regrading of the site to fill in a depression and grade down to the boundary to the Nepean River and Portion 57. It is proposed to dedicate an area of land and access to it along the banks of the Nepean River and along the boundary of Portion 57. This operation will involve the removal of the majority of the vegetation along the escarpment and removal of the existing citrus orchard. The land will then be used for a turf farm. The amount of soil estimated to be removed is 700,000 to 1,000,000 cubic metres.

In regard to the proposal in conjunction with the Shire Engineer, the following points are raised.

- Future intentions of Crown land Portion 57 currently being excavated by B.M.G. for sand and gravel. There is no point in having a public reserve along a lot that is not public reserve.
- No support of current proposal from Water Resources Commission.
- No justification given for change of use from citrus farming to turf farming.
- No support from Department of Agriculture for change of use from citrus farming to turf farming.
- No details of existing tree growth to be removed or that to be retained.
- Area and dimensions of public reserve not given.
- No definite quantities of materials to be removed given.
- Engineering plans have insufficient detail, cross sections at 200m centres should be given indicating existing surface and future levels.
- Final grade to river bank will have a higher grade than 10% in some locations, 8% should be the maximum.
- No details given for removal of future deposition.

The proposed development requires an alteration to the I.D.O.3 followed by a development application for designated development under the Environmental Planning and Assessment Act, 1979 and Environment Planning and Assessment Regulation 1980.

The proposal is also contrary to Council's resolution of 13th January, 1981 relating to extractive industries other than from the beds of rivers in the Shire.

Recommendation

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 APPLICATION BE deferred to the next meeting of the Development Committee to allow further consideration of the submission made at the time of the inspection.

ITEM 3: (File 372/65/80)

CORRESPONDENT: DR. S. KING

SUBJECT: DEVELOPMENT APPLICATION - SUBDIVISION LOTS 1 & 2, D.P. 600692 DUKE ROAD, WILBERFORCE

DEFERRED FOR INSPECTION - DEVELOPMENT COMMITTEE 5/5/81

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

T.P. REPORT

Approval was given by Colo Shire Council to a subdivision creating 3 lots, one condition of which was:

"3. The entering into a deed of agreement that is acceptable to Council's solicitor whereby the proposed vacant lot is held in conjunction with the proposed lot containing the existing surgery until such time as some suitable alternate arrangements are made in respect of car parking for the surgery that is acceptable to the Shire Planner and the Shire Engineer."

This condition was imposed to ensure retention of the lot used for parking in conjunction with the adjoining doctor's premises.

The correspondent has offered to pay a contribution of $1600 for the construction of kerb and gutter and road shoulder in Duke Street on the opposite side of the road, adjacent to the park. He states that the parking area provided on the lot is never used and the patients driving to the site park on the opposite side of the road anyway.

It is felt that commercial development in this situation should provide its own parking. When development is in a commercial centre where public parking in large areas is provided by Council this consideration is different. The development is in a residential area and the provision of kerb and gutter and road shoulder construction, whereby it would benefit the patients of the surgery would be of little benefit to the park users in this location.

Recommendation

The offer as proposed be not accepted and the off-street parking be required to remain on the lot adjoining the doctor's surgery.

COMMITTEE'S RECOMMENDATION

THE CONDITION REQUIRING provision of off-street parking be waived and the contribution of $1,600 for construction of kerb and gutter and shoulder sealing on the opposite side of Duke Road be accepted.

ITEM 4: (File 68A/260/80)

CORRESPONDENT: T.M. McINERNEY

SUBJECT: APPLICATION FOR EXTRACTION OF SAND, LOT 3, D.P. 596041 EAST KURRAJONG ROAD - EAST KURRAJONG

ZONING: NON URBAN 1(b1) AND ENVIROMENTAL PROTECTION AREA

DEFERRED FOR INSPECTION - DEVELOPMENT COMMITTEE 5/5/81

T.P. REPORT

An application to extract sand from the above site was refused by Colo Shire Council on 23/12/80 for the following reasons:

1. The proposal has not been justified in terms of demonstrated need or economic benefits.
2. The development is such as to give rise to concern over the scale and ultimate extent of the extraction operation and its potential environmental impact.
3. The proposal is not an appropriate form of development for the area because of its adverse effects on the character of the locality and the enjoyment thereof by residents.
4. The proposal is likely to be injurious to the present and future amenity of the area.
5. The development is likely to cause an undesirable precedent for other similar development in the locality.
6. The development is undesirable by virtue of the disruption by vehicular movement and other industrial activity on the natural rural character of the area.
7. Not in the public interest.

The applicant has appealed to the Land and Environment Court and an on-site conference was held on 4/3/81 with the Assessors, Mr. S. Chivers and Mrs. J. Domicelj of the Court and Mr. C. Donges and Mr. McInerney for the appellant. The operation proposed is a small scale one in an enclosed valley and Mr. Chivers stated that in his opinion it was "out of sight, out of mind" and provided management safeguards were required with the development he felt the Court would approve the application. It was suggested that the applicant approach the Council again for consideration.

The proposal generally and the Environmental Impact Statement was examined by Council's officers and the various information sought before the matter was placed before Council.

In regard to this and the application generally the applicant has stated:

"In reply to your request of 26th March, it is confirmed that the extraction proposal is very much a low key, one man operation. At any one time the area being worked will cover approximately 50 metres by 50 metres. The first area to be worked will be at the lowest point. The area to be worked will be cleared of scrub which will be stockpiled in windrows around the perimeter of the site. Being an abandoned orchard there is very little such scrub. The top soil will be removed to a maximum depth of approximately 50mm and stockpiled for periods not to exceed 5 months and in small heaps so as not to cause souring and seed loss. As the extraction proceeds the previously worked area will be progressively and immediately restored. At this stage it is intended that restoration may be by respreading the stockpiled top soil, however, crops or orchards may well be introduced and planted as the project proceeds. It is confirmed that access to the deposit will be off East Kurrajong Road and that only East Kurrajong Road will be used for access.

Access from the road to the deposit will generally be by way of the existing track, along which the members of the compulsory conference walked. All but the final 80 metres has a regular grade of about 5%. The last 80m has a present grade seemingly of the order of 12% which in the past has been used by heavy farm vehicles. This access will be restored by an earthmoving machine and the final 80m will be regraded to the lowest feasible incline. This steepest part of the access road is 560 metres from the nearest public roadway and over 700 metres in a direct line from the nearest home site.

It is further again from the nearest existing house. The deposit and the steepest part of the access thereto are in a valley which is almost totally enclosed by steep sides. It is not envisaged that any nuisance at all will be caused by the few vehicle movements.

It is confirmed that no processing other than the screening will occur on site. The comprehensive report submitted with the Development Application states on the one hand that approximately 382,930 tonnes are in situ. It further states that, after washing, the saleable reserves would total about 275,700 tonnes. Washing would not be carried out on site.

As at last August it was estimated that the resource available to an average depth of 2m would be around 92,000 tonnes. Revised estimates of this resource (unwashed and to an average depth of 2 metres) is currently in the vicinity of 150,000 tonnes. It is therefore now estimated that the time span of the extraction will be approximately 14.4 years.

As the quality of the soil is high and as it is almost totally free of vegetative material there will be negligible waste material from sieving (if in fact the deposits are sieved). Whatever waste products, if any, will be spread over the site and turned into the soil with a disc plough. All extractive activity will be confined to the site and there will be no deepening of that part of the creek channel running south to Morilla Road and which is outside the boundaries of the site. At no stage will the gully be lowered to the point where ponding will occur.

The plant used in the extraction process will be a front end loader. If the soil is to be screened a mobile sieving plant would probably be involved. The screen would measure about 1.5m x 3m and would employ a vibrationary process.

Without a screening process the dust nuisance is non existant. If the screening process becomes involved, water will be pumped from the dam to minimise dust nuisance.

In conclusion it is emphasised that I intend to be a long term land holder in the district and I propose to improve the site substantially. At present the deposit is covered by a man made environment in the form of a dilapidated orchard. It is of no interest to me either aesthetically or financially to lay waste my property and I will be most fastidious in the extraction of the deposit and the restoration of the site, with a view to both the short and long terms. It is my goal and ambition to ultimately finish with a model property, being a fertile secluded valley, surrounded by heavily timbered hills."

In regard to the items, the plan of management of the excavation has not been supplied, however actual excavation area of 50m x 50m has been stated. This item could be covered in any approval if given.

The matter was listed for call-over at the Land and Environment Court on 29th April, 1981 and was adjourned for mention on 3/6/81 to allow time for Council to reconsider the proposal.

Although the proposal is contrary to the policy on extraction adopted by council in January this year, it is felt that, since it is a one-man operation in a substantially "hidden" valley, Council should favourably consier the development.

No deed of agreement has been lodged and it is felt that this should be submitted, including a condition relating to payment of 5c per tonne for maintenance and repair of the Council's roads before the development consent is issued.

Recommendation

(A) The applicant be required to lodge a deed of agreement incorporating the following:

The applicant shall pay to the Council for the maintenance and repair of roads within the area an amount calculated at the rate of five cents (5¢) per tonne of all material extracted from the said land, with such contribution to be subject to a 10% yearly increase on the levy applicable as at 30th June of the preceding year with the first increase to apply from 30/6/1982. For the purpose of ascertaining the amount of such material the Contractor shall keep all proper records including weighbridge dockets and all such records shall be produced on demand to the Council or its Officer or Officers. The amount payable to the Council under this condition shall be paid quarterly on the last day of March, June, September and December during the term of this agreement.

(B) That upon receipt of the signed deed of agreement approval be granted in accordance with application as submitted and letter dated 23rd April, 1981 subject to the following conditions:-

1 - 5. Standard conditions (a) (b) (c) (h) (r).

6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Engineer.

7. Construction of the access road from East Kurrajong Road to the excavation site and the erection of any warning signs to be to the requirements of the Shire Engineer.

8. Submission of a plan of management showing the strip excavation, resurfacing and revegetation processes to the Shire Engineer's requirements, such plan to be prepared by a registered surveyor or qualified engineer and to at least include the following:-

(i) The existing surface levels of the land by means of contours with intervals of 2.5 metres.
(ii) The depth to which it is proposed to make excavation.
(iii) The location and bed levels of water courses, dams and drains and the proposed methods of draining the excavations, if applicable.
(iv) Any permanent improvements likely to be effected by the proposal.
(v) The respective areas proposed to be used for the stockpiling of extractive material and topsoil, clay, waste material, refuse and other residues, and the proposed sequence and extent of such use of such proposed areas.
(vi) The proposed respective locations of sites for screening plant, buildings, roads, and means of access to works, drainage, parking areas, bins and other works generally.
(vii) The proposed method of restoration and by plan and cross section of final situation of the lands.

(viii) Tree planting and other screening proposals for the vegetation process .

(ix) Methods intended to be used to restore any existing watercourse on the site that is affected by the proposed excavation.

(x) Position of permanent survey marks that will enable continual monitoring of excavation depth and the details included in the plan as approved to be incorporated and undertaken with the extraction of the material.

9. Submission of a works-as-executed plan each 12 months of operation showing excavated and restored areas to the Shire Engineer's requirements.

10. East Kurrajong Road to be the only road of access to the site, transportation of material from the site is to be along East Kurrajong Road direct to the main road, Putty (Singleton) Road and all roads to be kept free of spillage resulting from the cartage operations.

11. Site to be excavated such that no water is ponded on the site and a minimum depth of 150mm of topsoil to be excavated and stock piled for later spreading to the Shire Engineer's requirements.

12. The applicant shall in writing notify the Council and other relevant authorities of the commencement of operations and shall also give the Council and other relevant authorities at least one month's written notice of the date of completion of operations.

13. The applicant shall at his own expense remove all plant, structures materials, rubbish and any other matter or thing on the land the subject of the said operations within three months of the completion of operations.

14. Notwithstanding any consent given by the Council the applicant shall obtain at his own expense such other consents or approvals as may be required by any other relevant authority or pursuant to any Act, By-Law or Regulation.

15. The applicant shall ensure excavation is carried out on the subject land in such a manner as to avoid interference or damage to adjoining properties and in particular and without limiting the generality of the foregoing shall:-

(i) Restrict the hours of operation to those between 7 a.m. and 5 p.m. Monday to Friday and 7 a.m. to 12 noon Saturday excluding public holidays.

(ii) Not permit the noise level emanating from any plant, mining or blasting operation used in the extraction to exceed 75 decibels measured at a distance of 30 metres from the source of such noise.

(iii) Instal a muffling plant to minimise noise and vibration to the satisfaction of the Shire Health Surveyor.

(iv) Take adequate measures to the satisfaction of the Shire Engineer by the provision of silt traps to ensure that land, soil and other material from the excavated areas is not transported downstream beyond the boundaries of the subject land.

(v) Not pollute the natural watercourse adjacent to the subject land.

(vi) Treat and maintain the subject land and any plant thereon so as to reduce the emission of dust from access roads within the boundaries of the land to the satisfaction of the Shire.

16. That an amount of $50 to be paid per three monthly period to Council for supervision of the quarry, such amount to be adjusted quarterly in accordance with the C.P.I. Index.
17. No excavation works, stockpile shall be made within 10 metres of any boundary of the site.
18. No buildings or works shall be erected within 10 metres of any boundary of the land.
19. No trees, timber or shrubs on the lands shall be cut down, destroyed, damaged or removed, except where necessary for the purpose of the works to be carried out thereon.

COMMITTEE'S RECOMMENDATION

THE APPLICATION FOR the extractive industry Lot 3 D.P. 596041 East Kurrajong Road, East Kurrajong be refused for the following reasons:-

1. The proposal has not been justified in terms of demonstrated need or economic benefits.
2. The development is such as to give rise to concern over the scale and ultimate extent of the extraction operation and its potential environmental impact.
3. The proposal is not an appropriate form of development for the area because of its adverse effects on the character of the locality and the enjoyment thereof by residents.
4. The proposal is likely to be injurious to the present and future amenity of the area.
5. The development is likely to cause an undesirable precedent for other similar development in the locality.
6. The development is undesirable by virtue of the disruption by vehicular movement and other industrial activity on the natural rural character of the area.
7. Not in the public interest.
8. Contrary to Council's resolution of 13th January, 1981 in relation to extractive industries within the Shire.

ITEM 5: (File 524)

CORRESPONDENT: WALLIS & MOORE PTY. LTD.

SUBJECT: PROPOSED RE-ZONING OF LAND AT NORTH RICHMOND TO PERMIT A SMALL AREA RURAL SUBDIVISION

T.P. REPORT

The land in question is Lot 1 D.P. 534326 and Lot 2 D.P. 546149 situated on the northern side of Redbank Creek and to the south east of Bells Line of Road and contains an area of 48.08ha.
The proposal is to create a total of 131 allotments as follows:

- 127 residential lots ranging from 1,500m^2 to 3,000m^2 with the average around 2,000m^2.
- 3 lots for public reserve and totalling 4.72ha.
- 1 lot remaining as non-urban adjacent to Redbank Creek and containing approximately 10ha.

The proposal also aims to create one distributor road from Bells Line of Road leading into the subdivisions and 5 culs-de-sac radiating from this road. The distributor road would be the only access to the subdivision and intersects at a fairly dangerous point on Bells Line of Road, 260 metres west of The Crooked Lane.

The subdivision would be isolated from the remainder of the North Richmond Village except by travelling along Bells Line of Road and in the correspondents submission it is estimated that this could lead to an additional 1,270 trips per day onto Bells Line of Road.

The zoning of the land at this time allows for subdivision into lots of 10ha minimum size and while this land forms part of Council's adopted development control/principles plan for North Richmond, and in which it is intended to consider some form of smaller than presently allowable size subdivision, it was not the density and design of this present proposal that was envisaged. Additionally the correspondent has indicated that the lots will be served by reticulated water and sewerage and it would appear that difficulty may be had in supplying water to the higher elevated part of the subdivision without extra pumping facilities and also that the provision of sewerage would require upgrading pumping facilities and the provision of carrier mains which presently do not exist.

The plan does not allow for the proposed road that is intended to link Bells Line of Road across to the Grose River nor does it provide the open space as detailed on the plan adopted by Council for this area and currently with the Department of Environment and Planning.

Recommendation

That Council not support the preparation of a Local Environmental Plan for the land to allow for the smaller area rural subdivisions as proposed as it is contrary to the present Non-Urban zoning of the area and contrary to the plan adopted by Council for this area.

NOTE BY SHIRE CLERK:

It was proposed to bring the above item up for further consideration at the Committee Meeting on 5th May, but it was overlooked and is now submitted to the Committee for consideration.

COMMITTEE'S RECOMMENDATION

THE APPLICANTS BE invited to submit a proposal for urban development for consideration by Council.

The meeting terminated at 5.30 p.m.

LATE CORRESPONDENCE

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

Advising that the Club has obtained permission from Council and the Police Department to hold a procession through the main street of Windsor for the coming National Drag Boat Titles and World Water Ski Speed Record Attempt to be held 19th and 20th September, 1981, in conjunction with the Hawkesbury District Festival.

The Club has applied for a licence from the Maritime Services Board to conduct this event, but the licence has not yet been approved as the Board is apprehensive towards noise on the Windsor Reach.

An officer of the Board has suggested to the Club that a letter from Council would possibly assist in approval of a licence under the conditions applied for.

DEPUTY HEALTH SURVEYOR: During 1976-1979 complaints were regularly received regarding excessive noise from power boats using the Windsor Reach, but through the co-operation of Club members in policing the noise output from boats, no complaints have been recorded since July, 1979.

The Club Secretary has advised Council that between two and four runs will be made during the speed record attempt and each run will be from South Creek in the direction of Windsor. The Club's attitude in the past has been commendable and the Club will enforce the engine exhaust requirements for these events as it has done previously.

IT IS RECOMMENDED THAT 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.

IT IS FURTHER RECOMMENDED that the past co-operation of the Club and its self regulation of noise output from power boats, be confirmed.

B19. MR. M. KELLY, PRO-DIRECTOR OF STATE EMERGENCY SERVICES - APPOINTMENT OF LOCAL CONTROLLER, STATE EMERGENCY SERVICES FOR HAWKESBURY SHIRE. C5/1.

Forwarding copy of a letter to Mr. Cranston for Council's information; advising of the approval of Mr. Cranston's appointment as Local Controller, State Emergency Services for Hawkesbury Shire. Assuring Mr. Cranston of the support and co-operation of the Pro-Director and staff at all times; stating that he feels sure that the Sydney Western Division Controller, Mr. D.C. Woodhill, will offer the facilities at his disposal to assist in the development of the Organisation. Pointing out that while the appointment is for an indefinite period, the appointment of all Local Controllers is now subject to a formal annual review. At the expiration of twelve months the Division Controller will liaise with both Council and Mr. Cranston to review the progress, development and activities of the Local Organisation and to report whether all parties are in complete accord with the continuance of his appointment.

SPEECH NOTES FOR THE USE OF MR. M. CLARKE, PRINCIPAL ENGINEER, RIVERS AND PORTS, WHEN ADDRESSING THE 21ST ANNUAL CONFERENCE OF FLOOD MITIGATION AUTHORITIES ON TUESDAY, 28TH APRIL, 1981.

AS A PUBLIC SERVANT, I CANNOT FULLY REPRESENT THE DEPUTY PREMIER AND MINISTER FOR PUBLIC WORKS, MR. JACK FERGUSON, AT THIS CONFERENCE, BUT HE HAS NEVERTHELESS ASKED ME TO CONVEY HIS GREETINGS TO THE DELEGATES, TO SAY THAT HE WISHES HE COULD HAVE BEEN HERE AND THAT HE HOPES THAT THIS WILL PROVE TO BE AN INFORMATIVE AND FRUITFUL CONFERENCE.

MR. FERGUSON HAS ALSO AUTHORISED ME TO MAKE A STATEMENT ON HIS BEHALF WHICH I SHALL DO AT THE END OF MY ADDRESS.

AS WE MOVE INTO THIS, THE 21ST CONFERENCE, THE FLOOD MITIGATION AUTHORITIES ARE LAUNCHING INTO THEIR THIRD DECADE OF JOINT CONSULTATION AND DISCUSSION THROUGH THE MEDIUM OF ANNUAL CONFERENCES.

THIS CONFERENCE HAS ALWAYS BEEN USED AS A VEHICLE TO CONVEY TO DELEGATES THE VIEWS AND POLICIES OF THE STATE GOVERNMENT IN THE FIELD OF FLOOD MITIGATION.

IN THIS REGARD, I CAN NEVERTHELESS PASS ON TO YOU SOME INFORMATION RELATING TO TRENDS AND POLICIES BEING FOLLOWED BY THE PUBLIC WORKS DEPARTMENT, IN ACCORDANCE WITH THE EXPRESSED POLICY OF THE GOVERNMENT.

..../2

I WANT TO TURN FIRSTLY TO THE QUESTION OF THE CONSTRUCTION PROGRAMMES.

IN THE FINANCIAL YEAR 1980/81, THE COMMONWEALTH-ASSISTED CONSTRUCTION PROGRAMME WAS AGAIN FUNDED ON AN INTERIM BASIS WITH THE COMMONWEALTH PROVIDING $1 MILLION FOR WORKS ON THE NEW SOUTH WALES COASTAL RIVERS, SHARED BETWEEN THE PUBLIC WORKS DEPARTMENT AND THE WATER RESOURCES COMMISSION. THE SAME BASIS WAS ALSO FOLLOWED IN 1978/79 AND 1979/80.

IN LOOKING TO 1981/82, IT WOULD APPEAR THAT THE INTERIM SITUATION WILL AGAIN APPLY, SUBJECT TO THE COMMONWEALTH AGAIN AGREEING TO PROVIDE A FURTHER $1 MILLION. THE REASON FOR THIS IS THAT THE CURRENT COMMONWEALTH/STATE STUDIES, WHICH HAVE PROVED FAR MORE DEMANDING AND TIME-CONSUMING THAN ANYONE ENVISAGED, HAVE NOT YET BEEN COMPLETED.

THE STATUS OF THE STUDIES IS THAT THEY ARE NOW IN THE FINAL STAGES, AND I EXPECT THAT THEY WILL BE LARGELY COMPLETED BY AUGUST OF THIS YEAR. UNFORTUNATELY, THIS DOES NOT APPEAR TO PROVIDE SUFFICIENT TIME TO FORMULATE NEW PROGRAMMES. ON THE BASIS OF THE 1980/81 COMMONWEALTH ADVICE, THE PROGRAMMES NO DOUBT WILL BE CONFINED TO EXISTING WORKS.

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AS IT STANDS, THE POLICY ESSENTIALLY IS:

* TO PROMOTE THE REMOVAL OF URBAN DEVELOPMENT FROM FLOOD PRONE AREAS WHERE PRACTICABLE AND APPROPRIATE, AND TO CLEAR THE FLOODWAYS OF NEW SOUTH WALES RIVERS OF UNNECESSARY OBSTRUCTIONS TO THE FREE FLOW OF FLOODWATER;

* IT IS A MANDATORY POLICY FOR ALL GOVERNMENT OR GOVERNMENT ASSISTED WORKS EXCEPT WHERE FLOOD-FREE AREAS ARE NEITHER AVAILABL NOR APPROPRIATE. IN THE LATTER CIRCUMSTANCES, DEVELOPMENT MUST BE FLOOD-PROOFED;

* THE POLICY IS STRONG ADVICE FOR LOCAL GOVERNMENT AND FOR PRIVATE DEVELOPERS.

THE IMPLEMENTATION OF THIS POLICY IS THE CONCERN OF ALL GOVERNMENT BODIES WITH A RESPONSIBILITY FOR DEVELOPMENT WITHIN AREAS AFFECTED BY FLOODING. THE COMMONWEALTH GOVERNMENT HAS AGREED IN PRINCIPLE TO CO-OPERATE WITH THE POLICY.

RECENT EVENTS ASSOCIATED WITH A NUMBER OF COUNCILS SUCH AS LIVERPOOL, HASTINGS AND SHOALHAVEN, TOGETHER WITH ACCOMPANYING PRESS PUBLICITY, HAS HIGHLIGHTED THE PARTICULAR DIFFICULTIES COUNCILS ARE FACING WHEN DEALING WITH DEVELOPMENT WHICH IS LOCATED IN FLOOD AFFECTED AREAS.

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I BELIEVE IT IS THEREFORE RELEVANT FOR US TO DISCUSS THE DIRECTION IN WHICH FLOOD MITIGATION SHOULD BE HEADING.

ANY SOLUTION TO THE PROBLEMS BEING ENCOUNTERED MUST INVOLVE A SOUND, WELL THOUGHT OUT POLICY, COUPLED WITH AVAILABLE MITIGATION OPTIONS.

THE OPTIONS INCLUDE STRUCTURAL WORKS INCLUDING THE TRADITIONAL TECHNIQUES FUNDED THROUGH FLOOD MITIGATION SCHEMES. THESE WILL CONTINUE TO HAVE AN APPLICATION IN CIRCUMSTANCES WHERE THE COSTS ARE JUSTIFIED FROM BOTH FINANCIAL AND ENVIRONMENTAL POINTS OF VIEW.

A SECOND OPTION IS THE REMOVAL OF DEVELOPMENTS FROM THE WORST FLOOD AFFECTED AREAS.

IN THIS CONTEXT, I WANT TO COMMEND THE PROPOSAL OF THE LISMORE CITY COUNCIL TO ACQUIRE FLOOD-FREE LAND AT GOONELLABAH, A SUBURB OF LISMORE, FOR AN ALTERNATIVE COMMERCIAL AREA.

THE STATE GOVERNMENT HAS SUPPORTED THE COUNCIL'S PROPOSAL AND INDICATED THAT THE PROVISION OF A NEW FLOOD-FREE AREA IS INEVITABLE. THE GOVERNMENT HAS ALSO ANNOUNCED ITS INTENTION TO MAKE AN EARLY PURCHASE OF A SITE IN THE AREA SUITABLE FOR THE FUTURE DEVELOPMENT OF A STATE OFFICE BLOCK.

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I UNDERSTAND THAT THE COUNCIL'S PROPOSAL HAS GAINED COMMUNITY ACCEPTANCE. IT HAS GAINED ACCEPTANCE OF A WIDE BODY OF COMMERCIAL INTERESTS, INCLUDING THOSE LEASING PROPERTIES IN THE FLOOD AREA OF THE CITY PROPER.

THIS IS A WISE FLOOD PLAIN STRATEGY AND THERE IS NO PRESSURE ON ANYBODY TO MOVE OUT. UNDERSTANDABLY, THERE IS RESISTANCE FROM PROPERTY-OWNERS IN THE FLOOD AFFECTED AREA. THERE IS NO EASY SOLUTION TO THIS PROBLEM BUT I COMMEND THE ATTITUDE OF THE COUNCIL IN SEEKING TO TACKLE A PROBLEM WHICH MUST BE GRAPPLED WITH SOONER OR LATER.

A THIRD OPTION IS THE ZONING OF LAND BY MEANS OF PLANNING INSTRUMENTS SO AS TO ENCOURAGE DEVELOPMENT TO TAKE PLACE ON LAND FREE FROM NATURAL HAZARDS.

THE FOURTH OPTION IS FLOOD MAPPING AND FLOOD EVENT RECORDING SO AS TO PROVIDE INFORMATION AS A BASIS FOR SUCH ZONING, AND ALSO FOR THE INFORMATION OF DEVELOPERS, LAND-OWNERS AND THE COMMUNITY GENERALLY.

A FIFTH OPTION IS TO PROVIDE LOW INTEREST LOANS AND OR OTHER FINANCIAL ASSISTANCE SO AS TO ENCOURAGE PEOPLE TO RELOCATE OR RAISE PROPERTIES ABOVE FLOOD LEVELS.

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A SIXTH OPTION IS THE PROVISION OF FUNDS FOR EFFICIENT FLOOD WARNING SYSTEMS AND FOR THE RESTORATION OF DAMAGE FOLLOWING FLOODING.

THE GEOGRAPHIC LOCATION OF MANY NEW SOUTH WALES TOWNS AS THE FOCAL POINTS OF RIVER CROSSINGS MEANS THAT VERY CONSIDERABLE AREAS OF URBAN LAND ARE FLOOD PRONE UNDER THE 1 IN 100 YEARS DEFINITION.

WHILE IT IS OBVIOUS THAT ONLY THE WORST AFFECTED AREAS CAN PHYSICALLY BE CLEARED, AND THEN ONLY IN THE LONG TERM, THERE HAS BEEN CONCERN IN SOME AREAS OF LOCAL GOVERNMENT OVER THE POSSIBLE IMPLICATIONS OF THE POLICY.

THE PUBLIC WORKS DEPARTMENT BELIEVES THAT IT IS NOW A MATTER OF PRIORITY TO IDENTIFY THE AREAS WITH SEVERE FLOODING PROBLEMS. IT IS NECESSARY TO DETERMINE THE CAUSES OF THE PROBLEMS AND TO PROPOSE SOLUTIONS DRAWING ON ALL OF THE OPTIONS AVAILABLE.

THE FLOOD PLAIN MAPPING PROGRAMME SEEKS TO HELP DEFINE THE EXTENT OF THE PROBLEMS, BUT IT IS OBVIOUSLY ONLY A FIRST STEP.

A NATURAL PROGRESSION IS TO DEVELOP MAPS DEFINING NECESSARY STORAGE AREAS AND AREAS SUITABLE FOR DEVELOPMENT AFTER FILLING TO A SUITABLE HEIGHT ABOVE FLOOD LEVEL.

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NO TWO TOWNS WILL HAVE IDENTICAL SOLUTIONS. THE FULLEST PUBLIC PARTICIPATION WILL BE REQUIRED, AS WELL AS THE CO-OPERATION OF ALL GOVERNMENT INSTRUMENTALITIES CONCERNED, FOR THE SOLUTIONS TO BE FOUND ACCEPTABLE AND FOR THEM TO BE ENFORCEABLE OVER A PERIOD OF TIME.

I AM PLEASED TO BE IN A POSITION TO INFORM THE CONFERENCE THAT THE DEPUTY PREMIER AND MINISTER FOR PUBLIC WORKS, MR. FERGUSON, HAS AUTHORISED ME TO ANNOUNCE TO THE CONFERENCE THAT THE STATE GOVERNMENT HAS APPROVED THE ADOPTION OF A STRATEGY TO FURTHER IMPLEMENT ITS FLOOD PLAIN POLICY, AND TO MAKE THE BEST USE OF AVAILABLE FLOOD MITIGATION FUNDS.

THE STRATEGY HAS SIX STRANDS. THE FIRST IS THAT, IN THE PREPARATION OF STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS, CARE IS TO BE TAKEN TO ENSURE A CATCHMENT AND VALLEY-WIDE APPROACH TO THE PROBLEMS OF FLOOD PLAIN MANAGEMENT THROUGH APPROPRIATE ZONING AND LAND USE CONTROLS IN THE PLANNING INSTRUMENTS.

THE SECOND STRAND IS THAT THE PUBLIC WORKS DEPARTMENT AND THE WATER RESOURCES COMMISSION, IN CONJUNCTION WITH LOCAL COUNCILS, WILL IDENTIFY AREAS WITH SEVERE FLOODING PROBLEMS AND DEVELOP APPROPRIATE SOLUTIONS.

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THIRDLY, THE DEPARTMENT OF PLANNING AND ENVIRONMENT, IN CONJUNCTION WITH THE PUBLIC WORKS DEPARTMENT, THE WATER RESOURCES COMMISSION AND LOCAL COUNCILS, WILL DETERMINE APPROPRIATE ZONINGS FOR THESE SEVERELY AFFECTED AREAS, BUT THE AIM OF THE ZONINGS IS TO ENSURE THAT THEY WILL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FREE FLOW OF FLOODWATER. WHERE THE PROBLEM IS SUCH THAT THE NECESSARY ZONING RESTRICTIONS DENY ALL RIGHTS OF DEVELOPMENT, THEN THE LAND SHOULD BE ACQUIRED. SUCH ACQUISITIONS WOULD BE MADE ON A VOLUNTARY BASIS AS PROPERTIES ARE OFFERED FOR SALE.

THE FOURTH STRAND IS THAT THE N.S.W. GOVERNMENT WILL ALLOCATE AN ADDITIONAL $1 MILLION PER ANNUM IN THE WAY OF FLOOD MITIGATION SUBSIDY FUNDS TO ASSIST IN THE IMPLEMENTATION OF ITS FLOOD PLAIN POLICY.

THE FUNDS WILL BE APPLIED TO COUNCIL SCHEMES AT THE NORMAL 2 : 1 RATIO, AND IN A RATIO OF 3 : 1, AS FAR AS THE HUNTER VALLEY IS CONCERNED.

THIS TYPE OF WORK WOULD NORMALLY BE SUBJECT ALSO TO COMMONWEALTH GRANT ON THE USUAL BASIS AND THIS SHOULD EVENTUATE WHEN THE COMMONWEALTH GOVERNMENT ADOPTS THE RECOMMENDATIONS OF THE JOINT STUDIES.

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FIFTHLY, OTHER PUBLIC AUTHORITIES WILL BE ENCOURAGED TO APPLY FUNDS IN WAYS CONSISTENT WITH THE FLOOD MITIGATION POLICY, AND TO ASSIST IN ITS IMPLEMENTATION. EXAMPLES IN THIS AREA INCLUDE THE COASTAL LANDS PROTECTION FUND, THE LOCATION OF LAND COMMISSION AND HOUSING COMMISSION LAND ACQUISITIONS, NATIONAL PARKS AND WILDLIFE SERVICE ACQUISITIONS, AND SO ON.

AS THE FINAL STRAND OF ITS POLICY, THE GOVERNMENT WILL PROMOTE THE ADOPTION OF APPROPRIATE SOIL CONSERVATION TECHNIQUES, FORESTRY PRACTICES, AGRICULTURAL PRACTICES AND SIMILAR PROCEDURES TO EASE FLOODING AT THE SOURCE. THE GOVERNMENT WILL ENCOURAGE THE PROVISION, WHERE POSSIBLE, OF FLOOD-FREE ACCESS AND THE DEVELOPMENT AND MAINTENANCE OF FLOOD WARNING SYSTEMS WITHIN LOCAL AREAS. IT WILL ASSIST IN THE RELOCATION OF RESIDENTIAL PREMISES TO FLOOD-FREE SITES.

THERE IS STILL A LONG WAY TO GO, BUT I BELIEVE THAT THE AVAILABLE OPTIONS HAVE BEEN BROADENED BY THE ANNOUNCEMENT OF THIS NEW GOVERNMENT POLICY. THERE ARE STILL CONSIDERABLE PROBLEMS TO BE FACED IN THIS TRANSITION STAGE TOWARDS SENSIBLE FLOOD PLAIN MANAGEMENT, BUT I AM CONFIDENT THAT CONSULTATION BETWEEN ALL THE RELEVANT BODIES, INCLUDING MY OWN DEPARTMENT, WILL ALLOW PROPER SOLUTIONS TO BE FOUND.

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

SPECIAL MEETING - 12TH MAY, 1981

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

May 8, 1981.

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

Dear Sir :

You are hereby requested to attend a SPECIAL MEETING of Council to be held at the Council Chambers, Windsor, on TUESDAY, 12th MAY, 1981 at *** See below *** for the transaction of the following business :

ELECTION OF TWO (2) DELEGATES TO HAWKESBURY RIVER COUNTY COUNCIL AND ONE (1) DELEGATE TO PROSPECT COUNTY COUNCIL.

Yours faithfully,

R.L.Rawson.
Shire Clerk.

*** Note : After the Ordinary Meeting has opened at 7.30 p.m. it will be adjourned for the Special Meeting to take place and on conclusion, the Ordinary Meeting will be resumed.

JT:GV

New South Wales Government

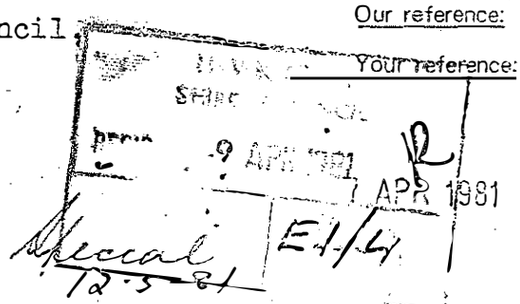
Department of Local Government

Caga Centre, 8-18 Bent Street, Sydney

The Shire Clerk,
Hawkesbury Shire Council
WINDSOR NSW 2756

Our reference: G.80/886

Your reference:



Telephone: 231 0922
Extension 4544

Determination of number, and election or delegates to Hawkesbury River County Council and Prospect County Council.

Dear Sir,

The Minister has determined that the Hawkesbury Shire Council shall elect two delegates to the Hawkesbury River County Council, and one delegate to the Prospect County Council.

Pursuant to section 12(2) of the Local Government Areas Amalgamation Act, 1980, the Minister has decided to appoint Friday, 10th April, 1981, as the day with which the appointed period referred to in section 12(1) of the Act for the above County Councils shall commence. Action is proceeding to publish the Minister's order in that connection in the Government Gazette on Friday, 10th April, 1981.

It will be necessary for an extraordinary election of delegates to the Hawkesbury River and Prospect County Councils to be conducted pursuant to section 12(7) of the Act within the appointed period, i.e., a period of two months commencing with 10th April, 1981. The Council might accordingly take the necessary action for the holding of such elections after publication in the Gazette of the Minister's order under section 12(2) of the Act.

It should be noted that the terms of office of existing delegates elected by the former Windsor Municipal and Colo Shire Councils to the Hawkesbury River and Prospect County Councils shall end (vide section 12(6) of the Act), and the terms of office of persons elected as delegates to those County Councils at the elections referred to above shall commence (vide section 12(9) of the Act), upon the expiration of the appointed period.

Yours faithfully,

J. Thompson
for Under Secretary

FOR METHOD OF ELECTION - SEE BACK.

ORDINANCE 20

METHOD OF ELECTION - COUNTY COUNCILS

3.(1) In any county electorate which comprises the whole or part of one area only, the election of a delegate or delegates to the county council shall be conducted by the council concerned at a special meeting called for the purpose, or at a meeting for the purpose of electing a Mayor or President.

(2) The Clerk shall be the Returning Officer.

(3) Nominations for the office of delegate or delegates may be made without notice by any member, and shall be in writing. If the number of nominations be equal to the number to be elected, or if all the nominations except the number to be elected be withdrawn, or if all the persons nominated except the number to be elected decline nomination, the Returning Officer shall declare the person or persons so nominated to be elected as delegate or delegates to represent that electorate.

(4) If there are a greater number of candidates nominated than are required to be elected an election shall be carried out by preferential ballot. The ballot shall be conducted by the preparation, marking and counting of ballot-papers in the presence of the council.

(5) (a) The ballot-papers shall contain the names of all the candidates and the members shall mark their votes thereon by placing the figures 1, 2, 3 and so on, as the case may require, against the various names so as to indicate the order of their preference for the various candidates. If a member fails to indicate the order of his preference in respect of any candidate his ballot-paper shall be informal.

(b) The Returning Officer shall, having regard to the number of candidates to be elected, count the formal votes in the manner provided in the rules for counting votes at elections of councillors set out in sub-clause (4) of Clause 40 of Ordinance No. 20A : Provided that where more than three delegates are to be elected the provisions of Division 2A of the said subclause shall apply mutatis mutandis to the election of the fourth and every succeeding candidate. Upon completion of the count the Returning Officer shall then and there declare the result of the election.

(6) In this clause "member" means member of a council - alderman or councillor.

.....

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 14th April, 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

183 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Knight that the Minutes of the Ordinary Meeting of Council held on 10th March, and the Special Meetings of Council held on 23rd March, 31st March and 7th April, 1981 having been circulated amongst the members of Council be confirmed.

NOTICE OF RESCISSION MOTION

184 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that we the undersigned Councillors of Hawkesbury Shire do hereby move that the resolution "that similar tipping charges to those applying at the South Windsor depot be applied from the beginning of the contract and that the contractor be paid a commission of 10% on charges collected similar to the arrangement existing with the contractor at South Windsor", resolved at the Ordinary Meeting of Council held on March, 10th, 1981, be rescinded.

NOTICES OF MOTION

Moved by Councillor Rotherham seconded by Councillor Knight that the anticipated extra running costs of the East Kurrajong Waste Depot due to the Metropolitan Waste Authority extension of scavenging area, be absorbed from within the Estimates. And that a recommendation of estimate adjustment to that effect be sought from the appropriate department.

The motion was lost.

185 RESOLVED on the motion of Councillor Horrex seconded by Councillor Michael that an investigation be made into the question of relocating the Windsor Depot into the industrial area.

Moved by Councillor McEwan seconded by Councillor Horrex that this Council form a Sports Committee and that Council's Recreation Officer be an ex-officio member of that Committee.

The motion was lost.

Moved by Councillor Horrex seconded by Councillor Knight that the Hawkesbury Shire Council grant exemption from garbage services within the scavenging districts, provided:

- That such properties are no less than 2 hectares in area.
- That such properties are suitable for on site disposal.

The motion was lost.

CORRESPONDENCE

A1. TRAFFIC AUTHORITY OF NEW SOUTH WALES - DELEGATION OF TRAFFIC AUTHORITY FUNCTIONS TO COUNCILS. T10/2.

186 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the authority of Council be given to the affixing of its Common Seal to the instruments of delegation of powers from the Traffic Authority of New South Wales to the Council of the Shire of Hawkesbury.

A2. COLO HEIGHTS PROGRESS ASSOCIATION - WHEELBARROW RIDGE ROAD, COLO HEIGHTS P12/14, 665-2310

187 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Colo Heights Progress Association be informed that Council has listed the improvements of the Wheelbarrow Ridge Road from the Singleton Road at Colo Heights for a distance of some seven kilometres for a future road funding programme as funds for 1981 works have previously been allocated. Further, that maintenance attention will be given to the road surface, together with the removal of the fallen timber resulting from recent storms.

A3. WINDSOR HIGH SCHOOL PARENTS & CITIZENS ASSOCIATION - BUS ZONING AREA IN MULGRAVE ROAD. P19/4, B5/2

188 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rose that the Windsor Parents & Citizens Association be advised that their request will be given consideration in the preparation of plans for the bus turning bay and negotiations with the Department of Education regarding the proposal.

A4. PITT TOWN PROGRESS ASSOCIATION - PITT TOWN ROAD. P12/10, M1/1

189 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that the Pitt Town progress Association be advised that Council would be pleased to be represented at the on-site meeting and that representations on the matter have been made to the Divisional Engineer Parramatta concerning the need for the by-pass.

A5. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - 1981/82 MEMBERSHIP S24/1.

190 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that Council re-affirm its membership for 1981/82.

A6. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANTS FOR PUBLIC LIBRARIES G2/160.

191 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that Council make further representations seeking a review of its application.

A7. DEPARTMENT OF LOCAL GOVERNMENT - PROPOSED RESUMPTION OF LOTS 18 & 19 CORNER OF HAVELOCK & WOLSELEY ROADS, McGRATHS HILL. A6/245.

192 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that the Seal of Council be affixed, and the notice be advertised.

A8. DEPARTMENT OF MAIN ROADS - 1980/81 URBAN LOCAL ROADS PROGRAMME. G2/152

193 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the grant be accepted in accordance with "General Conditions of Assistance to Councils for Works on rural and Urban Local Roads, 1979".

A9. ST. PETER'S CHURCH, RICHMOND - DEVELOPMENT APPLICATION. D.A.66/81.

194 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that in condition 6 of the approval the building line be 15 metres to Windsor Street.

A10. MR. A.R. LANE - CONTRACT CHARGE. C2/9, C8/1.

195 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the payment of $90.00 per grave be paid to Mr. Lane in future.

A11. THE COUNCIL OF THE MUNICIPALITY OF WAVERLEY. L9/1.

196 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that Council support the Waverley Council in this matter and make representation in this regard to the local State Member.

A12. BLACKTOWN CITY COUNCIL - COMMUNITY WELFARE SERVICES. F3/10.

197 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that Council support the resolutions of Blacktown City Council.

A13. HAWKESBURY COMMUNITY & R.S.L. HOMES TRUST - DONATION. D1/1.

198 RESOLVED on the motion of Councillor McEwan seconded by Councillor Horrex that approval be given.

A14. UPPER HAWKESBURY POWER BOAT CLUB - NATIONAL DRAG BOAT TITLES. H5/4.

199 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Horrex that:

(1) Approval be given to the closure to the public of the boat ramp at Windsor on 19/20th September, 1981 subject to Upper Hawkesbury Power Boat Club paying $40.00 to cover the necessary advertisement.
(2) Toilet facilities in the nature of four Porta Loos be provided for the period 19/20th September.
(3) Offer of 30% gate takings be accepted.

A15. KEEP AUSTRALIA BEAUTIFUL COUNCIL OF N.S.W. - TIDY TOWNS COMPETITION. G1/23.

200 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Shire Clerk and Health Surveyor be delegated authority to endorse on Council's behalf any entries that have been submitted.

A16. MEALING'S WINDSOR NEWSAGENCY - VEHICLE ACCESS. B6/82.

201 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that:

(1) No action be taken in the provision of traffic arrangements affecting main roads to service the McGraths Hill Shopping Centre for the reason that such would introduce traffic conflict areas in the existing main roads where the overall traffic conditions are currently less than desirable.
(2) Assistance in serving traffic flow to the shopping centre be given by the provision of appropriate signs.

A17. RICHMOND COLLECTIVE - ACCOMMODATION PROJECT. 625/6.

202 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Knight that Council invite members of the Executive of the Richmond Collective and the Hawkesbury Crisis Accommodation Association to meet and discuss all matters relevant to the need for and proposed provision of crisis accommodation within the Hawkesbury Shire.

A18. D.W. MEAD - REFERENCE UNDER SEAL. S1/8.

203 RESOLVED on the motion of Councillor Rose seconded by Councillor Henry that Mr. Mead be issued with a reference under Seal.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

204 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that letters B1 to B34 be received and appropriate replies forwarded where necessary.

B1. THE HON. H.F. JENSEN, M.P., MINISTER FOR LOCAL GOVERNMENT & ROADS, THROUGH MR. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - ROAD GRANT. G2/152.

B2. COLO-WINDSOR INTERNATIONAL YEAR OF THE CHILD COMMITTEE - DONATIONS. C13/12, Y1/3.

B3. DEPARTMENT OF ENVIRONMENT & PLANNING - AMENDMENTS TO SCHEDULE 3 (DESIGNATED DEVELOPMENT) TO ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 1980. C4/35.

B4. THE HON. P. COX, M.P., MINISTER FOR TRANSPORT & HIGHWAYS - RAILWAY UNDERPASS, MACQUARIE STREET, WINDSOR. R2/4.

B5. CANBERRA COLLEGE OF ADVANCED EDUCATION - LOCAL GOVERNMENT STUDY TOUR 1981. S18/1.

B6. J.M. SMAIL, GEORGE P. RHODES & CO. - J.R. & A.S. ROSS, PROPOSED DEVELOPMENT BY T.J. ALLEN AT LOT 2 GREENWAY CRESCENT, WINDSOR. D.A.32/80.

B7. THE HON. K. STEWART, M.P., MINISTER FOR HEALTH - HAWKESBURY DISTRICT HOSPITAL'S DEVELOPMENT PROGRAMME. H9/1.

B8. DEPARTMENT OF MOTOR TRANSPORT - ACCIDENT STATISTICS FOR QUARTER ENDING 30TH SEPTEMBER, 1980. S7/3.

B9. PITT TOWN PROGRESS ASSOCIATION - FLOOD FREE BUILDING LAND AT PITT TOWN. P7/44, P12/10.

B10. MR. E. PHILLIPS - COMMUNITY & CULTURAL CENTRE. A3/1.

B11. DEPARTMENT OF ENVIRONMENT & PLANNING - NATIONAL ESTATE GRANTS PROGRAMME. H2/2.

B12. DEPARTMENT OF EDUCATION - OAKVILLE PUBLIC SCHOOL/HOBARTVILLE PUBLIC SCHOOL CONSTRUCTION OF MULTI-PURPOSE PHYSICAL EDUCATION COURTS. E3/2, E3/4.

B13. DEPARTMENT OF LOCAL GOVERNMENT - FORMER COLO SHIRE COUNCIL STATEMENT OF ACCOUNTS FOR YEAR ENDED 31ST DECEMBER, 1979. 2.

B14. LAND BOARD OFFICE - PROPOSED RESERVE FOR PUBLIC RECREATION AT LOWER PORTLAND. 135-3, 625-1, 68A/270/78.

B15. WINDSOR PRE-SCHOOL ASSOCIATION - SIXTH ANNUAL GENERAL MEETING. C13/8.

B16. THE SALVATION ARMY - RED SHIELD APPEAL 1981. D1/1, A3/1.

B17. MR. D. SWAN, DIRECTOR-GENERAL OF EDUCATION. E3/2.

B18. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - VOTING RIGHTS. S24/1.

B19. N.S.W. FREEGROWERS, HORTICULTURAL COUNCIL - 1981 RATES. R4/26, A3/1.

B20. HAWKESBURY DISTRICT TENNIS ASSOCIATION - 58TH ANNUAL GENERAL MEETING. R6/14.

B21. THE QUEEN ELIZABETH II SILVER JUBILEE TRUST FOR YOUNG AUSTRALIANS - AVAILABILITY OF GRANTS. G2/1.

B22. DEPARTMENT OF MOTOR TRANSPORT - SILVER COIN CASH FARE SYSTEM. B5/1.

B23. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR. C4/3.

B24. HAWKESBURY DISTRICT TENNIS ASSOCIATION - BALANCE SHEETS. R6/14.

B25. THE HON. E. BEDFORD, M.P., MINISTER FOR PLANNING & ENVIRONMENT. P7/114, C4/35.

B26. DEPARTMENT OF PUBLIC WORKS - GRANTS. G2/134(W).

B27. STATE RAIL AUTHORITY OF NEW SOUTH WALES - CAMBRIDGE AVENUE OVERBRIDGE. B4/1.

B28. PITT TOWN PROGRESS ASSOCIATION - McGRATHS HILL TRAFFIC LIGHTS. P12/10, T1/8, A3/1.

B29. LAND BOARD OFFICE - PUBLIC ROADS ACT, 1902. 665-321-2.

B30. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE - SENIOR CITIZENS WEEK. S14/5.

B31. MR. K.W. DOBINSON, DIVISIONAL ENGINEER, DEPARTMENT OF MAIN ROADS - MEETING WITH COUNCIL ON 31ST MARCH, 1981. M1/1.

B32. DEPARTMENT OF LOCAL GOVERNMENT - DETERMINATION OF NUMBER, AND ELECTION OF DELEGATES TO HAWKESBURY RIVER COUNTY COUNCIL AND PROSPECT COUNTY COUNCIL. D5/2.

B33. CONSUL GENERAL OF ITALY - ITALIAN COMMUNITY. C11/2.

B34. DEPARTMENT OF ENVIRONMENT & PLANNING - WESTERN SYDNEY EMPLOYMENT STUDIES. P7/114.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

205 RESOLVED on the motion of Councillor Dunn seconded by Councillor Horrex that the accounts submitted be confirmed as shown hereunder:

Fund	Cheque Nos.		Total
General Fund			
Drawn by Computer -	281753-281806		
	281809-281313		
	281816-281840		
	281842-281851		
	281868-281875		
	281919-281982		
	281984-821992		
	281994-282000		
	681401-681404		
	681406-681435		
	681437-681552		
	681554-681588		
	681590-681618		
	681642-681665	527,557.73	
Drawn Off-Line	281876-281918		
	681409-681418		
	681436		
	681619-681641		
	681666-681667		
	681669-681673	298,674.56	826,232.29
General Loan Account No. 1	417802		250,000.00
General Loan Account No. 12	417803		50,000.00
General Loan Account No. 13	417805		82,682.92
General Loan Account No. 14	417804		300,000.00
Sewerage Loan Account No. 2	417806		400,000.00
Sewerage Local	282017-282029 & 282031		9,914.13
Trust Fund	282278-282321		640,500.42
			$2,559,329.76

3. CORRESPONDENCE:

13. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - NORTH RICHMOND SEWERAGE FACILITIES. 751.

206 RESOLVED on the motion of Councillor Brown seconded by Councillor Horrex that Council seek a deputation with the Metropolitan Water Sewerage and Drainage Board regarding Council's contribution towards the North Richmond Sewerage Scheme.

5. SHIRE CLERK'S REPORT

1. APPOINTMENT OF LOCAL CONTROLLER, STATE EMERGENCY SERVICES. C5/1.

Moved by Councillor Rotherham seconded by Councillor Henry that in view of the high level of dissatisfaction within the ranks of the Hawkesbury Shire State Emergency Services with the Finance Committee's recommendation that the Shire Engineer be nominated, Council nominate Mr. Minturn for the position of State Emergency Services Controller.

The motion was lost.

5. RECREATION COMPLEX - BENSON LANE, RICHMOND. P2/22.

207 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Knight that the proposals in the report be adopted in principle and discussions take place with the organisations involved with a further report to be made to Council and ways of developing the Benson Lane complex without the necessity of selling the Pughs Lagoon Cricket area be investigated and reported upon.

9. ADMINISTRATIVE BUILDING - WINDSOR - EXTENSIONS. B6/14.

208 RESOLVED on the motion of Councillor Knight seconded by Councillor Rotherham that:

1. Council not proceed with the plans for the extension to the main building.

2. Council consider either re-vamping 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 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.

Councillors Dunn, Michael, Rose and Henry asked that their names be recorded as being against the resolution.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

209 RESOLVED on the motion of Councillor Dunn seconded by Councillor Horrex that Items 2 to 7 of the Finance Committee's Report dated 31st March, 1981 as recorded on Pages 1 to 5 of the Minutes of the Finance Committee be adopted with the exception of:

Correspondence Item 13 - Metropolitan Water Sewerage and Drainage Board - North Richmond Sewerage Facilities.
Shire Clerk's Report Item 5 - Recreation Complex - Benson Lane, Richmond.

which have already been considered by Council, Minutes Nos. 206 and 207

WORKS COMMITTEE'S REPORTS - 11TH, 17TH AND 24TH MARCH, 1981

210 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Works Committee's Reports dated 11th, 17th and 24th March, 1981 as recorded on Page 1 of the Minutes of the Works Committee be adopted.

WORKS COMMITTEE'S REPORT - 31ST MARCH, 1981

211 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Works Committee's Report dated 31st March, 1981 as recorded on Pages 1 to 7 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

DEVELOPMENT APPLICATIONS

4. ST. PETERS CHURCH OF ENGLAND - LOT 8, D.P. 238147 WINDSOR STREET, RICHMOND - ERECTION OF A CHRISTIAN EDUCATION CENTRE. DA66/81.

See Correspondence Item A9.

212 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that approval be granted in accordance with plans prepared by K.P.V. Werry subject to the following conditions:

1-4. Standard conditions (a), (b), (c) and (m).
5. Off-street parking being provided for the patrons of the centre at the rate of one space per 10 seats for the total number of seats available in the centre.
6. Building line being increased to 15 metres to Windsor Street and area between the building and street alignment and down the sides of the building to be adequately landscaped with advanced trees and shrubs, full details to accompany building application.
7. External design and use of materals to be to the satisfaction of the Heritage Branch of the Department of Environment and Planning and Council's officers.

SUBDIVISIONS

4. R.K. CAMBRIDGE & CO. - 63 & 65 THE TERRACE, WINDSOR, LOTS 1 & 2, D.P. 593192, LOT 2, 2 & 3, D.P. 234479 AND LAND IN C.T. 4817 FOLIO 184 - SUBDIVISION BY REARRANGEMENT OF BOUNDARIES TO OVERCOME ENCROACHMENT. DA66/80.

See Town Planners Report - Subdivision 63-65 The Terrace, Windsor - R.K. Cambridge & Co.

213 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that:

1. The development of the land by subdivision involving an adjustment of boundaries generally in accordance with the plan submitted be approved subject to:
   1. Standard condition (Subdivision) 9.
   2. The common boundary shown between the proposed lots 30 and 31 be relocated in that section between the existing 3 storey residential flat building and the existing 2 storey dwelling so that it is a minimum of 5 metres from the residential flat building and 1.5 metres from the dwelling house.
   3. Demolition of existing shed if the proposed boundary between lots 30 and 31 passes through this building.
   4. Completion of the construction of the access to each lot with concrete paving to the Shire Engineer's requirements, such work to be undertaken before release of the linen plan of subdivision.
   5. Construction of the parking area for the flats with a dust free surface to the requirements of the Shire Engineer.

2. Approval be granted to subdivide the land under Part 12 of the Local Government Act, 1919 (as amended) subject to:
   1-3. Standard conditions A(i), A(iii) and A(v).
   4. Completion of the construction of the access to each lot with concrete paving to the Shire Engineer's requirements, such work to be undertaken before release of the linen plan of subdivision.
   5. The applicant be advised that the land has been subject to filling which could be subject to settlement and is also subject to inundation from bank overflow from the Hawkesbury River during times of flood.

CORRESPONDENCE

3. CARROLL AND O'DEA, SOLICITORS - RIGHT OF ACCESS PROPOSED FROM KEDA CIRCUIT, NORTH RICHMOND TO FARMLAND OWNED BY HAWKESBURY VALLEY HOLDINGS NO. 2, PTY. LTD. 909-9.

214 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the application be deferred to the next Committee meeting for inspection.

9. D.J. RYAN - VARIATION OF INTERIM DEVELOPMENT ORDER NO. 3, COLO TO PERMIT SUBDIVISION INTO TWO EQUAL LOTS OF 8.5HA., PORTION 101, PARISH MERROO, CEDAR RIDGE ROAD, KURRAJONG. 909-49.

215 RESOLVED on the motion of Councillor Dunn seconded by Councillor Brown that Council support the application and forward it to the Department of Environment and Planning.

216 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the Development Committee's Report dated 31st March, 1981 as recorded on Pages 1 to 10 of the Minutes of the Development Committee be adopted with the exception of:

Development Application Item 4 - St. Peters Church of England, Lot 8, D.P. 238147 Windsor Street, Richmond
Subdivision Item 4 - R.K. Cambridge & Co. - 63 & 65 The Terrace, Windsor, Lots 1 & 2, D.P. 593192, Lot 2, 2 & 3, D.P. 234479 and land in C.T. 4817 Folio 184
Correspondence Item 3 - Carroll and O'Dea, Solicitors
Correspondence Item 9 - D.J. Ryan

which have already been considered by Council, Minute Nos. 212, 213, 214 and 215.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

217 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Brown that the Shire Clerk's Report be received.

1. SENIOR CITIZENS' WEEK - MARCH 9-15 - REPORT BY COMMUNITY ARTS OFFICER. S14/5.
2. DATE OF COMMITTEE MEETINGS. C11/6.
3. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. H7/2.
4. DOORKNOCK APPEALS - 1981. A7/1.
5. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. F3/20.

Received.

6. CONTRACTS & DOCUMENTS FOR EXECUTION.

218 RESOLVED on the motion of Councillor Horrex seconded by Councillor Michael that the Seal of Council be affixed to the undermentioned documents:

Memorandum of Transfer	...	Hawkesbury River County Council - Lot 16, Walker Street, Windsor.
Memorandum of Transfer & Plan	...	Prospect County Council, Easement over Lot 5, D.P. 79462, March Street, Richmond.
Restriction as to User - Registrar General	...	Caleo - Port Erringhi Pty. Ltd., Lots 22, 54/55, D.P. 232576, Port Erringhi Road, Ebenezer.
Library Subsidy 1981	...	Application for Library Subsidy - State Library of N.S.W. for $39,720.

7. SITE FOR A McDONALD'S RESTAURANT. S13/28.

219 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that Council resolve to prepare a Local Environmental Plan to allow the development of a drive-in take away food restaurant on the corner of Kable and Macquarie Streets, Windsor, the information required under Clause 5 of the Environmental Planning and Assessment Regulation 1980 be supplied, and the Department be advised that in Council's opinion a map and environmental study is not required.

8. HAWKESBURY SHIRE COUNCIL - QUARTERLY REPORT.
9. COUNCIL'S TELEPHONE SYSTEM. B6/17.

Received.

SHIRE CLERK'S SUPPLEMENTARY REPORT

10. COUNCIL'S TELEPHONE SYSTEM. B6/17.

220 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Brown that the Shire Clerk's Supplementary Report be received.

SHIRE ENGINEER'S REPORT

221 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Henry that the Shire Engineer's Report be received.

1. GENERAL
2. CONSTRUCTION WORK
3. MAINTENANCE WORK
4. FLOOD MITIGATION
5. PARKS & GARDENS
6. COUNCIL PROPERTY
7. SEWERAGE
8. COLO HIGH SCHOOL AMENITIES
9. SUBDIVISIONS
10. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

Received.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

222 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the Shire Health and Building Surveyor's Report be received.

1. BUILDING APPLICATIONS

Received.

2. TENDERS - SANITARY REMOVAL, SULLAGE REMOVAL AND WASTE DEPOT OPERATION

(i) Sanitary Collection and Removal.

223 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Brown that the tender from Richardson Group Industries Pty. Ltd. be accepted.

(ii) Sullage Removal Contract.

224 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Brown that the tender from Richardson Group Industries Pty. Ltd. be accepted.

(iii) East Kurrajong Waste Depot Operation.

225 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the late tenders be rejected.

226 RESOLVED on the motion of Councillor Michael seconded by Councillor Rose that the contract be awarded to G. & E. Naomi Schupp at a contract price of $35,900 p.a.

3. AUTHORISATION OF ORDINANCE INSPECTOR

227 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that Mr. Michael Sidney Dibb of 23 Luttrel Street, Richmond be authorised under the provisions of Section 289A of the Local Government Act, 1919 as amended.

4. GARBAGE SCAVENGING DISTRICT (FORMER COLO SHIRE)

Received.

CHIEF TOWN PLANNER'S REPORT

228 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Chief Town Planner's Report be received.

1. SUBDIVISION 63-65 THE TERRACE, WINDSOR - R.K. CAMBRIDGE & CO. D.A.66/80.

See Minute No. 213.

229 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that in the approval given for the proposed subdivision the condition relating to construction of the access read as follows:

"Completion of the construction of the access to each lot with concrete paving to the Shire Engineer's requirements, such work to be undertaken before release of the linen plan of subdivision".

2. DEVELOPMENT APPLICATION - HAWKESBURY SHIRE COUNCIL - LOT 457 D.P. 214756 GOLDEN VALLEY DRIVE, GLOSSODIA - RESIDENTIAL 2(d) (Restricted) ERECTION OF A COMMUNITY HALL.

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

1-3. Standard conditions (a), (c) & (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.

CHIEF TOWN PLANNER'S SUPPLEMENTARY REPORT

231 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Chief Town Planner's Supplementary Report be received.

3. PROPOSED MOTEL, BELLS LINE OF ROAD, NORTH RICHMOND. 135/2.

232 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the Department of Environment and Planning be advised Council is still in support of the application and the Department be advised of the communication from Telecom and the result of discussions on site with the owner.

4. SUBDIVISION - D.A.26/81 - JOHN J. PAINE ROSS & CO. - LOTS 1 & 2, CASTLEREAGH ROAD, AGNES BANKS - RESIDENTIAL 2(d) - ALTERATION OF LOCATION OF COMMON BOUNDARY BETWEEN LOTS 1 & 2.

233 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that:

1. Approval be granted in accordance with the plan Ref. 10938, submitted with the application, subject to the following conditions:-

   1-4. Standard Conditions (Subdivision) (2), (4), (6) & (9).

2. 1-2. Standard conditions A(i) & (iii) under Part 12 of the Local Government Act, 1919 (as amended).
   3. The dedication free of cost to Council of road widening Castlereagh Road in accordance with the requirements of the Department of Main Roads.
   4. The construction of kerb and gutter for the full frontage of Castlereagh Road and sealing of the road shoulder together with relocation of power and telecom supply lines to the requirements of Council's Engineer. Plans to be submitted and approved prior to commencement of work.

NOTICES OF RESCISSION MOTIONS

Councillor Rose indicated to the meeting that he would be submitting a rescission motion regarding Council's resolution of this evening concerning the extensions to the administrative building, Windsor.

Councillor Horrex indicated to the meeting that he would be submitting a rescission motion regarding Council's resolution of 7th April concerning the administration of the Oakville Bush Fire Brigade.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to the condition of the roadway leading to the Hawkesbury Race club off Windsor/Richmond Road, near the Aerodrome Hotel.

Engineer for attention.

Councillor Knight referred to the Council rate notice which stated the due date for payment of the rates but does not make mention anywhere regarding the final date for payment without interest accruing.

The Shire Clerk advised that rates are due for payment one month after the date of levy with a further three month period of grace without interest accruing. He stated that Council gave a period of grace of several days after the due date for instalments as well as after the four month period.

Councillor Knight referred to the potholes in front of the North Richmond Post Office. He stated that cars are parking on the narrow by pass which did not leave enough width for a carriageway.

Engineer for attention.

Councillor Knight referred to the bridge on Creek Ridge Road and Godalla Avenue and asked if it could be redesigned or improved in any way as part of the roads construction on Creek Ridge Road.

The Shire Engineer advised that there would be a slight adjustment to the level of the bridge but there would be no other structural alteration.

Councillors Knight and McEwan referred to the difficulties being experienced with telephones in the Hawkesbury District.

Enquiries be made to the district telephone office at Penrith regarding the condition of the service and a report be submitted to Council.

Councillor Henry referred to the number of small bush fire brigades within the area and suggested that some of these be amalgamated.

Councillor Rose referred to Councillor Horrex's previous request regarding the amalgamation of that part of the Londonderry area and asked if it would be within the ambit of the Corporate Planner to have a look at any rationalisation of the Shire boundaries.

The Shire Clerk advised that Councillor Horrex's previous request had already been referred to the Corporate Planner, that he was looking at the question now and hopefully a report would be submitted soon.

Councillor McEwan asked for clarification of the funding for the Oakville Bush Fire Brigade and this information was given by the Shire Clerk.

Councillor Michael stated that there is a firm on Kurmond Road known as Barkerville Kennels which has recently advertised that they are open for business. He asked if all the conditions of consent had been met.

The matter be investigated.

Councillor Brown asked if Council could investigate the latest situation concerning the commercial area at North Richmond. He stated that he had been informed today that one of the proposed tenants who is an existing shop keeper advised that Messrs Paul and Jack Doff are endeavouring to sell half interest in the business and if this is the case, there would be delays as far as the North Richmond complex is concerned.

The Shire Clerk stated that he would investigate the matter and submit a report.

Councillor Dunn asked if Officers could give a number of recommendations in order of preference when dealing with tenders.

Councillor Rotherham asked if the Shire Clerk had investigated whether a further letter was considered necessary to be forwarded to Messrs Somi and Moore regarding the street lighting problem in Moray Street.

The Shire Engineer advised that a further letter had been forwarded.

Councillor Rotherham asked if the Health Surveyor had taken any action regarding the dumping of rubbish on Comleroy Road.

The Health Surveyor advised that a letter had been forwarded to the person concerned.

Councillor Rotherham asked if the Engineer would report on the subsidence of the footpath in front of Miss Flanagan's property at No. 5 Kurrajong Road, Kurrajong.

The Engineer for attention.

Councillor Rotherham stated that there are some anomolies within the garbage scavenging area. He gave an example where the garbage truck travels along Comleroy Road and passes Kilto Road which would not be in the scavenging area, although the truck passes the street.

The Shire Clerk advised that the Health Surveyor was examining the whole question of the garbage scavenging area and would be submitting a report when the position had been clarified.

Councillor Horrex referred to a number of specimens of aboriginal drawings along Wheelbarrow Ridge Road and asked the Engineer to note these drawings in relation to any proposals regarding this road.

Councillor Knight asked if there was any further information regarding the construction of the Yarramundi Bridge.

Engineer for investigation.

The meeting terminated at 11.58 p.m.

Submitted to and confirmed at the meeting of Council held on 12th May, 1981.

..... President

NOTICE OF RESCISSION MOTION

ORDINARY MEETING - 12TH MAY,1981

By Councillor R.W.Rose
Councillor F.E.Henry
Councillor P.A.Dunn

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 April 14th, 1981, be rescinded.

.....

FOR
SULLIVAN
DUNN
HENRY
~~BUTTSWORTH~~
ROTHERHAM
ROSE
MICHAEL.

AGAINST
BROWN
KNIGHT.
HARLEY.
NICHOLSON.
Mc EWAN.
BUTTSWORTH.

NOTICE OF MOTION

ORDINARY MEETING - 12TH MAY 1981

By Councillor A.L.Knight
Councillor J.J.Horrex

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.

.....

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 12TH MAY, 1981

SECTION A - LETTERS SUBMITTED FOR ATTENTION

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

Referring to the representations at the previous Conference by the Mayor, Alderman Dunn and Town Clerk, and advising that the next Conference will be held at Hobart on Friday, 23rd October to Monday, 26th October at a registration fee of approximately $97 per person.

Stating that the purpose of the Sister City Convention is to further understanding and goodwill with other countries and that these conventions are a source of great satisfaction in promoting international goodwill on a personal basis. The convention will also provide the added benefit of enabling delegates to meet Aldermen and Councillors from other cities and towns from all over Australia.

SHIRE CLERK: The previous convention was held in 1980 and attended by the Mayor and Town Clerk of Windsor Municipal Council.

Cr. Dunn / Town Clerk

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

Referring to his verbal application to Council regarding the closure and purchase of Lagoon Road, Pitt Town, and requesting Council to advise as to the possibilities of his purchasing the road, and the cost involved.

TOWN PLANNER: The correspondent has requested Council's support to close an unmade part of Lagoon Road between Pitt Town Road and Pitt Town Lagoon. The land in unzoned on the Windsor Planning Scheme. The application for closure has been accompanied by a letter from the National Parks and Wildlife Service not objecting to the proposed closure as well as signatures from M.T. and J.S. Oyston and W.N.S. Simpson, adjoining owners.

Council advised the Pitt Town Progress Association on 15/4/81 that any road closures would be advertised in the local press inviting objections to any such proposal.

IT IS RECOMMENDED THAT the proposed road closure be advertised for public comment.

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

Stating that he has contacted the majority of residents in Ginahgullah Avenue, Grose Vale, in regard to having a garbage service once weekly, and all indicated a need for such a service. Requesting Council to look into the matter.

DEPUTY HEALTH SURVEYOR: Ginahgullah Avenue, Grose Vale, is included in a survey of several roads presently being undertaken in the former Colo Shire area to ascertain whether an extension to Council's Garbage Scavenging District is warranted having regard to substantial residential development which has taken place over recent years.

Before Ordinance 51 ("Garbage") can be amended it is necessary to obtain approval from the Health Commission of New South Wales, in accordance with Section 26B of the Public Health Act 1902, as amended.

Any extension to the Garbage Scavenging District needs to be expressly identified in written schedule form and a report in this matter will be submitted for Council's consideration at its June meeting following completion of the survey.

IT IS RECOMMENDED THAT Mr. M. 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.

Advising that as an integral part of the state-wide litter reduction campaign a major program to develop and produce educational material for the primary schools is to be undertaken.

DEPUTY HEALTH SURVEYOR: The aim of this material is to promote in children an interest towards the environment and encourage positive action towards its management.

The material seeks to provide an opportunity for children to be actively involved in environmental inquiry and problem solving - extend such an awareness into an understanding of these interdependencies and interrelationships which exist in their environment - promote environmental awareness of the problem of litter and its related aspects of recycling, packaging, waste disposal and consumerism - encourage an attitude of responsibility for the selection, use and final disposal of those products which form part of the litter problem.

The material which will be supplied to all primary schools in the state will begin being distributed in the second school term of 1981.

Council is requested to involve itself with the various activities the material will generate.

IT IS RECOMMENDED THAT Council co-operate with the Commission in the Litter Reduction Campaign.

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

Tendering her resignation to take effect from 17th June, 1981.

DEPUTY HEALTH SURVEYOR: Mrs. Bush commenced duties with Council on 27th July, 1977 and has performed her duties in a highly efficient and completely satisfactory manner.

IT IS RECOMMENDED THAT a reference under Seal be given.

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

The 48th Annual Bridge to Bridge Power Boat Classic will be held on 17th May, 1981. The Upper Hawkesbury Power Boat Club have requested permission to sell intoxicating liquor on 17th May, 1981 at the Peninsula. The Club have advised that the Licensing Sergeant attached to the Windsor Police Station has no objections to a Function Licence being issued for that day only under the control of the Liquor Act for Sunday trading.

SHIRE ENGINEER: IT IS RECOMMENDED 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.

The Windsor & District Scottish Pipe Band have requested permission to use the floodlit area of McQuade Park to practice playing and marching. The Band have indicated that they propose to use the area from approximately 7.30 p.m. to 9.30 p.m. at a frequency of about once every couple of months. The Club have indicated the need to use an outdoor area to practice some of the drill movements which require a great deal of space.

SHIRE ENGINEER: IT IS RECOMMENDED 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.

The Land Board Office have advised that the Upper Colo Public Hall Trustees have tendered their resignation in favour of Colo Shire Council. Advising Colo Shire Council was prepared to take over trusteeship and requesting Council to confirm whether it will accept such trusteeship.

SHIRE ENGINEER: The public hall at Upper Colo was washed away in the 1978 flood and has not been replaced.

Colo Shire Council indicated that it was prepared to take over Trusteeship of the public hall site at Upper Colo.

The Land Board Office have asked whether Hawkesbury Shire Council would accept such Trusteeship in order that the appointment of Council under Section 37P of the Crown Lands Consolidation Act 1913 may proceed.

IT IS RECOMMENDED 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.

Advising that the Annual Bush Fire School will be conducted during the period 9th to 14th August, 1981, and Council is invited to send a representative to this school which will be conducted at Camp McKay, Kurrajong.

SHIRE CLERK: IT IS RECOMMENDED THAT Council's Fire Control Officer nominate brigade members 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.

Advising that a seminar on local government and community arts is planned for the 5th and 6th June, at the Glenquarie Community Centre, Macquarie Fields and asking that the seminar be drawn to the attention of the elected representatives, relevant staff and community organisations involved in the arts and cultural activities field.

SHIRE CLERK: IT IS RECOMMENDED 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.

Petition with 43 signatories advising of the bad state of the above road and requesting Council to assist residents with the current problem.

SHIRE ENGINEER: Wheelbarrow Ridge Road is a public road and whilst the formation is generally in the nature of a reasonable track, it is nevertheless capable of conveying the traffic that has the occasion to use the road including current activities associated with the construction of the Earing/Kemps Creek transmission line.

Maintenance in the nature of grading is carried out on this road when appropriate, it being realised that grading in dry times would aggravate the dust condition.

IT IS RECOMMENDED 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.

Offering Colo Shire Council a grant of $2,000 and loan of $2,500 towards the provision of toilet and barbecue facilities, and towards general maintenance costs, on Reserve 91283 at Chain of Ponds Creek, Ebenezer.

Provision of the grant is subject to acceptance of the loan which is offered on the following terms and conditions:-

(a) Council to spend at least $2,500 on the reserve from its own resources.

(b) Repayment by ten annual instalments of principal with interest at 5% per annum on the outstanding balance, interest to commence from the date the loan is released.

(c) The first instalment to fall due 12 months from the date the loan is advanced.

(d) Development being in accordance with plans approved by the District Surveyor.

Requesting Council to advise of its acceptance of the offer in writing within one month.

SHIRE ENGINEER: Colo Shire Council carried out preliminary works on the Chain of Ponds Reserve during 1980. Additional improvements are considered most desirable.

In view of the advices of the acceptance being necessary within one month, the offer should be accepted and details of the programme will be submitted to the Works Committee for 26th May, 1981.

IT IS RECOMMENDED 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.

Requesting exclusive use of Windsor Ramp on 17th May, 1981 for the running of the 48th Annual Bridge to Bridge power boat classic.

SHIRE ENGINEER: There is no objection to the closure of the ramp on the occasion of the Bridge to Bridge event. Council has in previous years granted approval for the closure of the ramp on this occasion. In view of the time restriction prior to the event, approval has been granted and this will enable the closure to be advertised.

IT IS RECOMMENDED THAT the Shire Engineer's action be endorsed.

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

Referrring to Council's letter regarding the Keep Australia Beautiful Campaign and advising that the above Association wishes to plant some trees and clean and tidy the Maraylya Park area and requesting Mr. Hamilton to meet with members of the Park Committee to discuss the planting of the trees.

Also requesting Council to provide new rubbish bins in the park as some of the present ones are beginning to rot.

Requesting Council to advise where the boundary is between the park and the Church, so that this area can be cleaned up.

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

Mr. D. Whitsed has written concerning Council's proposal for the construction of a Bush Fire Shed at Upper Colo.

Mr. Whitsed objected to the siting of the Bush Fire Shed as proposed by Council.

SHIRE CLERK: The letter from Mr. Whitsed refers to Item 2 in the subdivision applications in the Development Committee's Report to this meeting.

IT IS RECOMMENDED 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.

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 PUBLIC WORKS - ARGYLE REACH. G2/161.

Advising that the Commonwealth has approved the allocation of $8,800 towards the total cost of $11,000 for the extension of bank stabilisation along Argyle Reach.

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

Advising Council of the above quest and stating that it would appreciate it if Council would advise any suitable young ladies in the office about the Quest and pass on entry forms.

Publish amongst Staff

B3. W.S.R.O.C. - ANNUAL REPORT. S24/1.

Enclosing 1980 Annual Report for Council's information.

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

Petition signed by 109 residents in the Bilpin area who disapprove of compulsory garbage collection fee of $33 in a rural area.

Report by S.H.S

B5. DEPARTMENT OF ENVIRONMENT AND PLANNING - NATIONAL ESTATE GRANTS PROGRAMME 1980/81. H2/23.

Advising that at its meeting held on 29th October, 1980, the National Estate Committee for New South Wales considered Windsor Council's application for a grant under the National Estate Grants Programme for 1980/81, and stating that the application was not successful. Applications will be invited for the 1981/82 financial year as soon as practicable.

TOWN PLANNER: The Department has not been able to make any funds available for the submissions made by the Council for grants under the 1980/81 National Estate Grants Programme. Council submitted the following:

1.	No. 94 George Street, Windsor (Tyre factory) Restore front facade	$19,000
2.	No. 7 Catherine Street, Windsor (Bell Inn Group) Restore front facade	$13,000
3.	"Toxana", No. 157 Windsor Street, Richmond Reinstate balcony	$27,200
4.	St. Peter's Church Hall, Windsor Street, Richmond Repair timber trim work and paint from elevation, provide new iron roof covering to entry portico, new picket fence and gates	
5.	St. Monica's Church, Windsor Street, Richmond Corner Bourke Street. Paint externally	$5,000
6.	No. 312 George Street, Windsor Mes. Cope's Cottage, picket fence and gates	$2,500
7.	St. Peters Church of England Water proofing of the steeple	$7,000
8.	No. 88 George Street, Windsor - commercial building, Chinese restaurant, paint above awning, repair timber work, bay windows and windows	$5,000
9.	Investigate and locate former Rum Tunnel from Hawkesbury River to Macquarie Arms Hotel and assess present structural condition	$4,500

Colo Shire Council made applications for grants for:-

1. A survey conservation study of the Shire as detailed in annexed letter.
2. Relocation of millstones at Kurrajong.
3. Restoration works at Sackville Cemetery.

A written advice has not been received on Colo Shire Council's application however verbal advice was received on 30th April that an amount of $3,500 had been approved for Item 1.

B6. DEPARTMENT OF LOCAL GOVERNMENT - NOISE CONTROL ACT, 1975. C4/2.

Drawing Council's attention to a regulation made by the Governor under the Noise Control Act, 1975 relating to the control of noise caused by dogs. The regulation was promulgated in the Government Gazette on 3/4/81, and enables Council or an authorised officer who is a servant of the Council to serve a notice on the occupier of any premises where a dog is ordinarily kept warning him that if he causes, permits or allows any dog ordinarily kept on those premises to make offensive noise, he may be proceeded against.

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

Advising that the Minister for Home Affairs and Environment has declined his invitation at this time to inspect the proposed site for the aviation museum adjacent to the RAAF Base at Richmond.

Deputation to Minister Home Affairs

B8. DEPARTMENT OF LOCAL GOVERNMENT CIRCULAR NO. 3386 - NEW ORDINANCES NO. 48 AND 48A RELATING TO PUBLIC RESERVES. C4/2.

Advising of proclamations which were published in the Government Gazette on Friday 3rd April, 1981 which rescinded or amended certain Ordinances.

B9. LAND BOARD OFFICE - PUBLIC ROADS ACT, 1902. 260(C).

Attaching a copy for Council's information of a notification under the Public Roads Act, 1902 appearing in the Government Gazette.

B10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - COMMUNITY REFUGEE SETTLEMENT COMMITTEE OF NEW SOUTH WALES. A7/5.

Enclosing a letter for Council's attention from the Chairman of the Community Refugee Settlement Committee of New South Wales, and requesting Council's support in propagating the Community Refugee Settlement Scheme within the district.

B11. MINISTER FOR PLANNING AND ENVIRONMENT, MR. ERIC BEDFORD - WESTERN SYDNEY AREA ASSISTANCE SCHEME GRANTS 1980/81. G2/165.

Advising that the State Government has allocated almost $460,000 in grants to community groups, voluntary organisations and Local Government under its Western Sydney Area Assistance Scheme (WSAAS). Grants for Hawkesbury area are $3,220 for Colo Heights Parents' & Citizens' Association for materials and equipment for a community craft centre, and $14,000 for the Colo Wilderness Mobile Resource Unit Management Committee, being the salary of a children's services outreach worker in isolated areas.

B12. UPPER HAWKESBURY POWER BOAT CLUB - 1981 (48TH) BRIDGE TO BRIDGE POWER BOAT CLASSIC. H5/4.

Advising that the above event will be held on 17th May, 1981, and exclusive use of the main stream of the Hawkesbury River between Brooklyn and Windsor has been granted to the club by the Maritime Services Board of N.S.W. between 9.00 a.m. and 1.30 p.m., and the club will be arranging for this to be advertised in the local press in the Hornsby, Brooklyn, Gosford and Windsor areas, as well as in the main Sydney newspapers.

Stating that approximately 80 race control craft will be stationed along the course, and posters detailing the conditions applying to the "exclusive use" provision will be distributed by the club to all boat sheds, ski gardens, etc. along the course for the information of the general public.

B13. DEPARTMENT OF MAIN ROADS, N.S.W. - TRAFFIC FACILITIES, MAIN ROAD 503, EAST KURRAJONG. 927, 4021-1.

Referring to previous correspondence regarding the provision of traffic facilities at the intersection of unnamed road and Main Road 503, East Kurrajong, and advising that arrangement have been made with the Department's Windsor Works Office to install the appropriate signposting as soon as practicable.

SHIRE ENGINEER: This matter emanated from a request by Mr. K. Rozzoli for the provision of traffic facilities at the above intersection. The facilities were endorsed by the Local Traffic Committee.

B14. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 184, WINDSOR ROAD, SHOULDER MAINTENANCE. 455.

Advising that the road shoulders in the vicinity of Bandon Road have been resheeted.

SHIRE ENGINEER: This relates to the questions asked by Councillor Henry regarding the condition of the road shoulders of the Windsor Road in the vicinity of Bandon Road, Vineyard.

B15. PENRITH CITY COUNCIL - JOINT COUNCILS' RIVER ADVISORY COMMITTEE. H5/11.

Enclosing copies of the Minutes of the Joint Councils' River Advisory Committee meeting held on 3rd April, 1981, for Council's information.

SHIRE ENGINEER: Council's representatives at this meeting were Councillor Horrex and the Deputy Shire Engineer, Mr. J.R. Gilmore.

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

Referring to correspondence regarding the shale and clay extraction operation conducted by Golac Pty. Ltd. at East Kurrajong and advising that they are presently negotiating with Golac Pty. Ltd. over measures to be carried out by them to ensure that waters are protected. Also advising that they expect a firm proposal from them, within the next three weeks, for the construction of silt detention ponds and stabilisation of spoil and other areas of disturbed earth.

letter to D.E.P. advising of S-A-R-G. requirements

B17. MINISTER FOR PLANNING & ENVIRONMENT - COMMISSIONERS OF INQUIRY. P7/114.

Advising Council that the Commissioners of Inquiry will be available to assist Councils in the conduct of hearings into submissions on draft local environmental plans.

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.

Referring to a letter appearing in the Windsor/Richmond Gazette making reference to the replacement of the above viaducts and advising he placed questions on the business paper of the Parliament and has now received the following replies:-

1. Will the timber viaducts on the Blacktown/Richmond railway line at South Creek and Rickabys Chain of Ponds and overpasses at George and Macquarie Street be replaced?

Answer:

Yes. It is a matter of policy to replace old timber bridges because of the high cost of maintenance.

2. If so, will these structures be replaced by 1985?

Answer:

No firm commitment has been made to replace the structures and whether they will be replaced by 1985 depends upon the availability of funds.

3. Has over $2 million been allocated for this work?

Answer:

No.

4. Can you give any indication of when significant works to duplicate the existing line and continue the electricification to Richmond will take place?

Answer:

In view of the limited funds available and the need to carry out work of a high priority, the Authority has no plans in the foreseeable future to undertake this work.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 5th May, 1981 commencing at 2.46 p.m.

PRESENT: Councillor R.W. Rose, Deputy President and Chairman, 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 and R.F. Rotherham.

Apologies for absence were received from Councillors Sullivan and Nicholson and accepted.

The following recommendations were passed as resolutions of the Committee:

1. ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

Fund	Voucher Nos.		Total
General Fund			
Drawn by Computer	681699-681729		
	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	1,233,184.68
General Loan Account No. 14	417807		288,476.74
Sewerage Local	282032-282035		1,489.05
Trust Fund	282323-282345		1,286,037.59
			$2,809,188.06

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. FINANCIAL STATEMENT - FORM 2A

THE SANITARY SERVICE charge for builders in the area of the former Colo Shire be $5.00 per service from 26th May, 1981, the Financial Statement be received and the amounts shown as expenditure to be incurred over the estimates be now voted.

4. CORRESPONDENCE

ITEM 1: (File D1/1)

CORRESPONDENT: ROYAL BLIND SOCIETY

SUBJECT: FINANCIAL ASSISTANCE

Requesting contributions for "Vision for the Future" programme.

SHIRE CLERK'S REPORT

In 1980, Windsor Municipal Council donated $300 towards the provision of Talking Books for the Blind, with $1,000 being donated by Colo Shire Council.

Council has provided $600 in this year's Estimates for Talking Books for the Blind. No provision has been made for in the Estimates for a donation towards the Blind Society's "Vision for the Future" programme.

Recommendation

The Royal Blind Society be advised that provision of $600 has been made in the 1981 Estimates for the "Talking Books for the Blind".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 2)

CORRESPONDENT: DEPARTMENT OF LOCAL GOVERNMENT

SUBJECT: STATEMENT OF ACCOUNTS FOR YEAR ENDED 31ST DECEMBER, 1979 - COLO SHIRE COUNCIL

Advising that the Statement of Accounts, subject to the corrections referred to in the attached Schedule (see Page 3) being made should be published within fourteen days.

SHIRE CLERK

The statements were advertised in the Windsor and Richmond Gazette on 8th April.

Garbage Services

The service should be self-supporting and any deficit in either garbage account will be carried forward to the following year for recovery in that year's charges.

Dwellings

As cottages are vacated, action is being taken to lease them for the market rental.

Loan Expenditure

Loans 60 and 64 were borrowed for the Kurrajong Water Supply and could be utilised for Glossodia Water. Loan No. 68 is a small loan balance for Glossodia Water which will be expended in 1981. Loan 74 is a loan for Bridge Construction which will be utilised in 1981 on the Terrace Road bridge. Loan No. 76 is for Glossodia Water and will be expended in 1981.

Rate Arrears

1979 arrears amounted to $490,977 and the arrears at the end of 31st December, 1980 amounted to $458,038.

In the case of Windsor Municipal Council, the arrears of rates and charges at 31st December, 1980 amounted to $241,825. Therefore outstanding rates and charges for Hawkesbury Shire Council at 1st January, 1981 amounted to $699,863.

Action will be taken by the Rates Clerk for a vigorous rate recovery programme. However, the period for active recovery work has been shortened because rate notices were not forwarded until 27th March and therefore it is unlikely that the amount outstanding at the end of the year will be less than the amount outstanding at 1/1/81.

Recommendation

The Department of Local Government be advised in accordance with this report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Accounts of COLO SHIRE COUNCIL for period ended 31ST DECEMBER 1979.

ITEM	REMARKS

GARBAGE SERVICES

		$
Schedule No. 8	Income	45,488
Schedule No. 20	Expenditure	91,466
	Deficit	(45,978)

Council might examine the deficit with a view to making garbage services a self-supporting operation.

DWELLINGS

		$
Schedule No. 9	Income	6,145
Schedule No. 21	Expenditure	7,371
	Deficit	(1,226)

Please examine the deficit with a view to eliminating any subsidy in this area.

LOAN EXPENDITURE

Schedule No. 30

LOAN NO.	DATE OF APPROVAL	UNEXPENDED
60	6/ 2/74	$10,000
64	11/12/74	$ 1,350
68	25/ 6/75	$ 1,000
74	26/ 5/76	$82,017
76	8/ 9/76	$50,000

As these loans are over 2 years old and no expenditure has been incurred in 1979, Council should apply to the Department for approval to use these balances for other purposes.

RATES ARREARS

Rates arrears for 1979 at 20.73% of total rates receivable are very high as noted by the Council's Auditors. It would appear that a more active follow-up of arrears is required and Council's comments in respect of this matter would be appreciated.

N.B.–Whenever it is necessary to amend Statements of Accounts as the result of the further examination which follows upon the receipt of these Departmental remarks, it is to be borne in mind that similar corrections should be made in the books also. The books and the periodical statements should at all times agree.

If, as a result of investigation of any of the above items, correction of any sheet or sheets should prove to be necessary, such correction may be made by preparing fresh sheets to replace those desired to be corrected.

ITEM 3: (File 751)

CORRESPONDENT: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SUBJECT: NORTH RICHMOND GOVERNMENT ASSISTED SEWER SCHEME SEWER FACILITIES, LOTS 5-10 KEDA CIRCUIT, NORTH RICHMOND

Advising that due to development on Lots 5-10 Keda Circuit the Board has given approval to the construction of an extension of sewer to serve these lots subject to the residential development of at least one of lots 5, 8 or 10. As the work would be an extension of the North Richmond Government Assisted Sewer Scheme, the Board's approval is also subject to Council's concurrence to absorb the annual operating deficiency expected to result from these works into Council's account. The estimated annual deficiency is $1,185.90.

S.E. REPORT

Although the deficiency is substantial, action should be taken to provide the facilities to the properties referred to, and it may be that these will be absorbed within the overall scheme so as to not create a deficiency situation.

Recommendation

The Board be advised that Council agrees to the works proceeding and the absorption of the operating deficiency within the overall costs of the scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File B6/68)

CORRESPONDENT: HEALTH COMMISSION OF NEW SOUTH WALES, WESTERN METROPOLITAN HEALTH REGION

SUBJECT: AIR CONDITIONING - RICHMOND NEIGHBOURHOOD CENTRE

Stating that, owing to the wide fluctuations in temperature at Richmond and the frail aged clients attending the Richmond Neighbourhood Centre, it would be desirable that air conditioning be provided. Requesting that the feasibility and cost of extending the present system could be examined and the on-going proportion of contribution to running costs assessed and the results forwarded to the Health Commission.

S.E. REPORT

The area referred to is used by organisations involving children's activities and has been planned to provide for integration with the adjacent yard area with wide door openings and considerable glass area. Although the frail aged operation is already very successful, consideration of this matter after determination of the long term future and operation of their activity may be advisable.

Recommendation

1. The Health Commission of New South Wales be advised that the design and use of the area is on the basis of integration with the garden area and Council is therefore unable to agree to the request at this time.

2. The future operation in the Richmond Neighbourhood Centre for frail aged persons be referred to the Management Executive Committee in consultation with the Neighbourhood Centre Committee for recommendation to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File H2/1)

CORRESPONDENT: THE NATIONAL TRUST OF AUSTRALIA

SUBJECT: FITZROY BRIDGE OVER SOUTH CREEK

Referring to the old wrought-iron truss Fitzroy Bridge over South Creek at Windsor which was superseded by the opening of the new concrete bridge adjacent to it, and advising that the Department of Main Roads have written to the National Trust stating:

> "It is agreed that the bridge is of historical significance and in an appropriate location would be suitable for preservation... The Department would be prepared to incorporate in the demolition contract a requirement that the spans be dismantled to suit re-erection at an appropriate site in the Windsor area. If this proposal is acceptable to the Trust, I would appreciate advice in due course of the nominated location, and of Council's concurrence with the site. As the Department is not in a position to provide funds for re-erection after dismantling, the Hawkesbury Shire Council would need to arrange for the cost of this portion of the work to be met from other sources."

Urging Council to consider this offer as the Trust feel there might exist in the Hawkesbury Shire a river crossing which could benefit by the re-use of some or all of the spans of this bridge.

S.E. REPORT

After a site has been determined that may be suitable, and such should be a site which would provide for the functional use of the bridge, estimates of cost would be required to be prepared and action taken to provide for funding. In the interim, the Trust should be requested to advise if they would be prepared to contribute to a suitable project.

Recommendation

The Trust be advised that prior to further investigation and consideration of their request, that they indicate if they are prepared to contribute towards their proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625-147)

CORRESPONDENT: P. STEER, BOUNDARY ROAD RESERVE COMMITTEE

SUBJECT: CLUB HOUSE AND STOREROOM, BOUNDARY ROAD RESERVE, GLOSSODIA

Requesting that a club house and a storeroom be erected on the Boundary Road Reserve at Glossodia so that equipment for various sporting and equestrian organisations can be stored safely, and the organisations have an appropriate meeting place.

S.E. REPORT

After an on site inspection and discussions with Mr. Ron Clarke, a representative of the Hawkesbury Valley Pony Club, the following points were noted:

1. The idea of two separate buildings as per Mr. Steer's correspondence was dropped and a single building concept adopted. The intended use of such a building was for a club room and store.

2. To ensure the building would blend in with the existing toilet block and be aesthetically pleasing, a similar brick construction should be adopted.

3. The brick construction would lend itself to minimal maintenance of the building.

4. Suggested siting was on any level site close to the park entrance and not too far away from the toilet block.

5. The envisaged cost would be $25,000 with water tank and power supply.

Recommendation

The matter be referred for consideration in the Capital Works Programme and 5 year plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S6/39)

CORRESPONDENT: SINCLAIR KNIGHT & PARTNERS PTY.LTD.

SUBJECT: CLARENDON SEWERAGE

Advising that their investigation into the provision of sewerage facilities for the village of Clarendon has been completed, and submitting copies of the final report.

S.E. REPORT

The summary and conclusion of the report are:

"Summary

The investigation resulted in a scheme to sewer Clarendon and to provide supplementary irrigation for the Hawkesbury Race Club turf by the re-use of effluent. The proposed scheme is considered to be well suited to the anticipated variation in flow rates.

The estimated cost of construction of the scheme is $230,000 and the estimated operating cost is $4,000 per annum.

The recommended scheme has capacity for the expected development over the next 20 years, and is capable of being augmented to further increase its capacity if required.

Treatment works lagoons have been sized and designed to minimise any risk of odour arising from the treatment process.

Recommendations

Based on the findings of this investigation the recommendations detailed below are submitted for Council's consideration.

It is recommended that:

- Council examine the costs involved in providing sewerage facilities to Clarendon and the Hawkesbury Race Club as detailed in this report.
- Council initiate discussions with the Hawkesbury Race Club as to a financial contribution to the scheme to determine the overall economics of the scheme from Council's view point.
- If the scheme is found to be economic Council initiate discussions with the State Pollution Control Commission and the Health Commission regarding the approval of the treatment system and the determination of effluent standards.
- If the scheme is found to be economic Council authorise preparation of detail survey and design of the work recommended."

Recommendation

The report be received, and the advice of the Hawkesbury Race Club re the proposals be sought.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File S6/1, 1640-3, 1643, 1644, 1642)

CORRESPONDENT: D.T. & J.R. ALLAN, D.K. MILLER AND E.B. & K.G. WATTS

SUBJECT: SEWER CONNECTION, PROPERTIES 687, 689, 691 AND 693 GEORGE STREET, SOUTH WINDSOR

Requesting Council to give urgent attention to the connection of sewer to the above properties, and stating that they consider there is a very definite health risk as the rubble drains taking the overflow from the septic tanks do not function.

S.E. REPORT

This matter was considered by Council in 1980 when extension was made to the property of Mr. Elias by extension of the mains on the western side of George Street. To serve these further lands would require an extension across George Street and along the front of the properties at significant cost per tenement served. In addition, the applicants would be faced with significant costs in extension from the front of their properties to their pumping facilities. Council is committed on the Pitt Town Scheme and the proposed extension to serve the Claremont Crescent/Greenway Crescent area and funding is not available for the proposal.

Recommendation

The applicants be advised that funds are not available for extension of the sewer mains to serve their lands but that the request has been noted for consideration when future proposal receive consideration.

COMMITTEE'S RECOMMENDATION

THE MATTER BE referred to the next Works Committee meeting for consideration and costs of the connection be supplied.

ITEM 9: (File D1/1)

CORRESPONDENT: THE SPASTIC CENTRE OF NEW SOUTH WALES BENJAFIELD HOUSE APPEAL

SUBJECT: FINANCIAL ASSISTANCE

Requesting financial assistance to establish a proposed 60-bed Nursing Home for adult Spastics. Stating that commitments already in hand include the following:

Baulkham Hills Shire Council	$7,100
Hitter Homes	$7,100
Monier Ltd.	$7,100
Neeta Homes Pty. Ltd.	$7,100
Valinda Properties Ltd.	$7,100

SHIRE CLERK'S REPORT

While the project for Benjafield House is most worthy and will cater for an urgent need, Council has only provided limited funds for donations in 1981. The brochure forwarded with the letter indicates that the estimated cost of Benjafield House will amount to $1.29 million, for which subsidies amounting to $864,000 are available from the Government. The balance of $426,000 (or $7,100 per bed) is to be raised by the Appeal.

Recommendation

A donation of $200 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 3167(C), D1/1)

CORRESPONDENT: APEX CLUB OF HAWKESBURY

SUBJECT: SHIRE RATE NOTICE 1981

Enclosing their rate notice for 1981 in regard to Portion 145 McMahons Road, Parish of Merroo. Stating that whilst under Colo Shire, money was donated by that Council for the payment of these rates as the Apex hut is on this land, and is used by a variety of local community groups. Requesting Council to donate the amount required for this year's rates.

SHIRE CLERK'S REPORT

Colo Shire has been making a donation equal to the rates on the land held under special lease by the Apex Club since 1973. The land is situated adjacent to Little Wheeney Creek in McMahons Road, Kurrajong. The hut erected on the property has been used by various groups such as Scouts, bush walking clubs and youth groups.

Recommendation

The rates amounting to $210 be paid by Council as a donation to the Apex Club of Hawkesbury.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 262/81)

CORRESPONDENT: ST. MONICA'S PRESBYTERY

SUBJECT: NEW CHURCH AND PRESBYTERY, WINDSOR AND BOURKE STREETS, RICHMOND

Requesting relief of the fee of $1,030 paid to Council with the submission of a development application for the building of a new Church and Presbytery on the Catholic Parish land, Windsor and Bourke Streets, Richmond.

SHIRE CLERK'S REPORT

With the lodging of a development application for a new Church in Richmond a development application fee of $950 and an advertising fee of $80 has been paid. The Church is requesting relief from Council of this fee.

It is estimated the cost to Council of processing the application would amount to $500.

It is considered that in view of the proposal by the Church, Council could reduce the fee to $500 plus advertising of $80 making a total of $580. A refund of $450 would then be sent to the applicant, W. McNamara Pty. Ltd.

Recommendation

A development application fee of $500 and an advertising fee of $80 be imposed on the application for a new Church by St. Monica's Church, Richmond.

COMMITTEE'S RECOMMENDATION

THE APPLICANT BE charged at the standard rate.

ITEM 12: (File P2/19, 625-136, 625-206)

CORRESPONDENT: HAWKESBURY DISTRICT CRICKET ASSOCIATION

SUBJECT: COUNCIL SUBSIDIES FOR UPKEEP OF TURF WICKETS AT WOODLANDS PARK AND OAKVILLE OVAL

Requesting Council to attend to payment of the agreed subsidies in respect of Woodlands Park and Oakville Oval. Thanking Council for the use of all cricket fields during the season, and commending the groundsmen for the manner in which the grounds were maintained.

SHIRE CLERK'S REPORT

The Hawkesbury District Cricket Association have undertaken the responsibility for the maintenance and upkeep of the turf wickets at both Woodlands Park and Oakville Oval. The 1980/81 season was the first season these wickets were in use.

In previous years Windsor Council had paid a subsidy to the cricket clubs for the maintenance and upkeep of the turf wickets at McQuade and Richmond Parks. The subsidy paid for the 1979/80 season amounted to $500 for each wicket.

It is felt the subsidy should be paid for the 1980/81 season to the Association and clubs who maintained the four (4) turf wickets, and in view of rising costs the subsidy should be increased to $550 with funds provided from the Parks and Gardens Maintenance Vote.

Recommendation

A subsidy of $1,100 be paid to the Hawkesbury District Cricket Association for the maintenance of the turf wickets at Woodlands Park and Oakville Oval, the Richmond Cricket Club be paid a subsidy of $550 for the maintenance of the turf wicket at Richmond Park and the Windsor Country Cricket Club be paid $550 for the maintenance of the turf wicket at McQuade Park.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 625-9, 600-4, D1/1)

CORRESPONDENT: HAWKESBURY SPORTING CLUB

SUBJECT: RATE PAYMENT

Enclosing a cheque for rates and stating that part of the area of land adjoining the Hawkesbury Sporting Club premises has now been leased to Council for a ten year period at nominal cost, that land now being under the control of the North Richmond Parks Committee for the use of sporting organisations.

Requesting that, in view of this, a proportional amount of the rates commensurate with the area to be made available for public use be donated by Council to the North Richmond Parks Committee.

SHIRE CLERK'S REPORT

The area of land purchased by the Hawkesbury Sporting Club from Roe Measuring Tools amounts to 3.083 hectares. The area leased to Council amounts to approximately 1.558 hectares (50.54% of the total area) and the proportion (on an area basis) of the General Rate applicable to the leased area amounts to $884.

As the Committee administering the area is acting on behalf of Council, it is felt a contribution of an amount relating to the rates levied on the area would be appropriate.

Recommendation

A contribution of $900 be made to the North Richmond Parks Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File D1/4, D1/1)

CORRESPONDENT: WINDSOR HIGH SCHOOL

SUBJECT: DONATION TOWARDS SCHOOL MAGAZINE

Requesting financial support for this year's edition of Windsor High School's School Magazine.

SHIRE CLERK'S REPORT

Both former Councils had provided support for school magazines and presentation nights in previous years and it is felt this support should continue.

In the estimates adopted by Council, authority was provided to the Shire Clerk to allow donations up to a maximum of $100 for each individual donation.

In 1980 donations totalling $105 were made to the Windsor High School being $25 from Colo Shire and $80 from Windsor Council ($40 for presentation night and $40 for school magazine). As there are quite a large number of schools throughout the Shire, a policy covering donations for both presentation nights and sponsorship of school magazines would rationalise the situation, with the amounts provided being subject to a review each year, as there are 30 infants/primary, high and special schools within the Shire area..

An appropriate policy could be sponsorship of school magazines (both high school and primary schools) $50, presentation night prizes for citizenship $50 for each high school and $30 for each primary school.

Recommendation

Council adopt a policy which provides a donation in 1981 of $50 to each school as sponsorship towards the production of a school magazine and $50 as a citizenship prize for presentation nights at each high school and $30 for a citizenship prize at each primary and/or infants school.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File 715-2, 602)

CORRESPONDENT: FREEMANS REACH SCHOOL OF ARTS

SUBJECT: EXEMPTION FROM RATES

Requestion an exemption of rates on the Freemans Reach School of Arts Hall in Blacktown Road, Freemans Reach, in return for the public use of the toilets at the Hall.

SHIRE CLERK'S REPORT

In previous years Colo Shire Council has provided a donation equal to the amount of the rates to the School of Arts at East Kurrajong and Comleroy Road. In addition, a donation has been made equal to the rates payable on the C.W.A. buildings located within the former Shire area. It is felt the request by the School of Arts at Freemans Reach is reasonable particularly as they have offered the facility of the toilets attached to the Hall being made available for use by the public. The rates payable by the School of Arts at Freemans Reach amount to $203.00 for 1981, with arrears and interest charges from 1980 amounting to $183.01 also outstanding.

Recommendation

The rates amounting to $386.01 be paid by the Council as a donation to the School of Arts at Freemans Reach.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File D1/1)

CORRESPONDENT: THE N.S.W. SOCIETY FOR CRIPPLED CHILDREN

SUBJECT: FINANCIAL ASSISTANCE

Requesting financial assistance, and stating that the funds donated are to be spent on transport for the disabled, including electric wheelchairs, etc.

SHIRE CLERK'S REPORT

Reference is made to Correspondence Item 9 where another donation has been recommended to assist in the provision of accommodation for handicapped persons to be occupied in an adjacent service centre. As it is the Year of the Disabled, it is difficult to refuse any request. However, the number of requests are greater than normal as would be expected, and as stated in the earlier item the funds available for such donations are extremely limited. It is felt a donation of $200 would be the maximum amount available.

Recommendation

A donation of $200 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File 274-1)

CORRESPONDENT: FORGOTTEN VALLEY MOBILE RESOURCE UNIT

SUBJECT: FINANCIAL ASSISTANCE

Stating that they run five centres of pre-school and adult craft groups weekly, sending a van with equipment one day a week, and an organised craft teacher for the requirements of the group, as well as a community resource worker. Requesting financial assistance from Council to assist with the high cost of bringing the mobile unit to isolated areas such as St. Albans.

SHIRE CLERK'S REPORT

The Forgotten Valley Mobile Resource Unit has been operating for some years and was established by a group of citizens to provide a much needed service in the northern part of this Shire and also in part of Baulkham Hills Shire.

The Committee managing the Unit receives funding from the Department of Youth and Community Services for two full time teachers, with the cost of two part time teachers and an Administrator being provided from the Committee's own funds. In 1979 WSAAS provided a grant for the purchase of a vehicle and the former Colo Shire provided a donation of $1,000 to assist with the purchase.

The service provided by the Unit in St. Albans is costly with a low return as there are limited resources there with a large number of pensioners. The Unit attends St. Albans one day a week providing a craft group for 20 adults and pre-school for 7 children.

A donation would greatly assist the Unit in meeting the costs of providing the service to St. Albans.

Recommendation

A donation of $500 be made.

COMMITTEE'S RECOMMENDATION

A DONATION OF $1,000 be made.

ITEM 18: (File 717, P19/15)

CORRESPONDENT: WISEMAN'S FERRY P. & C. ASSOCIATION

SUBJECT: PLAYGROUND EQUIPMENT FOR WISEMAN'S FERRY SCHOOL

Requesting assistance in purchasing timber playground equipment for the local school at Wiseman's Ferry, which would also be used by the community as there are no other proper facilities for use in the area. Stating that they also intend to approach the three other Councils in the area as not all the children come from the Hawkesbury Shire.

S.E. REPORT

The public school at Wiseman's Ferry is located within the Shire of Baulkham Hills. It is noted that at Wiseman's Ferry four local government areas have a common apex, being the shire of Baulkham Hills, Hawkesbury, Gosford and Hornsby. Both the shires of Hawkesbury and Gosford are located on the opposite side of the Hawkesbury River to the school premises. The location of the school is such that it is doubtful whether any particular use may be made of the proposed facilities by the community, where it is noted that there is a public reserve on the peninsula at Wiseman's Ferry under the control of Baulkham Hills Shire Council.

It is considered that the facilities requested should be a matter between the Parents and Citizens Association and the Department of Education for the provision of play facilities associated with school activities.

No indication has been given of the preparedness by the other local government authorities to participate in this proposal.

Recommendation

The Wiseman's Ferry Parents and Citizens Association be informed that Council is not prepared to contribute toward the cost of providing playground equipment on the premises of the Wisemans Ferry public school.

COMMITTEE'S RECOMMENDATION

THE ASSOCIATION BE advised that Council is prepared to give ~~favourable~~ consideration to their request and the Shire Clerk and Shire Engineer be authorised to have discussions with the Association and report back to Council.

ITEM 19: (File P12/8)

CORRESPONDENT: WINDSOR CHAMBER OF COMMERCE

SUBJECT: DIRECTIONAL INFORMATION SIGNS FOR WINDSOR

Stating that the Chamber would like to propose directional signs to assist tourists and residents in the Windsor area. Recommending that one be located in the vicinity of the Reverend Turner cottage with a further two signs to be located in McQuade Park prior to the traffic lights for travellers coming from Richmond, and the last in Thompson Square. The signs should be illuminated with time clock control and tastefully done to complement the particular area it is located in, and to show clearly a town map with facilities, parking, toilets, library, museum, post office, council offices, tourist office and other material deemed relevant to enhance this project.

Seeking assistance with the erection and proportionate funding of the project.

S.E. REPORT

A report on the above matter will be submitted to the Ordinary meeting of Council to be held on 12th May, 1981 where full details of alternate types of signs and costing will be available for Council's consideration.

Recommendation

This matter be deferred for the consideration of the Shire Engineer's report to the Ordinary meeting of Council to be held on 12th May, 1981.

COMMITTEE'S RECOMMENDATION

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.
Moved Butts/McEwan/ Committee who were elected Have general meeting with Chamber

ITEM 20: (File S24/7)

CORRESPONDENT: WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS

SUBJECT: W.S.R.O.C. GROUP APPRENTICESHIP SCHEME - FORMATION OF LIMITED LIABILITY COMPANY

Advising that the Region has resolved to proceed to form a company limited by guarantee which would operate the W.S.R.O.C. Group Apprenticeship Scheme. Advising that the advantages of establishing a company solely to manage the Scheme are that such a legal entity will limit the liability of member councils and employers in the event of litigation and by administrative and legal separation from W.S.R.O.C.'s ordinary functions more effective financial management of the Scheme can be achieved. Attaching for consideration by Council a draft memorandum and articles for W.S.R.O.C. Group Apprentices (company) as prepared by the Regional Organisation's solicitors. Requesting Councils who wish to become a member to make a resolution as per the draft resolution provided by the Region's solicitors and nominate a Councillor or official to fill the function of director on Council's behalf.

S.E. REPORT

Both former Councils had indicated their support towards the Group Apprenticeship Scheme and the Hawkesbury Shire Council has indicated it's commitment by making available a repayable advance of $1,000 to enable the Group Apprenticeship Scheme to be commenced. For Council to formally become a member of the company it is estimated that the cost would amount to a fee of $100 per annum as the membership fee and at this stage there is not expected to be any other costs involved. It is felt a Councillor should be nominated to act as a Director of the company established to administer the Group Apprenticeship Scheme.

Recommendation

1. Council participate in the establishment of the Association to be known as W.S.R.O.C. Group Apprentices and to be incorporated as a company limited by guarantee and join the Association.
2. Council subscribe to the memorandum of the association referred to in the report, and become a member of the Association under its articles.
3. A Councillor be nominated as a Director of the company.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and Councillor Rotherham be nominated as a Director of the Company.

CORRESPONDENCE SUBMITTED FOR INFORMATION

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

1. HOBARTVILLE SHOPPING CENTRE PROPRIETORS - PROPOSED EXTENSIONS TO HOBARTVILLE SHOPS. L1/95.

Stating that the diagrammatic plan of the proposed extensions to the Hobartville Shopping Centre appear to be an attractive addition, and requesting Council to avoid any duplication of existing businesses as this would seriously jeopardize those businesses, and defeat the purpose of the proposed extensions.

2. BAULKHAM HILLS SHIRE COUNCIL - OAKVILLE BUSH FIRE BRIGADE. B9/1.

Informing Council that it is considered that in the interest of the best possible fire protection for the Oakville area, that the status quo should remain and that the administration of the Oakville Brigade be wholly the responsibility of this Shire, and the total costs of administration be shared by the Shire of Hawkesbury and Baulkham Hills Shire Council.

3. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - AMALGAMATION FIGHTING FUND. B1/4.

Advising that the final account on the above fund has been paid, and that they are now finalising the distribution of excess funds. Enclosing a cheque for $100 being 10% refund of contribution for Colo Shire Council.

4. B.J. & S.E. SIMMONS - GARBAGE SERVICE CHARGE. 4513-1.

See Item 3 of the Shire Clerk's Report to Finance.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5. SHIRE CLERK'S REPORT

ITEM 1: (File C11/4)

SUBJECT: ATTENDANCE BY STAFF - CONFERENCES & SEMINARS, ETC.

Authority has been granted for attendance at the following:

Conference or Seminar	Person Attending	Date
"International Board on Books for Young People" at the University of Sydney	P. Polson L. Shephard M. Nichols	13-16th May
"Contemporary Issues in Literature for Young People" at the Sydney Opera House	C. Shollengerger	23rd May
"The School of Library & Information Studies" at the Kuring-gai College of Advanced Education	J. Brown	22-23rd May

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File F4/1)

SUBJECT: SANITARY SERVICE CHARGES, 1981

At the meeting of Council on 23rd March, 1981 it was resolved that the charge for additional sanitary services would be $3.10 for each additional service in the Windsor Scavenging District and $3.25 per additional service in the Colo Scavenging District. These amounts are the 1980 charges and should have been $3.30 and $3.50 respectively.

The Rates and Charges have been amended accordingly.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 4513-1, F4/1)

SUBJECT: GARBAGE SERVICE CHARGES (WITHIN THE SCAVENGING DISTRICTS OF THE FORMER SHIRE OF COLO)

At the Special Meeting of Council on 23rd March it was resolved that a garbage service charge amounting to $33 p.a. be made for a once weekly service to each premises within the defined scavenging districts of the former Colo Shire area.

In previous years and, it is understood, as far back as 1974, where a property had an area in excess of 2 acres, Colo Shire Council had resolved that where a person occupied the premises but did not require a garbage service, could claim an exemption from the charge in writing and this exemption, following investigation, was in many instances granted under delegated authority by the Shire Health Surveyor.

A search of Council's records has now been made, which reveals 116 exemptions were granted to persons during the period from 1974 to 1980 and these persons have all now been charged a garbage service charge for 1981.

As in most of these instances the persons would not have been aware that the charge was payable until after the rate notice was issued, it is felt a reduction of the charge for the period from 1st January to 31st March 1981 would be appropriate. This would amount to $8.25 per service charge and if all persons claim a reduction will result in a loss of income amounting to $957. It is felt the reduction should be granted following an investigation that the service was not being given.

Recommendation

A reduction of the service charge amounting to $8.25 be granted upon investigation that the service was not being given.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File S1/1)

SUBJECT: STAFF

A review of the current workload and staffing situation has been carried out in the Administration and Finance Departments of Council.

The Rates and Accounts section are at present experiencing severe workloads brought about mainly due to the increased number of ratepayers electing to pay by instalments and the organisation and implementation of computer systems for stores, debtors, etc.

The position of the receptionist/typist at the Wilberforce office has been reviewed and investigations indicate that the work generated by the staff at Wilberforce occupies the receptionist/typist for only about three days per week. This time includes duties as a telephonist.

The telephone system at Wilberforce could be "night switched" and this would enable all incoming calls to be answered at any of the extensions throughout the building. Calls could also be transferred from one extension to the other. This would alleviate the necessity for a telephonist at the Wilberforce office.

It should be noted that this procedure would only need to apply until such time as the new telephone system is installed in the Windsor office. On this basis the receptionist/typist could then be transferred to the Windsor office and the typing generated by the Wilberforce office could be brought to the Windsor office for typing.

The receptionist/typist has advised that on most days there are no personal enquiries from any members of the public and on a busy day she may only have four personal enquiries. In most cases the enquiry has to be referred to Windsor.

Recommendation

The receptionist/typist be transferred to Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S1/1)

SUBJECT: STAFF

The Deputy Shire Clerk, Finance, Mr. D.W. Mead will terminate his services on Thursday, 7th May, 1981.

A review of the staffing structure of the Administration and Finance Departments of Council has taken place and to ensure the continued efficient functioning of these Departments it is essential that Mr. Mead be replaced.

Council has very experienced and competent officers in these Departments, however the loss of a senior officer of Mr. Mead's experience and expertise will place a significantly increased burden on the remaining officers. Therefore it is proposed that there should be some salary adjustments in recognition of the increased workload and responsibility which will be borne by the officers concerned.

It is proposed that the position be filled by making a number of internal promotions. This procedure will result in savings and also ensure a satisfactory level of service because all the officers involved in the re-arrangement are experienced and competent.

Lyndon Weatherstone and Peter Walsh are both qualified Local Government Clerks with considerable Local Government experience. Therefore it is recommended that Lyndon Weatherstone be appointed Deputy Shire Clerk, Finance; Peter Walsh be appointed Chief Accountant and Kieren Lister be appointed Data Processing Manager. This will result in the position of Computer Operator becoming vacant and it will be necessary for that position to be filled by an experienced Computer Operator. Therefore the following staff appointments and salaries are recommended:

Officer	Present Status	Present Salary	Proposed Status	Proposed Salary
D.W. Mead	DSC, Finance	$30,638	-	-
R.G. Hillyard	DSC, Admin.	$30,638	DSC, Admin.	$32,638
L. Weatherstone	Chief Accountant	$26,456	DSC, Finance	$30,638
P. Walsh	Accountant/Data Processing Manager	$25,417	Chief Accountant	$27,417
K. Lister	Computer Operator	$17,820	D.P. Manager	$19,567
Replacement Computer Operator		-	up to	$14,721
		$130,969		$124,981

It can be seen that the above staff appointments will result in a saving of at least $5,988 in salaries per annum.

Recommendation

The rearrangement be adopted and Mr. R.G. Hillyard, Deputy Shire Clerk, Administration, exercise powers and duties of the Chief Administrative Officer of the Council in the absence of the Shire Clerk.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted with Mr. Weatherstone receiving a different title, either Manager, Fiscal and Finance or Treasurer, Council appoint a replacement Computer Operator up to $14,000 a year and the salary increases at this stage be based on: K. Lister $1,000, P. Walsh $1,500, and L. Weatherstone $1,500 p.a.

Report be received.....

6. SHIRE CLERK'S SUPPLEMENTARY REPORT

ITEM 6: (File A6/199)

SUBJECT: ACQUISITION OF PROPERTY - THE PENINSULA - PETER MULLINGER

At the meeting of Windsor Council on 12th August, 1980 it was resolved that an offer from Mr. Mullinger to purchase property in the Windsor Peninsula for the amount of $100,000 subject to 20% deposit with the balance repayable over five years at an interest rate of 12% was accepted. The area of land amounts to a total of 28.217ha. (69.73 acres). The land involved in the purchase is under Old System Title and as a result there has been a delay in the exchange of contracts. The exchange of contracts has been completed, and the repayment of the amount owing on settlement is to be repaid at half yearly intervals with equal payments of principal and interest combined. Mr. Mullinger contacted me on 4th May requesting that Council consider making payment of the first instalment on settlement of the purchase. The reason for the request is the period which has elapsed from the resolution to purchase the land and what could have been deemed a reasonable date for settlement of the purchase would have resulted in the first instalment of principal and interest on the balance being now due.

It is felt the request is reasonable and as the funds are available, arrangements could be made for the first instalment of principal amounting to $8,000 to be made on settlement which would also result in a saving of $480 in interest charges. There would then remain nine payments of $10,400 to be made over the next 4½ years to complete the purchase.

Recommendation

Council pay the balance of $18,000 on settlement and a further nine payments of $10,400 over 4½ years to complete the purchase, and Council's Solicitor be instructed to make the necessary alteration to the mortgage document.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and the Seal of Council be affixed to the mortgage and transfer documents.

7. QUESTIONS WITHOUT NOTICE

Councillor Knight asked if Dr. Skurray's property had been included in the proposed extension of sewer in the Keda Circuit.

The Engineer stated that he had received a communication from Dr. Skurray that he could get gravity feed to the mains. He stated that all these letters had been referred to the Water Board for determination.

The meeting terminated at 4.38 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 5th May, 1982 commencing at 5.00 p.m.

PRESENT: Councillor R.H. Rowe, Deputy Chairman and Chairman, Councillors A.E. Frova, E.A. Butterworth, P.A. Dean, P.N. Henry, J.J. Herron, A.L. Knight, I.T. McKean, C.H. Michael and N.P. Petruchan.

Apologies for absence were received from Councillor Sullivan and Councillor Nicholson and was accepted.

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File 18/1)

CORRESPONDENT: MR. D. A. PAULL

SUBJECT: PLANE TREE - PAULL'S PLAZA, WINDSOR STREET, RICHMOND

Requesting Council's to remove a large tree in the above plaza, which is causing damage to brick in the surrounding block and the leaves and branches are blocking the guttering and damaging the roof.

S.E. REPORT
The tree is an important part of the street scape in this part of the commercial section of Richmond, and if at all possible should be retained. The tree compliments the Magnolia tree which has also been retained in the entrance to the mall on the adjacent development.

It is considered that the need for repair to the brickwork surround to the tree and garden bed should be tolerated to preserve the beauty provided.

Branches are resting on the roof of the building which should be cut back during the dormant winter season.

This treatment will be required at regular intervals as would be weekly cleaning of the gutters as the tree sheds the leaves during the Autumn months.

Recommendation

That Mr. Paull be advised that permission is granted to remove the branch resting on the roof of the Plaza, and to trim the tree back but that Council requires the tree to remain as part of the street scape in the commercial area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-219)

CORRESPONDENT: DEPARTMENT OF HOUSING & CONSTRUCTION

SUBJECT: ROADS OF ACCESS TO COMMONWEALTH GOVERNMENT PROPERTIES 1982/83 PROGRAMME

Inviting applications for 1982/83 financial contributions from Commonwealth Government Departments and Instrumentalities towards the cost of essential maintenance of roads used as access routes to particular Commonwealth

Government Properties. Applications should be received by 30th August, 1974 and must include a detailed Works Proposal and as much relevant supporting information as possible.

S.E. REPORT

The Shire of Hawkesbury has three roads which fall into the above category; that is, Burralow Road from Marks Hill Road to Kurrajong Heights R.F.B.S., Mt. Tootie Road from M.R. No. 184 to D.H.S. Station and Right Street from Bowman Street to R.A.A.F. Base main gates. At this stage Burralow and Mt. Tootie Roads are administered from the Bathurst office and Right Street is administered from the Artarmon office.

The application being sought is for the Burralow and Mt. Tootie Roads and the proposed works are set out below:-

1. Mt. Tootie Road

(a)	Maintenance grading and patching - estimated cost	$955

20% Commonwealth funding is given on the programme

2. Burralow Road

(a)	Maintenance grading (3 times per year) - estimated cost	$373
(b)	Bitumen patching - estimated cost	$283
(c)	Gravel patching	$1,716

25% Commonwealth funding is given on the programme

Recommendation

That the programme be submitted to the Department of Housing and Construction for their consideration and approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-2345, 665-1352)

CORRESPONDENT: D. VOLK

SUBJECT: CORNER OF WOODS ROAD & MILEHAM STREET

Drawing Council's attention to the dangerous condition of the above corner and requesting Council to erect "Give Way" signs on Mileham Street making Woods Road a priority road.

S.E. REPORT

Priority to Woods Road to provide entry to the developing residential area should be supported.

Recommendation

That the matter be referred to the Local Traffic Committee for consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 2727, N2/4)

CORRESPONDENT: ANNETTE EMERSON

SUBJECT: MARCH STREET BY-PASS

Advising that large vehicles passing her house at 20 March Street have caused hairline cracks in the walls of her house. The trucks also cause pavement damage and are a noise nuisance. Requesting remedial action by Council.

S.E. REPORT

Notwithstanding the provision of traffic lights at East Market Street, significant traffic, including heavy vehicles, are using the by-pass and pavement damage is already requiring attention at the intersection of Bourke and March Streets. It is proposed that discussions be held with the Department of Main Roads as to appropriate action that should be taken and a further report submitted.

Recommendation

That Annette Emerson be advised that the heavy vehicle by-pass is required to alleviate the problems experienced by heavy vehicles in turning left from Windsor Street into East Market Street, Richmond and that discussions will be held with the Department of Main Roads concerning this matter and that further advice will be forwarded as to the result of Council's further investigation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P12/4, P2/6)

CORRESPONDENT: VINEYARD PROGRESS ASSOCIATION

SUBJECT: RECREATION AREA

Requesting Council's permission to develop Lot 22 Windsor Road, Vineyard as a recreation area. Advising they have $1,886.09 in current accounts to put toward this facility.

S.E. REPORT

It is considered Council should agree to the request from the Association.

Action will be taken to arrange liaison with Council Officers to provide a plan from the development of the area.

Recommendation

That the Vineyard Progress Association be advised that Council accepts their offer to assist with the development of Lot 22, Windsor Road, Vineyard as a recreation area and that the Shire Engineer will arrange for preparation of a plan of development, in liaison with the Association, to provide for the implementation of their proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File B5/2, 665-7507, 665-1509)

CORRESPONDENT: OAKVILLE PUBLIC SCHOOL

SUBJECT: BUS STOPS

Advising that the number of parents collecting children from school has grown to the extent that there is not sufficient parking in Ogden Road for cars and they are parking on both sides of Oakville Road.

The buses use Oakville Road as a bus stop and when they arrive they cannot get off the road to park to collect children thus forcing children to walk through cars to the buses. Requesting Council to carry out the following improvements:

(a) Construct a total 66 metres of kerb and guttering, i.e. to join up with existing kerb and guttering in Oakville Road, continue around corner to Ogden Road and for 55 metres (approx.) seal area kerb and guttered in Ogden Road for bus stop.
(b) Erect bus stop signs in Oakville Road along kerbed area.
(c) Construct cement footpath in Ogden Road for 50 metres approx.

S.E. REPORT

In respect of the matter of the bus stop, it is considered that discussion should be held with the Department of Motor Transport as to their requirements. Further, the works requested would require allocation of funds from within an appropriate construction vote, and these have been allocated to other works for the current year.

Recommendation

That the Department of Motor Transport be requested to advise as to the arrangements for bus stops at the Oakville Public School and the school be advised that funds for 1981 construction work have been allocated and their request has been referred for investigation and consideration when future programmes are being determined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 662)

CORRESPONDENT: MRS. J. THOMPSON, SETTLERS ARMS INN, ST. ALBANS

SUBJECT: STREET SIGNS & COUNCIL GROUND SIGNS AT ST. ALBANS

Requesting Council to erect signs at the three entrances to St. Albans imploring motorists to slow down, as motorists are not slowing down through the township. Also enquiring whether it is possible for Council to erect signs in the Council Ground area refusing entry to bike groups, who use the picnic area to drive around in.

S.E. REPORT

St. Albans is the converging point for most of the major Macdonald Valley roads and as a result considerable traffic can be generated within a small area creating congestion and danger to pedestrians.

It is considered that the installation of three pictorial warning signs depicting pedestrian activity would improve safety aspects considerably, and at the same time benefit all concerned. Estimated cost for the supply and erection of the signs is $280.

Recommendation

A. That three pictorial signs, approximate cost $150, be erected in the immediate vicinity of the Settlers Arms at a cost of $130, and that Mrs. Thompson be advised of this decision.

B. That the riding of motor cycles on the Public Reserve at Wharf Street, St. Albans be prohibited and signs to this effect be erected at the earliest opportunity.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-1321)

CORRESPONDENT: MR. L. JOHNSON

SUBJECT: POOR CONDITION OF DIRT SECTION OF MOUNTAIN LAGOON ROAD

Requesting Council to improve the dirt section of the above road.

S.E. REPORT

Mountain Lagoon Road has been the subject of an ongoing reconstruction program since about 1974 and to date 8km, or approximately 78% of its total has been sealed. Because of the locality reconstruction costs on Mountain Lagoon Road are quite high and cost estimates for its final completion to the start of Sams Way (about 2.4km.) could be as high as $95,000.

The unsealed section of this road is periodically maintained by grading and work of this nature was carried out on the 26th and 27th March, 1981. No complaints have been received about the road's condition since this work was performed.

Recommendation

That Mr. Johnson and Mountain Lagoon Road Progress Association be informed that:

1. Regular maintenance paying particular attention to drainage and road formation will be carried out.

2. His request for the upgrading of Mountain Lagoon Road be referred for consideration in a future road works program.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 665-1321, P12/15)

CORRESPONDENT: MOUNTAIN LAGOON ROAD PROGRESS ASSOCIATION

SUBJECT: POOR CONDITION OF DIRT SECTION OF MOUNTAIN LAGOON ROAD

Advising of the poor condition of the above road and requesting Council to give consideration to sealing the remaining 5.1 kilometre section of the above road.

S.E. REPORT

Refer to Correspondence Item No. 8

COMMITTEE'S RECOMMENDATION

See Correspondence Item 8.

ITEM 10: (File 453)

CORRESPONDENT: PETITION SIGNED BY 8 PERSONS

SUBJECT: CURRENCY CREEK, EBENEZER-SACKVILLE AREA

Advising that Currency Creek floods after rain storms and the farmers along the creek do not have the equipment to remove the obstructions causing income-producing land to be under water for some weeks.

S.E. REPORT

A flood mitigation program of works was approved by the Department of Public Works in 1964, for the Addys Creek Channel (now Currency Creek). The program was aimed at improving flow characteristics by re-aligning, widening and in some places deepening the existing water course. This initial work was completed in 1965.

Since that time considerable growth has regenerated with large fallen trees and other debris causing severe channel blockages and subsequent backwater build-up as described. The previous Colo Shire Council has on two occasions since 1965 carried out hand clearing of a minor nature in sections of the creek.

Because of the previous approved construction program, Currency Creek is eligible for inclusion in a regular maintenance program subsidised on a dollar for dollar basis, and it is intended that a de-snagging program covering an 800 metre section of Currency Creek commencing at its confluence with the Hawkesbury River be submitted for approval in the 1981/82 flood mitigation maintenance program. These submissions are usually made during May of each year and if approved works could possibly commence during November or December of this year.

Costs for this work have not been determined at this stage however it is not envisaged that they would exceed $8,000 in total or $4,000 on a one to one basis.

Verbal contact has been made with Mr. Richards informing him of the current situation.

Recommendation

That clearing and de-snagging of Currency Creek be included in submissions to the Department of Public Works for the 1981/82 Flood Mitigation Maintenance Programme to the extent of 800 metres. Further necessary maintenance works in the Currency Creek Channel to be included in submissions for future programmes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 665-327, P12/1)

CORRESPONDENT: CHASELING ROAD PROGRESS ASSOCIATION

SUBJECT: ROAD ACCESS FROM WEBBS CREEK TO CHASELING ROAD

Requesting Council to provide access for the property owners, from Webbs Creek to Chaseling Road.

S.E. REPORT

Investigation for the establishment of a road between Webbs Creek and Lower Portland with a connection to Leetsvale (Jason Road) has been completed and a tentative road location has been established. The route of this proposed road is primarily located to follow the ridge extending from Wheelbarrow Ridge Road toward Webbs Creek mainly traversing vacant Crown land. Approximately half of the length is being constructed as an access road by the Electricity Commission of New South Wales and this construction will give vehicular access from Lower Portland to the ridge immediately above Leetsvale. Some improvements are necessary on the existing track leading from the ridge to the waterside properties at Leetsvale. A tentative provision was submitted in the amount of $250,000 for the road formation from the ridge above Leetsvale to Webbs Creek. As no funds were voted for this work further action regarding property acquisition for a road reserve has not been implemented.

At present vehicular access to Leetsvale from Webbs Creek is obtained by traversing the property of Bayville Pty. Ltd. and such access is available at this time by the courtesy of that land holder.

Recommendation

That Chaseling Road Progress Association be informed that vehicular access to Chaseling Road should be available at the latter end of 1981 by utilisation of the road currently under construction by the Electricity Commission of New South Wales. Improvements to the access road leading to Leetsvale from the Wheelbarrow Ridge connection of the road from above Leetsvale to Webbs Creek will be considered by Council when determining its future road programmes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 665-2310)

CORRESPONDENT: W.C. JONES

SUBJECT: WHEELBARROW RIDGE ROAD, LOWER PORTLAND

Requesting permission from Council to widen Wheelbarrow Ridge Road, Lower Portland where it passes St. Johns Church of England. Stating that when cars are parked on the left hand side traffic is required to travel on the extreme right hand edge of the road to pass.

S.E. REPORT

The existing formation of Wheelbarrow Ridge Road in the vicinity of St. Johns Church of England, Lower Portland is in the area of 6m. where there is some difficulty in passing of vehicles. It would appear feasible for works to be undertaken to widen the formation as offered by Mr. W. C. Jones, however additional works in the nature of surfacing the widened area would need to be undertaken by Council.

Recommendation

That the Shire Engineer be authorised to liaise with W.C. Jones for the undertaking of works for the widening of Wheelbarrow Ridge Road at Lower Portland and to authorise works that do not conflict with Council's interests.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 665-1202)

CORRESPONDENT: K. ROZZOLI, M.P.

SUBJECT: ROAD CONDITIONS ON LAWS FARM ROAD

Referring to previous correspondence and advising that he has received a petition forwarded by Mrs. P. Butler, Secretary of Ski Lodge Village, and an accompanying letter where she states that residents appreciate that Council has endeavoured to fill in potholes and deep ruts but stresses an immediate need for more substantial work. Mr. Rozzoli, M.P., requests Council to consider whether there is something which may be done prior to general consideration in formulating the 1982 Road Works Programme.

S.E. REPORT

The unsealed section of Laws Farm Road in question runs from its commencement at West Portland Road to a point of steep decline at the rear of Ski Lodge Village, a distance of 3.25 km.

A large increase in the local population of this village coupled with its popularity as a weekend water skiing resort has resulted in a significant increase in the number of vehicles using the road.

Reconstruction and bitumen sealing of Laws Farm Road would not pose any major engineering problems however because of its location cost would be fairly high. Using current rates this figure could run to a total of $133,000 or $41,000 per km. No funds have been provided in the estimates for any reconstruction works in 1981.

Recommendation

That Mr. Rozzoli, M.P., be informed that:-

(1) Maintenance attention will be given to Laws Farm Road as necessary.
(2) Laws Farm Road be referred for full or part reconstruction in a future roads programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File S11/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - CNR. MARCH AND MORAY STREETS, RICHMOND

Enclosing plan detailing proposed improved street lighting in the above nominated location for Council's consideration and advice.

The improvements proposed will involve the installation of 1 x 250W Mercury Fluorescent Lantern and removal of 2 x 20W Fluorescent representing a total annual charge increase of $61.88.

S.E. REPORT

Following a request from residents at this location for improved street lighting a quotation has been obtained from Prospect County Council. Provision of one light will be out of context with the existing lighting and the matter would be better considered with regard to upgrading lighting along this section of March Street from Bourke Street to the traffic lights at East Market Street.

Unfortunately, funding has not been provided for a proposal of this nature and at this stage the street lighting vote appears committed for 1981. As existing lighting is provided and with regard to requests being received for lights in areas without any lighting it is proposed that the installation of one only lantern not proceed.

Recommendation

Prospect County Council be requested to provide a detailed design and costs for improvements of the street lighting in March Street between Bourke Street and the traffic lights at East Market Street.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE TO the proposal by Prospect County Council for the improvement of street lighting at the corner of Moray and March Streets, Richmond at an annual increased charge of $61.88 and Prospect County Council be requested to provide a detailed design and costs for improvements of the street lighting in March Street between Bourke Street and the traffic lights at East Market Street.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R1/40)

SUBJECT: BOUNDARY ROAD MAINTENANCE & REPAIR PROGRAMME 1981

A vote of $40,000 has been provided for the maintenance of the road on the basis of the cost being met 50:50 between Baulkham Hills Shire Council and this Council.

The following programme is submitted for approval and submission to Baulkham Hills Council:-

Item No.	Description of Work	Quantity	Unit	Rate	Amount
1	Routine Maintenance of Bitumen pavement including shoulders and roadside furnishing etc.	9.36	km	1350	12,636.00
2.	Specific Attention to Drainage Structures (see attached list)				12,000.00
3	Routine Maintenance Minor Structures				3,500.00
4	Reseal Ch.0.04 to 0.86	0.82	km	6050	4,961.00
5	On Costs (30.1% on labour)				3,900.00
6	Engineering Supervision				1,800.00
7	Administrative Expenses				1,203.00
					$40,000.00

Drainage Works

1	0.33km	2-600mm dia. pipe culvert - Construct headwalls	$1,040
2	0.65km	1-600mm dia. pipe culvert - Extend culvert 1.22m and construct headwalls	437
3	0.96km	1-375mm dia. pipe culvert - Construct headwalls	886
4	1.38km	2-600mm dia. pipe culvert - Construct headwalls	1,040
5	1.72km	1-375mm dia. pipe culvert - Clean inlet	140
6	1.83km	1-450mm dia. pipe culvert - Clean inlet & outlet	280
7	2.67km	Replace 150mm pipe with 375mm pipe culvert	883
8	2.92km	1-300mm dia. pipe culvert - Construct headwalls	369
9	3.42km	2-600mm dia. pipe culvert - Clean inlet & outlet	280
10	3.64km	1-750mm dia. pipe culvert - Clean inlet & outlet and construct headwall west side	940
11	3.81km	1-375mm dia. pipe culvert - Clear outlet	140
12	3.95km	1-300mm dia. pipe culvert - Clear inlet & outlet and construct headwall eastside	325
13	4.68km	1-375mm dia. pipe culvert - Clear inlet & outlet	140
14	4.77km	2-1,500mm x 600mm box culvert - Clear inlet & outlet	280
15	5.27km	1-375mm dia. pipe culvert - Clear inlet & outlet	140
16	5.52km	2-600mm dia. pipe culvert - Clear inlet & outlet	280
17	5.81km	1-300mm dia. pipe culvert - Construct headwalls	510
18	5.87km	1-300mm dia. pipe culvert - Construct headwalls westside	325
19	5.99km	1-675mm dia. pipe culvert - Clear inlet & outlet	280
20	7.14km	1-375mm dia. pipe culvert - Construct headwall eastside	325
21	7.88km	2-900mm dia. pipe culvert - Clear inlet & outlet	420
22	7.94km	2-1200mm dia. pipe culvert- Clear inlet & outlet	420
23	8.03km	1-300mm dia. pipe culvert - Clear inlet & outlet	140
24	8.12km	1-525mm dia. pipe culvert - Construct headwalls	705
25	8.14km	1-450mm dia. pipe culvert - Construct headwalls	715
26	8.46km	2-600mm dia. pipe culvert - Clear inlet & outlet	280
27	8.94km	1-600mm dia. pipe culvert - Clear inlet & outlet	280
			$12,000

Recommendation

The Programme of Works be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and the Engineer submit a report on the removal of trees conidered dangerous.

ITEM 2: (B6/65)

SUBJECT: DRAINAGE PROBLEMS IN PARKING AT REAR OF MACQUARIE ARMS HOTEL & SHOPS & ACCESS TO THOMPSON SQUARE

A condition of approval for the above development was the construction of a sealed carpark in this area suitably drained and marked.

A layout for the carpark is currently under investigation and once this is finalised and approved construction will proceed.

Access through to Thompson Square via the carpark would not at this stage be a viable proposition however, the future development of Council owned land immediately north west and adjacent to the hotel property could alter this situation.

Recommendation

Submitted for information.

COMMITTEE'S RECOMMENDATION

THE ENGINEER SUBMIT a report on the feasibility of the provision of a walk-way through to Thompson Square via the carpark.

ITEM 3: (File T6/2)

SUBJECT: TENDER FOR SUPPLY OF VEHICLES

S.E. REPORT

Tenders were invited for the supply of:-

1. Sedan vehicle for the use of Community Services.
2. Utility for Overseer's Assistant.
3. Utility for Clerk of Works, Sewerage Services.
4. Panel Van for Assistant to Works Engineer.
5. Panel Van for Building Overseer.

Tenders received together with Covernment contract prices are scheduled in this report and the following recommendations are made:

Recommendation

1. The tender of Winford Motors for the supply of a Ford Laser Gl Sedan be accepted.
2. The tender of Pat Cullen, Liverpool for the supply of a Holden Utility including the supply of one Tonneau cover be accepted.
3. The tender of Galston Motors for the supply of a Ford Courier Utility be accepted.
4. That none of the tenders be accepted and the Datsun Sunny Panel Van be purchased from Government Stores.
5. That the tender of Peter Warren, Liverpool be accepted for the supply of the Ford Econovan be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

1. Supply of Sedan - Community Services Vehicle

Tenderer	Make	Model	Engine	Transmission (N/S - not stated)	Delivery	Price	Trade	Cr. to Cncl	Air Cond.	Remarks
Pat Cullen, Liverpool	Holden	Commodore L	4 Cyl.Petrol 1,900 cc	4 Speed Man. Console Mntd.	2 weeks	$6,056.00	$7,800.00	$1,744.00	Yes	Radio Included
Galston Mtrs Galston	Ford	Cortina L	4 Cyl.Petrol 2,000 cc	4 Speed Man. Floor Mntd.	2 weeks	6,050.00	7,950.00	1,900.00	"	---
	Ford	Cortina GL	4 Cyl.Petrol 2,000 cc	4 Speed Man. Console Mntd.	Immediate	6,450.00	7,950.00	1,500.00	"	Radio Included
Hawkesbury Valley Mtrs, Windsor	Holden	Commodore L	4 Cyl.Petrol 1,900 cc	4 Speed Man. Console Mntd.	3-4 weeks	6,485.17	7,920.00	1,434.83	"	" "
C.V. Holland, Rockdale	Holden	Commodore L	4 Cyl.Petrol 1,900 cc	4 Speed Man. Console Mntd.	2-4 weeks	6,200.00	7,958.00	1,758.00	"	" "
Michael Saad Toyota, Kingswood	Toyota	Corona SE	4 Cyl.Petrol 1,892 cc	4 Speed Man. Floor Mntd.	4 weeks	5,910.00	7,910.00	2,000.00	"	" "
	Toyota	Corona CS	4 Cyl.Petrol 1,892cc	4 Speed Man. Floor Mntd.	Stock	6,275.00	7,975.00	1,700.00	"	" "
Peter Warren Liverpool	Ford	Cortina L	4 Cyl.Petrol	4 Speed Man. Floor Mntd.	Stock	5,187.45	6,770.00	1,582.55	N/S	---
Winford Motors, Windsor	Ford	Laser GL	4 Cyl.Petrol 1,490cc	4 Speed Man. Console Mntd.	3-6 weeks	5,703.19	8,000.00	2,296.81	Yes	Radio Included
	Ford	Cortina L	4 Cyl.Petrol 2,000cc	4 Speed Man. Floor Mntd.	3-6 weeks	6,016.00	8,000.00	1,984.00	"	---
	Ford	Cortina GL	4 Cyl.Petrol 2,000cc	4 Speed Man. Console Mntd.	3-6 weeks	6,255.00	8,000.00	1,745.00	Yes	Radio Included

The Government Stores Department lists the Contract price for the Datsum 200 B "GL" 4 Door Sedan as shown below:

Datsun	200B"GL"	4 Cyl.Petrol 1,952cc	4 Speed Man.	N/S	5,149.00		Radio Included

It is anticipated that tenders for the sale of the Holden Commodore SLE would be in the vicinity of $7,000 if called separately.

2. Utility - Overseer Assistant.

Tenderer	Make	Model	Engine	Transmission	Delivery (N/S - not stated)	Price	Trade	Change Over	Air Cond.	Remarks
							Holden Kingswood Utility - KDW-387			
Pat Cullen Liverpool	Holden	Utility	6 Cyl.Petrol 3,300cc	3 Speed Man. Column Mntd.	4-5 weeks	5,459.00	3,500.00	1,959.00	Option.Ex.	Tonneau Cover $75 Extra
Galston Motors,Galston	Ford	Falcon Ute.	6 Cyl.Petrol 3,300cc	3 Speed Man. Column Change	Immediate	6,050.00	3,200.00	2,850.00	"	--
Hawkesbury Valley Motors Windsor	Holden	Utility	6 Cyl.Petrol 3,300cc	3 Speed Man. Column Mntd.	6-8 weeks	5,875.97	2,820.00	3,055.97	"	---
C.V.Holland	Holden	Utility	6 Cyl.Petrol 3,300 cc	3 Speed Man. Column Mntd.	2-4 weeks	5,399.00	3,358.00	2,041.00	"	---
Michael Saad Toyota Toyota Kingswood	Toyota	Hi-Lux Utility	4 Cyl.Petrol 2,000cc	4 speed Man. Column Mntd.	2-3 weeks	5,085.00	3,285.00	1,800.00	Does Not Comply with Specifications (Engine Size)	
Peter Warren Liverpool	Ford	Falcon Ute.	6 Cyl.Petrol 3,300cc	3 Speed Man. Column Change	3-4 weeks	5,645.10	3,130.00	2,515.10	Option.Ext.	---
Winford Motors,Windsor	Ford	Falcon Ute.	6 Cyl.Petrol 3,300 cc	3 Speed Man. Column Change	3-6 weeks	5,788.00	3,400.00	2,388.00	"	

3. Utility - Clerk of Works - Sewer Services.

Tenderer	Make	Model	Engine	Transmission	Delivery (N/S - not stated)	Price	Trade	Change Over	Air Cond.	Remarks
Capitol Motors, Auburn	Datsun	720 CAB/ CHASSIS	4 Cyl.Petrol 1,770cc	4 Speed Man. Column Mntd.	14-21 working days subject to stock	5,218.00	Supply Only Basis			
Galston Motors, Galston	Ford	Courier Ute.	4 Cyl.Petrol 1,800cc	4 Speed Man. Column Mntd.	Immediate	4,680.00	3,305.00	1,375.00	--	--
Hawkesbury Valley Motors	Holden	Rodeo Ute.	4 Cyl.Petrol 1,584cc	4 Speed Man. Column Mntd	3-4 weeks	4,693.06	2,774.00	1,919.06	--	6.00 X 14 -8ply tyres
C.V. Holland Rockdale	Holden	Rodeo Ute.	4 Cyl.Diesel 1,951cc	4 Speed Man. Column Mntd.	2-4 weeks	5,468.00	3,068.00	2,400.00	--	" "
Michael Saad Kingswood	Toyota	Hi-Lux	4 Cyl.Petrol 2,000cc	4 Speed Man. Column Mntd.	2-3 weeks	5,085.00	2,800.00	2,285.00	--	
Peter Warren Liverpool	Ford	Courier Utility	4 Cyl.Petrol 1,800cc	4 Speed Man. Column Mntd.	Stock	4,606.73	2,850.00	1,756.73	--	
Winford Motors, Windsor	Ford	Courier Utility	4 Cyl.Petrol 1,800cc	4 Speed Man. Column Mntd.	3-6 weeks	4,715.00	2,800.00	1,915.00	--	6.70 x 14 -8ply lite truck tyres

4. Panel Van - Assistant to Works Engineer

Tenderer	Make	Model	Engine	Transmission	Delivery	Price	Trade	Change Over	Air Cond.	Remarks
				(N/S - not stated)			Escort Panel Van - JQC-599			
Galston Motors, Galston	Ford	Econovan	4 Cyl.Petrol 1,600cc	4 Speed Man. Column Mntd.	Immediate	5,140.00	3,400.00	1,740.00	---	Short Wheel Base Dual Rear Wheels
Hawkesbury Valley Motors Windsor	Holden	Gemini Panel Van	4 Cyl.Petrol 1,584cc	4 Speed Man. Floor Mntd.	4 weeks	4,900.21	2,680.00	2,220.21	Option.Ext.	
Michael Saad Toyota, Kingswood	Toyota	Hi-Ace	4 Cyl.Petrol 2,000 cc	4 speed Man. Column Mntd.	Immediate	6,420.00	2,800.00	3,620.00	---	
Peter Warren Liverpool	Ford	Econovan	4 Cyl.Petrol 1,600 cc	4 Speed Man. Column Mntd.	In Stock	4,810.00	2,850.00	1,960.00	---	
Winford Mtrs. Windsor	Ford	Econovan	4 Cyl.Petrol 1,600 cc	4 Speed Man. Column Mntd.	In Stock	4,902.00	3,000.00	1,902.00	---	Short Wheel Light truck tyres 6 ply Bridgestone Dual rear wheels
	Ford	Escort Panel Van	4 Cyl.Petrol 1,600 cc	4 Speed Man. Floor Mntd.	In Stock	5,026.00	3,000.00	2,026.00	---	Cross Ply Tyres

The Government Stores Department lists the contract price of the Datsun "Sunny" Panel Van as shown below:

	Datsun	Sunny Panel Van	4 Cyl.Petrol 1,171 cc	4 Speed Man. Floor Mntd.	N/S	4,352.00			Optnl. Extra	Radio Included

It is anticipated that tenders for the purchase of the Escort panel van would be in the vicinity of $2,800 if called separately.

5. Panel Van - Building Overseer

Tenderer	Make	Model	Engine	Transmission	Delivery (N/S - not stated)	Price	Trade	Change Over	Air Cond.	Remarks
Galston Mtrs Galston	Ford	Econovan	4 Cyl.Petrol 1,600 cc	4 Speed Man. Column Mntd.	N/S	$5,140.00	--	--	--	Short Wheel Base - Dual Rear Wheels
Hawkesbury Valley Motors, Windsor	Holden	Gemini Panel Van	4 Cyl.Petrol 1,584 cc	4 Speed Man. Floor Mntd.	N/S	4,800.21	--	--	Opt.Extra	
Michael Saad Toyota,Kingswood	Toyota	Hi-Ace	4 Cyl.Petrol 2,000 cc	4 Speed Man. Column Mntd.	N/S	6,420.00	--	--	--	
Peter Warren, Liverpool	Ford	Econovan	4 Cyl.Petrol 1,600 cc	4 Speed Man. Column Mntd.	N/S	4,810.00	--	--	--	
Winford Mtrs, Windsor	Ford	Falcon Panel Van	6 Cyl.Petrol 3,300 cc	3 Speed Man. Column Mntd.	N/S	5,890.00	--	--	Opt.Extra	Not to Spec. (Engine Size
	Ford	Econovan	4 Cyl.Petrol	4 Speed Man.	In Stock	4,902.00	--	--	--	Dual Rear Wheels, Short Wheel Base - No Windows Opt. Ladder Roof Rack - $160.00 Light truck tyres 6 Ply Bridgestone

The Government Stores Department lists the contract price of the Datsun "Sunny" Panel Van as shown below.

	Datsun	Sunny Panel Van	4 Cyl.Petrol 1,171 cc	4 Speed Man. Floor Mntd.	N/S	4,352.00	--	--	Opt.Extra	Radio Incld.

Minutes of the Meeting of the Local Traffic Committee held at the Council Chambers, Windsor, on Tuesday 21st April, 1981, commencing at 10.00 a.m.

PRESENT:

Member for Hawkesbury

Mr. K. Rozzoli, M.P.

Hawkesbury Shire Council

Councillor F. Henry
Mr. J. R. Gilmore, Deputy Shire Engineer

Police Department

Sgt. J. Isdale
Senior Const. B. Pakes

Department of Main Roads

Mr. G. Bilton

APOLOGIES:

Councillor J. Nicholson, M.B.E.

1. The Windsor Seventh Day Adventist School, McGraths Hill.

Expressing concern regarding the access from their school onto Pitt Town Road and Windsor Road via Charles Street and Beddeck Street respectively, seeking erection of advance warning signs indicating these streets to traffic travelling along the main road.

THAT COUNCIL INSTIGATE action to provide for the closure of Beddeck Street at Windsor Road to traffic and that in the interim a street sign be provided for Charles Street at the intersection with Pitt Town Road, together with a sign advising route to the school and that action be taken to try and widen the pavement at the intersection.

2. Pitt Town Progress Association.

Requesing the erection of right of way signs where Pitt Town Dural Road meets Pebbly Hill Road and then diverts to Scheyville and Cattai Ridge Roads soon after.

NO ACTION BE TAKEN and the matter be reviewed in six months.

3. Windsor Municipal Council.

Requesting formalisation and erection of signs outside the Windsor Swimming Centre, Church Street, Windsor, to provide for angle parking.

NO ACTION BE taken at this stage.

4. See Item No. 8.

5. K. Rozzoli, M.P.

Making representations on behalf of Colo Heights P & C Association and requesting:

a) provision of resident police officer of Colo Heights,
b) more regular patrols by highway patrol units,

c) stricter DMT control over trucks travelling through the area,
d) provision of weighing facilities to control overloading,
e) provision of special sign warning through traffic that "School Buses Operate along the Road Between Certain Hours", and that these be placed at regular intervals along the bus route,
f) a lowering of the speed limit in the more dangerous sections of the road.

The Committee was advised that the matter of facilities to regulate heavy vehicle traffic is under consideration and that the Department of Main Roads will provide signs warning that school buses turn at the school entrance.

THE DEPARTMENT OF MAIN ROADS be requested to increase patrols by the Weights and Loads Division at weekends and night time.

6. Councillor I. T. McEwan

Requesting investigation of traffic congestion at Pitt Lane, North Richmond, and suggesting a "No Standing" sign should be placed on one side of the street to allow traffic to get out.

NO ACTION BE TAKEN at this stage pending submission of further information.

7. Councillor P. A. Dunn

Referring to the parking space of one or two cars in front of the library in West Market Street. He stated that buses of heavy vehicles have great difficulty in making a right or left hand turn into West Market Street because of the parking of the vehicles at this location.

"NO STANDING 8.30 a.m. to 6.00 p.m. Monday to Friday" be provided in West Market Street's western side from March Street to the vehicular entrance into the library.

8. Councillor J. J. Horrex & Councillor F. E. Henry

Requesting that consideration be given to a 60kph restriction being placed on all Council controlled roads.

THE DEPARTMENT OF MAIN ROADS be asked to complete their review of speed zonings within the Shire as soon as possible and that it be noted that the imposition of a 60kph speed zone throughout the Shire would be unreasonable.

9. K. Rozzoli, M.P.

Further to Mr. Rozzoli's letter of 26th February, 1980, to Colo Shire Council, and that Council's letter of 24th July, 1980, Mr. Rozzoli requests the erection of warning signs on Bells Line of Road in the vicinity of its intersection with Mill Road and the adjacent Old Bells Line of Road, advising motorists of the incidence of children using this crossing for pony club and other equestrian purposes, asking that further and urgent consideration be given to this matter.

THE COMMITTEE WAS informed by the representative of the Department of Main Roads that Council has been advised that they may erect signs at the intersection advising of horses crossing the main road in this area.

10. Windsor Municipal Council

Proposed bike-way, Windsor-Richmond Road. Submitting for consideration a proposal for expenditure of the Government Grant for a bike-way to be constructed along the area known as the Ham Common between Clarendon and the tennis centre adjacent to the Windsor-Richmond Road.

Consideration to be in accordance with the layout designed for the development of the Common.

THE COMMITTEE HAS NO objection to the proposal but is of the opinion that the community bikeway from the RAAF Base to Windsor will provide a more functional pruposes and request that Council undertake further investigation and prepare plans and estimates for the work.

11. ST. MONICA'S P & F ASSOCIATION

Requesting permission to hold a parade through the main street of Richmond on the morning of 10th October, 1981, as part of their annual fete. The fete would involve a procession of the children from the school, a band and perhaps a number of other attractions, would commence at the far end of Windsor Street and terminate at St. Monica's School.

THE LOCAL TRAFFIC COMMITTEE has no objection and advises that application must be made directly to the Traffic Sergeant, Castle Hill.

12. MARAYLYA PROGRESS ASSOCIATION

a) Requesting 60kph speed zone restrictions in Boundary Road approaching the school and along Pebbly Hill Road,
b) requesting Give Way signs at the intersection of Scheyville Road and Pitt Town Dural Road,
c) referring to the need for Give Way signs at the intersection of Boundary Road and Pitt Town Road,
d) request for signs at the intersection of Boundary Road and Neich Road,
e) seeking the opportunity to meet with the Local Traffic Committee to discuss traffic problems in the area.

THE MARAYLYA PROGRESS ASSOCIATION be invited to attend a meeting of the Committee at a time appropriate to the Committee and the Association to discuss the matters raised.

COMMITTEE'S RECOMMENDATION

THE REPORT BE adopted and appropriate safety signs to warn motorists of the crossing of horses be positioned at the intersection of Bells Line of Road and Mill Road, Kurrajong at Council's earliest convenience and that the Pony Club be advised by letter to the President, Dr. Richard Bawden, C/- Hawkesbury Agricultural College.

Councillor Knight left the meeting at this stage the time being 10.45 a.m.

QUESTIONS WITHOUT NOTICE

Councillor McEwan referred to the "give way" signs at the corner of Bathurst and Chatham Streets, Pitt Town. He stated that the signs are not clear and asked if they could be referred to the Local Traffic Committee.

Referred to the Local Traffic Committee for consideration.

Councillor Henry asked if more Councillor representation could be on the Local Traffic Committee.

Councillor representation on the Committee to be investigated and report to be submitted to Council.

Councillor Horrex asked if the undergrowth problem on Carters Road had been attended to.

Engineer stated that some work had been carried out.

Councillor Horrex referred to the deterioration of Bowen Mountain Road caused by the ready mix concrete trucks and the turning of buses.

The Engineer stated that maintenance work would be carried out.

Councillor Horrex asked that the provision of a crossing to the Parkland Village on Old Bells Line of Road opposite Vincent Road could be investigated.

The matter to be investigated.

Councillor Buttsworth asked if a report could be submitted on the present position in regard to the Clarendon levee.

Engineer for report.

Councillor Buttsworth referred to the provision of a footway from South Windsor shopping area to the parking area and to the marking of the lane way.

Engineer stated that this matter is under investigation.

Councillor Rose referred to the notice on the Council owned land opposite the Richmond High School prohibiting the riding of horses.

The matter be investigated.

Councillor McEwan referred to the possible oversight in the Local Traffic Committee Report on the question raised by Mr. K.R. Rozzoli, M.P.A. in relation to parking in East Market Street.

Engineer for attention.

The meeting terminated at 11.05 a.m.

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.

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 58.

(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.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATIONS

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.

(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. Bunging 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.

No signed agreement has been submitted with the application and the requirements regarding a contribution towards maintenance of Council's roads should be increased to four cents per tonne per kilometre travelled along Council's public roads.

It is considered that the items, information and agreement should be required from the applicant before further consideration is given by Council.

Recommendation

The application be deferred and the applicant be requested to supply the information in respect of items (a) to (k) above and submit a signed agreement incorporating the requirement to pay four cents per tonne per kilometre travelled along the Shire Council's public roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and an inspection be carried out before any decision is made.

ITEM 2:	(File DA151/81)
APPLICANT:	M. MANGEL & G. RUDZYN
OWNER:	M. MANGEL & G. RUDZYN
LAND & LOCATION:	PT. LOT 3, SEC. B, NO. 120 MACQUARIE STREET, WINDSOR ON THE SOUTH EASTERN SIDE OF MACQUARIE STREET BETWEEN DAY AND FORBES STREETS
ZONING:	W.P.S. - RESIDENTIAL 2(c) V.S. - RESIDENTIAL 2(a)
APPLICATION:	ERECTION OF A TWO STOREY RESIDENTIAL FLAT BUILDING CONTAINING FOUR UNITS
OBJECTIONS:	Mrs. L. Dean, "Trevallyn", Day Street, Windsor

T.P. REPORT

Application is to erect a two storey residential flat building on the above site to contain four units. The ground floor contains 1 x 2 bedroom flat, 1 x 1 bedroom flat and parking for three vehicles while the first floor contains 2 x 2 bedroom flats. The remaining covered parking space is a carport between the building and the boundary. The site has frontage to both Macquarie Street and Day Street at the rear. The Department of Environment and Planning has concurred under State Environmental Planning Policy No. 1 in the use of the site for residential flat development with the existing frontage of 18 metres provided all vehicular access is from Day Street. The proposal conforms to this requirement.

The existing dwelling is to be demolished while the adjoining development is a residence on the north eastern side and a two storey medical centre building on the south western side. The proposal conforms to the flat code and Windsor Planning Scheme Ordinance requirements.

The proposed Varying Scheme that was forwarded to the Department showed the site as Residential 2(a), however the Department has advised verbally that following a Ministerial direction no existing flat areas are to be reduced on the Varying Scheme unless other factors, for example historic buildings, are involved. It is expected this site will remain as Residential 2(c) when the Scheme is exhibited. The proposal therefore conforms to the current Windsor Planning Scheme and proposed Varying Scheme.

The plan submitted shows a pergola on the front alignment to Macquarie Street, however under Clause 49(2) of the Windsor Planning Scheme Ordinance no buildings are permitted within 9m of the main road. The development also proposed a 1.65m (5.4 ft.) high brick wall along the majority of the Macquarie Street frontage. It is felt the appearance would be improved if the wall was set back one metre from Macquarie Street and some landscaping planted in front of the wall. The applicant has been contacted in regard to these items and has no objection to the alterations.

The proposal has been advertised and one objection received. The objection states that Day Street, to which all vehicular access is directed, is very narrow and with other traffic generating uses in the street, traffic will be heavier. Day Street and Mileham Street intersection needs repair. In regard to vehicular access for the four flats, it is considered that this is better located to Day Street than the main road Macquarie Street.

Recommendation

Approval be granted in accordance with the plans dated 16/3/81 drawn by Leon Mangel subject to the following conditions:-

1.-9. Standard conditions (a), (c), (g), (j), (l), (m), (r), (s) and (t)$1,000.

10. Extension of sewer main or connection to the existing sewer main in Macquarie Street to the Shire Engineer's requirements, full details to accompany building application.

11. Elimination of pergola to Macquarie Street frontage being contrary to Clause 49(2) of the Windsor Planning Scheme Ordinance.

12. Brick wall to Macquarie Street frontage to be set back one metre from the street alignment and suitable landscaping to be planted between the wall and the street alignment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA208/81)
APPLICANT: S. & F. PALUMBO
OWNER: S. & F. PALUMBO
LAND & LOCATION: PORTION 7, PARISH WHEENY, BELLS LINE OF ROAD, KURRAJONG HEIGHTS, SOUTH SIDE, CORNER OF PITTMANS ROAD
ZONING: I.D.O. 3 Colo - NON URBAN 1(a2)
APPLICATION: ERECTION OF A SECOND DWELLING FOR THE PURPOSES OF A RURAL WORKERS ACCOMMODATION

T.P. REPORT

The applicant has requested a second house on the land for his son who is to manage the existing orchard on the land. The applicant has included a letter from his doctor stating that for health reasons he is to no longer work and the applicant wishes to continue residence on the land.

The land is under the minimum 10ha. required and as such the application needs concurrence of the Department of Environment and Planning should Council support the matter. The land is approximately 6 ha. and in the circumstances the proposal seems reasonable, as the property is extensively developed by fruit trees.

If Council supports the proposal then concurrence can be granted by the Shire Clerk under delegation from the Department of Environment and Planning by resolution No. 79/101C of 22/5/79.

Recommendation

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

1.-5. Standard conditions (dwelling houses) 1, 3 (22,400 litres), 5, 6 and 7.
6. Concurrence being obtained from the Department of Environment and Planning.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File D.A.186/81)
APPLICANT: HAWKESBURY VALLEY MOTORS INVESTMENT PTY. LTD.
OWNER: HWAKESBURY VALLEY MOTORS INVESTMENT PTY. LTD.
LAND & LOCATION: LOTS 4 & 5, D.P. 31098 ANSCHAU CRESCENT, WINDSOR
ZONING: W.P.S. - RESIDENTIAL 2(a) AND HAWKESBURY V.S. - RESIDENTIAL 2(a) LOCAL ENVIRONMENTAL PLAN (YET TO BE GAZETTED)
APPLICATION: USE OF THE LAND FOR THE PURPOSES OF PARKING, WASHING AND CLEANING OF MOTOR VEHICLES IN CONJUNCTION WITH THE ADJACENT CAR SALES YARD

T.P. REPORT

Application is to use the two vacant lots for storage of vehicles awaiting work, vehicle preparation, storage of new vehicles and employee parking in conjunction with existing car sales yard fronting Macquarie Street. No buildings are proposed. Landscaping 2m. wide is proposed along the side boundaries and the Anschau Crescent frontage. The Minister of Planning & Environment has approved the variation to the Windsor Planning Scheme to allow the use, provided access is prohibited via Anschan Crescent. The notice is expected to be gazetted shortly.

The proposal was advertised with the application for alteration to the Windsor Planning Scheme and no objections were received.

Recommendation

That upon gazettal of the alteration to the Windsor Planning Scheme, the application be approved in accordance with plans submitted subject to the following conditions:-

1.-6. Standard conditions (a),(b),(c),(g),(j) & (p).
7. All access is prohibited via Anschau Crescent.
8. Provision of a two (2) metre wide landscaped strip along both side boundaries and the Anschau Crescent frontage. These areas to be planted with advanced trees and shrubs, full details to be submitted with building application giving construction details of yard areas.
9. Parking being provided for employees vehicles at the rate of one space for each two employees attending to vehicles on the site, full details to accompany building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File D.A.237/81)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	SOUTH WINDSOR PARK, MILEHAM STREET, SOUTH WINDSOR
ZONING:	W.P.S. - OPEN SPACE RECREATION EXISTING V.S. - OPEN SPACE RECREATION EXISTING
APPLICATION:	ERECTION OF A BRICK TOILET BLOCK

T.P. REPORT

Application is to erect a brick toilet block on South Windsor Park approximately 20 metres from Drummond Street and 50 metres from Mileham Street. The building contains 5 female closets with basins and 3 male closets, urinal with basins. A service duct is located between the male and female sections to contain the cisterns and pipework.

Recommendation

That approval be granted in accordance with the plan number 1352-2 submitted with the application subject to the following conditions:-

1. Standard condition (a).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File D.A.285/81)
APPLICANT:	QUOTA CLUB OF HAWKESBURY
OWNER:	H.C. MULLINGER FORMER ESTATE LATE E. MULLINGER
LAND & LOCATION:	LOT 5 SECTION P NO. 464 GEORGE STREET, SOUTH WINDSOR ON THE SOUTH EASTERN SIDE OF GEORGE STREET BETWEEN BELL STREET & ARGYLE STREET
ZONING:	W.P.S. - RESIDENTIAL 2(a) AND LOCAL ENVIRONMENTAL PLAN AS YET UNGAZETTED
APPLICATION:	USE EXISTING SHOP BUILDING AS AN OPPORTUNITYSHOP FOR THE QUOTA CLUB SELLING SECOND HAND CLOTHING AND GOODS

T.P. REPORT

Application is to use the existing shop building at the above address as an opportunity shop for the Quota Club selling second hand clothing and goods.

The Minister for Planning and Environment has approved the alteration to the Windsor Planning Scheme to allow the use and the gazettal is expected shortly. The proposal was advertised when considered as a suspension application and no objections were received. A letter and a petition containing 9 signatures was received in support of the application.

Recommendation

That upon gazettal of the alteration to the Windsor Planning Scheme approval be granted in accordance with the application as submitted subject to the following conditions:-

1.-5. Standard conditions (a),(b),(c),(h) & (p).
6. Building to be renovated and painted to the requirements of the Council's Shire Health Surveyor. Full details to accompany a building application if required.
7. No goods and signs to be displayed on the footpath or roadway and all goods to be stored within the building.
8. Provision of a suitable fire extinguisher to the Shire Health Surveyor's requirements.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA202/81)
APPLICANT:	J. SANDAY AND SONS
OWNER:	E.C. SANDAY
LAND & LOCATION:	LOT 2, D.P. 225516, MAIN CATTAI ROAD ON THE SOUTH EASTERN SIDE OF MAIN CATTAI ROAD BETWEEN ELDON STREET AND PITT TOWN/DURAL ROAD
ZONING:	W.P.S. - NON URBAN 1(b) V.S. - RURAL 1(b)
APPLICATION:	ERECTION OF A BUILDING FOR THE ESTABLISHMENT OF A CRICKET ACADEMY
OBJECTIONS:	NIL

T.P. REPORT

Application is to erect a 12.2 metre wide by 61.2 metre deep building at the rear of the existing dwelling to be used as a cricket academy for the teaching of cricket. An office, showers and toilets are shown at the front of the building and parking for 12 vehicles shown at the rear of the proposed building. Ample space is available for additional vehicles.

The applicant states that the maximum number of people attending the academy at any one time will be 25 and the hours of operation are stated as being 2 p.m. to 9 p.m. seven days a week.

The construction of the building is steel frame with brick external walls and colour bond metal roofing. The height of the building to eaves is 3 metres and cricket nets will be erected within the building.

Under the provisions of the Windsor Planning Scheme an "educational establishment" is a permitted use in a Non Urban 1(b) zone and this use is defined as meaning "a building used or intended for use as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a child care centre or a building used or intended for use wholly or principally as an institution".

The proposal, being a "learning" establishment falls within this category and can be approved by Council. This was confirmed with the Department of Environment and Planning with a previous application elsewhere at Maraylya.

The building is sited 12.2 metres from the northern boundary and the adjacent site is vacant. The contour level of the land is above the 14 metre contour and the applicant has agreed to have the floor level at or above the 16 metre level in accordance with Council's policy.

The site is presently being used without approval for steel fabrication and notice has been served. This matter will be followed up.

The proposal has been advertised and no objections received.

The proposal is considered to be a traffic generating use within the terms of Clause 35(b) of the Windsor Planning Scheme Ordinance and should be referred to the Department of Main Roads, Police Traffic Branch and Traffic Authority for consultation.

Recommendation

The proposal be referred to the Department of Main Roads, Police Traffic Branch and Traffic Authority for consultation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA279/81)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	LOT A, F.P. 359372 SINGLETON ROAD, EAST KURRAJONG, WEST SIDE ROAD, COLO DIRECTORY 89, MAP 15
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b2)
APPLICATION:	ERECTION OF A GATE HOUSE TO SERVE AS AN OFFICE FOR COUNCILS WASTE DISPOSAL DEPOT
OBJECTIONS:	NIL

T.P. REPORT

The proposed building may be approved as a building ancillary to the established use of the land as a Waste Disposal Depot subject to the structure being sited no less than 20 metres from the Singleton Road boundary of the land.

Recommendation

Approval be granted in accordance with the plans submitted with the application identified as Council Plan No. 503-36 subject to the following conditions:-

1.-3. Standard conditions (a), (1) and (v).

4. The proposed Gate House being sited not less than 20 metres from the Singleton Road boundary of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA300/81)
APPLICANT:	L.C. TAYLOR HOLDINGS PTY. LTD.
OWNER:	L.C. TAYLOR HOLDINGS PTY. LTD.
LAND & LOCATION:	LOT 1C, D.P. 2995, PT. LOT 3, D.P. 559019, NO. 23-25 MACQUARIE STREET, WINDSOR, ON THE NORTHERN SIDE OF MACQUARIE STREET BETWEEN KABLE STREET AND BAKER STREET
ZONING:	W.P.S.) - SPECIAL BUSINESS 3(b) V.S.)
APPLICATION:	ERECTION OF A MOTOR SHOWROOM AND USE OF THE LAND FOR THE SALE OF NEW MOTOR VEHICLES

T.P. REPORT

Application is to erect a small motor showroom with amenities at the rear of the site and use the site for the sale of new motor vehicles. Customer parking is provided on the site and the use is permissible in the existing zoning.

Recommendation

Approval be granted in accordance with plans No. D1 dated April '80 subject to the following conditions:-

1.-8. Standard conditions (a), (b), (c), (g), (j), (l), (m) and (q).
9. Vehicular access to the site to be in one location only and remaining entrance to be blocked to the Shire Engineer's requirements.
10. Parking for customers vehicles to be provided on the site at the rate of one per $32m^2$ of display area plus one space per employee, full details to accompany building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File DA152/81)
APPLICANT:	J.B. OLDFIELD
OWNER:	SAGARD PTY. LTD.
LAND & LOCATION:	LOT 1, D.P. 214131 TIZZANA ROAD, SACKVILLE
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b1)
APPLICATION:	ESTABLISHMENT OF PRIVATE RECREATIONAL FACILITIES FOR THREE CARAVANS AND ANNEXES, MACHINERY, BOATING AND SKIING EQUIPMENT STORAGE AND PICNIC FACILITIES
OBJECTIONS:	1. Snow Confectionary Pty. Ltd, Leichhardt 2. Thurlow, Fisher & Owen on behalf of Bankstown Motors Pty. Ltd. 3. D. Garth, Tizzana Road 4. J. & E. Mund, Tizzana Road 5. P.W. Auld, Tizzana Road

T.P. REPORT

Application is to establish private recreational facilities containing three (3) caravans, besser block buildings that as well as covering the caravan has recreational use/living area and storage areas for machinery, boating and skiing equipment. Rain water tanks are provided adjacent to the structures. The buildings contain aluminium windows and doors. Two only designs of the three proposed have been submitted, the applicant states that details of the third will be submitted later.

The land is cut by Tizzana Road and the three facilities are to be located 7.62m from the road between the road and the Hawkesbury River.

The applicant states in regard to his application:

> "Our intentions are to use the property in question for purely private recreational use. We constitute 3 families and our requirements are to site caravans and secure storage annexes for our individual use on weekends, holidays, etc. Our interests are primarily water-skiing, horse riding, etc. and we possess valuable equipment which needs to be stored under the safest possible conditions."

The applicant states that it is intended to landscape the river section around the caravan/annexe areas but is awaiting advice from agronomists, etc. The use of the land for a caravan park is permitted, however the intended use with permanent buildings does not seem to fall within this use nor within the definition of recreation establishments. The proposal has been advertised and the above objections received, a summary of which follows:

> Land is narrow by surrounding standards, toilet facilities must be most primitive, use will encourage other users, proposal is to permanently settle and readily converted to living, land is flood liable, close to road and river causing visual impact, position and construction give an appalling environmental impact, no toilet or waste disposal shown, buildings could be effected by cave-ins during flood times, sub-standard structures injurous to amenity of entire neighbourhood, photograph taken of site showing flooding of river, site of buildings flood liable, and should remain rural, increased traffic, private caravan park not recreation, weekender and holiday residences do not meet requirements of permanent residences, no washing facilities shown.

In regard to the flood level of the land, there is a small section on either side of the road above the 50 year flood frequency together with a larger area at the rear of the site. Under the provision of I.D.O. 3 Council could approve a dwelling on the unshaded area of the flood map, i.e. land above the 50 year frequency. The road on either side of the site is shown as being affected by a flood more often than once every 50 years.

The applicant was contacted regarding toilet, bathroom, and washing facilities and disposal of effluent. Mr. Oldfield stated that it was intended to build a combined bathroom, toilet and washing room with each annexe building and dispose of the effluent to a septic tank for each occupation. These details were omitted from the plan as submitted.

The proposed buildings, if they could be classified as dwellings, are less than the Council minimum area requirements of 70m^2 (753ft^2) in a Non Urban area.

Because of the position of the buildings, on the narrow strip of land between the river and road, would "stand out" from both public areas and landscaping would not significantly screen the development.

The applicant has stated that he will attend the meeting and answer any questions on the proposed development.

Recommendation

The application be refused for the following reasons:

1. The proposed development of private recreational use is not a permitted use within the zoning under I.D.O. 3 Colo for a Non Urban 1(b1) area.
2. Part of the land intended for the development is shown as shaded blue on the Flood Map referred to in Clause 47 of I.D.O. 3 Colo and development of private recreation facilities is not a permitted use.
3. The proposed development because of its location, design and appearance would have an adverse impace on the area.
4. The land is subject to flooding from the adjacent Hawkesbury River on a frequency of less than a 50 year frequency and the access roads on either side of the site are similarly affected.

5. The proposed development by its appearance and location could adversely affect the amenity of the area and approval would not be in the public's interest.

COMMITTEE'S RECOMMENDATION

Mr. J.B. Oldfield, the applicant, addressed Council regarding the application.

Mrs. D. Garth, the owner of the adjacent property, spoke as an objector to the application.

THE APPLICATION BE deferred pending more detailed information, and the area be inspected by the Committee.

Mrs Garth

ITEM 11:	(File DA185/81)
APPLICANT:	P. COMITO
OWNER:	A.F. & B.E. MULLINGER
LAND & LOCATION:	LOT 1, D.P. 550145, NO. 487 GEORGE STREET, SOUTH WINDSOR ON NORTH WESTERN SIDE OF GEORGE STREET BETWEEN ARGYLE STREET AND CAMPBELL STREET
ZONING:	W.P.S.) - GENERAL BUSINESS 3(a) V.S.)
APPLICATION:	ERECTION OF TWO STOREY ADDITION TO THE REAR OF EXISTING SHOPS

T.P. REPORT

Application is to erect a two storey addition to the rear of the existing commercial building at the above address. The ground floor is for a shop and the first floor as offices. Toilet facilities are on the ground floor.

The shop has frontage to the existing pedestrian arcade on the adjacent land and access to the first floor is also from this location. Some form of agreement should be sighted by Council before releasing the building plans between the two owners that common use of the pedestrian way has been consented to.

The present adjoining owners are A.G. & G. Mullinger.

The overall size of the addition is 18.2m deep and 15.24m wide. The owner dedicated an area at the rear for parking area and laneway widening and has stated that it was on the basis that with future development no off-street parking would be required. The Council's records have been checked, and dedication did occur but there was no proviso that no future contributions for off-street parking would be imposed for future extensions to the premises.

The addition requires the provision of 10 off-street parking spaces, allowing for a credit of the existing buildings that are to be demolished. Mr. Comito has been advised of this requirement and asked that Council not impose any contribution because the land at the rear was dedicated by the owner for the lane and parking area. It is considered the contribution should be required.

A loading and unloading area should be provided in the rear of the building to the shop area and the applicant has agreed to this provision.

Recommendation

Deferred

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.

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COMMITTEE'S RECOMMENDATION

Deferred

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA192/81)
APPLICANT: P. & P.J. SZYMANSKI
OWNER: P. & P.J. SZYMANSKI
LAND & LOCATION: LOT 1, D.P. 589379, NO. 315 WINDSOR STREET, RICHMOND, ON NORTHERN SIDE WINDSOR STREET BETWEEN BOSWORTH AND CHAPEL STREETS
ZONING: W.P.S. - RESIDENTIAL 2(a) AND 2(c)
V.S. - RESIDENTIAL 2(a) AND 2(a1) AND LOCAL ENVIRONMENTAL PLAN 6
APPLICATION: CONVERSION OF EXISTING RESIDENCE TO A RESTAURANT, AND CONVERSION OF EXISTING CARETAKER'S COTTAGE TO MALE AND FEMALE TOILETS AND PARKING FOR 15 VEHICLES

T.P. REPORT

Application is to convert the existing historic residence on the above site to a restaurant to seat 62 persons. The four front rooms are to be used for the restaurant and the rear wing is to contain the bar and kitchen. The existing caretakers residence in a separate building to be converted to male and female toilets and a storage area. The existing two storey brick barn in the rear yard is to be retained.

Parking for 15 vehicles is provided in the rear yard and the layout and numbers conform to Council's codes.

A Local Environmental Plan has been gazetted to allow the use as proposed. The plan requires adequate screening of the parking area from the adjoining historic building at 317 Windsor Street and the concurrence of the Director of Environment and Planning before consent can be issued.

The application provided for planting of various species of trees and shrubs to screen the parking area. The proposal was advertised when Council considered the variation to the Windsor Planning Scheme and two objections and a petition received. The plan now proposed overcomes most of the objections regarding parking and screening of adjacent property.

Recommendation

1. The application be forwarded for concurrence to the Director of Environment and Planning as required by Hawkesbury Local Environmental Plan No. 6.

2. Upon concurrence being obtained approval be granted in accordance with plan numbered DA1/1 dated March '81 prepared by Gregg Ritchie and Partners Pty. Ltd. subject to the following conditions:

1.-9. Standard conditions (a), (b), (c), (f), (h), (j), (l), (m) and (p).

10. Boundary between No. 315 and No. 317 Windsor Street to be adequately fenced and screened with a landscaped buffer to preserve the amenity of the historic building at No. 317 Windsor Street, Richmond.

11. Compliance with conditions imposed by the Director of Environment and Planning.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13:	(File DA230/81)
APPLICANT:	WINDSOR AUTO WRECKERS
OWNER:	JOHN MOORE HOLDINGS PTY. LTD.
LAND & LOCATION:	LOT 17, D.P. 244920, NO. 2 WALKER STREET, SOUTH WINDSOR ON THE EASTERN SIDE OF WALKER STREET BETWEEN DOWLING PLACE AND HAM STREET
ZONING:	W.P.S.) - GENERAL INDUSTRIAL 4(a) V.S.)
APPLICATION:	ERECTION OF AN OFFICE AND AMENITIES BUILDING, ERECTION OF A CONCRETE BLOCK WALL 2.4 METRES HIGH UP TO 2 METRES OF STREET ALIGNMENT AND SALE OF SECOND HAND MOTOR VEHICLES FROM EXISTING MOTOR VEHICLE WRECKING YARD

T.P. REPORT

Application is to erect a 4.78m x 9.14m office and amenities building behind the existing building within the enclosed yard, erection of a 2.4 metre high beige sandstone Besser block wall within 12 metre building line up to within 2 metres of the Walker Street alignment and gain Council's approval to sell second hand motor vehicles from the site when repairs to such vehicles are possible.

There is no objections to the proposed building within the enclosed yard area. However, the sale of second hand motor vehicles as a motor showroom is prohibited in a General Industrial 4(a) zone under the Windsor Planning Scheme.

In regard to proposed screen wall along the side boundaries and across the front within two metres of the street alignment, this is contrary to Council's code for industrial development and such a construction would almost delete the 12 metre wide landscaped area in front of the development. The 2 metre wide area is to be landscaped and the area between the new wall and the existing wall is to be used for storage in conjunction with the yard as the site is insufficient for the needs of the business. It is considered that this proposal should not be approved as it breaches Council's code and reduces the area set aside in front of the development for landscaping and reduces the general amenity of the industrial area.

The proposal was discussed with the applicant Mr. McIlvenna prior to the application being lodged and he was advised of Council's code and the provisions of the Windsor Planning Scheme in respect of the selling of motor vehicles but still wished his proposal placed before Council.

Recommendation

(a) Approval be granted for the erection of an office and amenities room building in accordance with plans submitted with the application subject to the following conditions:-

1.-7. Standard conditions (a), (b), (c), (g), (i) 6, (j) and (p).
8. The 12 metre building line area in front of the existing screen wall to be landscaped with advanced trees and shrubs, full details to accompany building application.
9. No materials, goods, refuse, or vehicles to be stored or vehicles parked between the existing screen wall and the street alignment.
10. All loading and unloading of vehicles and parts to occur behind the existing screen walls including waste disposal bins.

(b) The application for the sale of second hand motor vehicles be refused because the use as a "motor showroom" is a prohibited use under Clause 23 of the Windsor Planning Scheme Ordinance.

(c) The erection of a 2.4 metre high screen wall up to 2 metres off the alignment of Walker Street within the existing 12 metre wide landscaped building line area and use of the area between the existing wall and proposed wall for storage be refused for the following reasons:

1. The proposal for the screen wall and use of the area for storage is located in the 12 metre landscaped area as set aside with the original approval for the use of the site and is contrary to the Council's code for industrial development.
2. The proposal with the screen wall within 2 metres of Walker Street will adversely affect the amenity of the industrial area and greatly reduce the landscaped area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14:	(File DA198/81)
APPLICANT:	J.M. CONDON
OWNER:	E.A. REID
LAND & LOCATION:	LOT B AND PT. LOT 6, RESUB LOT 1 AND 2, SEC. 17, NO. 56A MARCH STREET, RICHMOND ON THE SOUTH EASTERN CORNER OF MARCH STREET AND PAGET STREET
ZONING:	W.P.S.) - COUNTY ROAD WIDENING RESERVATION V.S.)
APPLICATION:	USE EXISTING GENERAL STORE SHOP AS A REAL ESTATE AGENCY
OBJECTIONS:	NIL

T.P. REPORT

Application is to use the existing shop on the corner of March Street and Paget Street as a real estate agency. No structure changes are proposed and there is adequate yard area for the two off-street parking spaces required to Council's code.

The change of use is permitted under Clause 30 of the Windsor Planning Scheme Ordinance subject to concurrence of the Department of Environment and Planning. The Town Planner has delegated authority for this concurrence from the Department.

In view of the reservation as County Road Widening on the Windsor Planning Scheme, consent is also required from the Commissioner of Main Roads under Clause 15 of the Ordinance. The Department of Main Roads has advised on a previous application for a dwelling in Paget Street that the widening is not required and is an error on the Scheme. It is therefore expected consent will be readily given.

The proposal has been advertised and no objections have been received.

Recommendation

(a) The application be forwarded to the Commissioner of Main Roads for consent under Clause 15 of the Windsor Planning Scheme Ordinance.

(b) Upon consent being obtained from the Commissioner of Main Roads, the application be approved in accordance with the plans as submitted subject to the following conditions:

1.-7. Standard Conditions (a), (b), (c), (i) 2 vehicles, (j), (m) and (q).

8. Concurrence of the Department of Environment and Planning pursuant to Clause 30 of the Windsor Planning Scheme Ordinance.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:	(File 225/81)
APPLICANT:	TAVERNARD PTY. LTD.
OWNER:	TAVERNARD PTY. LTD.
LAND & LOCATION:	LOT 1, D.P. 568122, NO. 128 FRANCIS STREET, RICHMOND ON THE SOUTH SIDE OF FRANCIS STREET BETWEEN WEST MARKET AND BOSWORTH STREETS
ZONING:	W.P.S. - RESIDENTIAL 2(c) AND LOCAL ENVIRONMENTAL PLAN AS YET UNGAZETTED V.S. - RESIDENTIAL 2(a1)
APPLICATION:	TO USE EXISTING PREMISES AS SOLICITORS OFFICES

T.P. REPORT

Application is to use existing residence with incompleted additions at the rear as solicitors offices. Five off-street parking spaces are provided in the rear yard to Council's code.

The proposal to alter the Windsor Planning Scheme to allow this use has been approved by the Minister for Planning and Environment and the gazettal is expected shortly.

The proposal was advertised when the suspension application was being considered and no objections were received.

Recommendation

Upon gazettal of the alteration to the Windsor Planning Scheme, approval be granted in accordance with the plans dated 28/7/80 drawn by W. Wilson subject to the following conditions:-

1.-6. Standard conditions (a), (b), (c), (e), (j) and (m).
7. Completion of the building to the Shire Health Surveyor's requirements before occupation takes place and full details of alterations from residence to office to accompany the building application.

COMMITTEE'S RECOMMENDATION

Councillor Dunn declared an interest in this item as an adjoining property owner.

THE RECOMMENDATION BE adopted.

ITEM 16:	(File DA154/81)
APPLICANT:	N. CAIN
OWNER:	N. CAIN
LAND & LOCATION:	LOT 7, D.P. 250448 GROSE RIVER ROAD, GROSE WOLD, WEST SIDE ROAD, COLO DIRECTORY E2, MAP 19
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b1)
APPLICATION:	ESTABLISHMENT OF A PRE-SCHOOL CENTRE TO CATER FOR APPROXIMATELY 20-25 CHILDREN
OBJECTIONS:	NIL

T.P. REPORT

The floor layout plan lodged with the Development Application denotes an addition to the dwelling at the subject premises for use as a pre-school centre.

The proposed building addition measures 13m x 7.2m and provision is made for an office, toilet facilities, locker space and preparation/play areas.

Subject land has an area of 2.023 hectares, a frontage of 90 metres to Grose River Road and is considered adequate to contain the proposed development.

The proposed development was advertised inviting comment and adjoining owners were each advised of the application, however no comments have been received by Council.

The proposed development is permissable within the zone and in the circumstances it would be appropriate for Council to grant conditional consent.

Recommendation

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

1.-4. Standard conditions (a), (g), (p) and (v).
5. The provision of an adequate and satisfactory water supply. The source of the water supply to be approved by Council's Health Surveyor.
6. Compliance with the requirements of the Department of Youth and Community Services.
7. The provision of an on site area sufficient to accommodate the setting down and picking up of children, together with on site parking for a minimum of six (6) passenger type vehicles, all to be constructed to the satisfaction of Council's Engineer.
8. The provision of adequate landscaping of the frontage to Grose River Road to the satisfaction of Council's Health Surveyor.
9. Maximum number of children attending the centre to be 25.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17:	(File DA286/81)
APPLICANT:	CHRISTIAN YOUTH COUNCIL
OWNER:	CHRISTIAN YOUTH COUNCIL
LAND & LOCATION:	LOTS 5, 6 AND 7, D.P. 230163 SPRINGWOOD ROAD, YARRAMUNDI, SOUTH SIDE ROAD, COLO DIRECTORY D6, MAP 19
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b2)
APPLICATION:	ESTABLISHMENT OF A PERMANENT CAMP SITE INCORPORATING THE ERECTION OF A MAIN BUILDING, A CARETAKER'S RESIDENCE, A RESIDENCE FOR SITE STAFF, A CHAPEL, A GROUP LEADER'S CABIN AND SIX CABINS FOR THE ACCOMMODATION OF CAMPERS

T.P. REPORT

The proposed development was, in 1978, the subject of an application under the provisions of S342(U)5 of the Local Government Act, 1919, as amended, at which time the proposal was advertised inviting public comment. No objections were received at that time, rather the only submissions received favoured the development. Due to the undue delays the applicant has experienced, the proposal has not been re-advertised.

The land involved contains an area of 2.72 hectares, is irregular in shape, has frontage to the eastern side of Main Road 570 and is considered adequate to contain the proposed development.

The proposed vehicular access to the land is located on the crest of a vertical curve which gives good sight distance in both directions, however there would be a need to cut down the road shoulder area in order to provide sight distance not less than 200 metres in either direction for vehicles leaving the site.

There are a number of other camp sites in the immediate locality, Teachers College Camp; Y.M.C.A.; and Crusader Union all of which have operated over a considerable period of time.

The proposed development was the subject of Hawkesbury Local Environmental Plan No. 7 and may be approved under the provisions of Clause 77 of I.D.O. 3, Shire of Colo.

Recommendation

Approval be granted in accordance with the plan, prepared by Barry G. Flack, dated 16th June, 1980, submitted with the application subject to the following conditions:-

1.-9. Standard conditions (a), (b), (c), (g), (i) 24, (l), (p), (v) and (w).
10. In respect to condition 8 (v) above, such access shall be constructed to the satisfaction of Council's Engineer and the Department of Main Roads in such a manner as to provide an uninterrupted sight distance of 200 metres in either direction to the driver of any vehicle leaving the premises.
11. Adequate and satisfactory toilet and bathing facilities (for both sexes) being provided with all drainage outlets connected to an approved septic system.
12. Provision of adequate and satisfactory laundry facilities.
13. An adequate supply of wholesome water being provided for drinking and domestic purposes. The source of water supply to be approved by the Council and this approval may be revoked at any time if, in the opinion of the Council such revocation becomes necessary in the interests of public health.
14. Land within 30 metres of the Nepean River being dedicated as public reserve free of cost to Council. Such dedication to be completed prior to occupation of the premises.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and a survey be made of the number of weekend and holiday camps in the area that have been approved and those that may not have been approved, by the Health and Town Planning departments, and at a later date a report be brought back to Council.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA217/81, S81/15)
APPLICANT:	GALLAGHER, ODELL AND GAREY
OWNER:	K. WHALAN
LAND & LOCATION:	LOT 2, D.P. 556638, EAST KURRAJONG ROAD I, SOUTH SIDE BETWEEN SINGLETON AND THOMPSON ROADS
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b1)
APPLICATION:	SUBDIVISION CREATING TWO ALLOTMENTS, 17.17HA. AND 10.13HA. RESPECTIVELY

T.P. REPORT

Each proposed lot has adequate road frontage and are of satisfactory proportions. Proposal satisfies subdivision provisions of I.D.O. 3 and may be approved with Council consent.

Recommendation

Approval be granted for the subdivision as shown on the plan submitted with the application subject to the following conditions:

1.-2. Standard conditions 2 and 9 (subdivision).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA161/81, S81/23)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	R.A. HOTKIN
LAND & LOCATION:	PORTION 13, PARISH OF COLO, COMLEROY ROAD, UPPER COLO, CORNER OF UPPER COLO ROAD
ZONING:	I.D.O. 3 Colo - NON URBAN 1(a1)
APPLICATION:	SUBDIVISION OF PORTION 13 INTO TWO LOTS, LOT 1 CONTAINING AN AREA 160m^2, LOT 2 CONTAINING AN AREA 9.03HA. AND USE OF LOT 1 FOR THE ERECTION OF A BUSH FIRE BRIGADE SHED

T.P. REPORT

Application is to subdivide a lot containing 160m^2 from Portion 13 to allow the erection of a bush fire brigade shed. The lot has a frontage of 16 metres to Comleroy Road with a depth of 10 metres. The proposed shed is shown built up to the street alignment with parking and manoeuvring area between the gravel formation of the road and the property boundary.

The subdivision is permitted under Clause 21(1)(h) of the Order being for a state emergency service establishment established by the Council.

Recommendation

Approval be granted for the subdivision and erection of the bush fire brigade shed in accordance with the application as submitted subject to the following conditions:-

1.-2. Standard conditions (subdivisions) 2 and 9.
3. Submission of a building application, plans and specifications complying with Ordinance 70 for the proposed building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File S.1693)
APPLICANT:	GUBBAY & ERICKSON
OWNER:	V. & J. DELKOU AND J. APOSTOLU
LAND & LOCATION:	LOT 2, D.P. 605143 BEING PART LOT 11, D.P. 588570 PARISH OF HAM COMMON, INALLS LANE AND SILVERBURN AVENUE, HOBARTVILLE
ZONING:	W.P.S. - RESIDENTIAL 2(d), PART I.C.O. 106, GAZETTE 178, 14/12/79 V.S. - RESIDENTIAL 2(a)
APPLICATION:	SUBDIVISION INTO THREE LOTS: LOT 1 7063m^2 WITH BATTLEAXE ENTRY TO SILVERBURN AVENUE, LOT 2 5938m^2 WITH 10m FRONTAGE TO SILVERBURN AVENUE, LOT 3 6007m^2 WITH FRONTAGE TO INALLS LANE

S.E. REPORT

Concurrence to the subdivision has now been received from the Department of Environment and Planning subject to the requirements of the Heritage Council that any dwelling house erected upon the proposed Lot 1 should not be sited upon that part of the lot affected by Interim Conservation Order No. 106. This application was first submitted to the former Windsor Council on 5/3/80.

Recommendation

Approval be granted to subdivide the land in accordance with the plan of survey submitted by P.S. Graham subject to the following conditions:-

1.-2. Standard conditions 2 and 8 ($712) (Environmental Planning and Assessment Act, 1979).
3.-6. Standard conditions A(i), A(iii), A(v) and A(xi) (Part 12 of the Local Government Act, 1919, as amended).
7. No building to be erected on the reservation of an extension of Silverburn Avenue through to Inalls Lane through Lots 1-3 and any house to be situated 9m clear of the proposed road boundaries as shown on the development control plan for the area.
8. Completion of a suitable agreement/covenant incorporating the requirements of Condition 7.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA197/81)
APPLICANT:	R.K. CAMBRIDGE AND CO.
OWNER:	A. & C. BRINKMAN AND A. & L. COLMER
LAND & LOCATION:	LOTS 2 & 3, D.P. 259095 TERRACE ROAD, NORTH RICHMOND ON THE SOUTHERN SIDE OF TERRACE ROAD NEARLY OPPOSITE BRAHANA ROAD
ZONINC:	I.D.O. 3 Colo - NON URBAN 1(b1)
APPLICATION:	SUBDIVISION BY ADJUSTMENT OF COMMON BOUNDARY TO IMPROVE VEHICULAR ACCESS TO REAR OF LOT 3

T.P. REPORT

Application is to subdivide the above two lots by adjusting the common boundary with a "bend" in the boundary 16.5 metres from the front alignment to give better access to the rear of Lot 3. The proposal is permitted under Clause 22(b) 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.

ITEM 5:	(File DA211/81)
APPLICANT:	P. & A.C. GREENTREE
OWNER:	P. & A.C. GREENTREE
LAND & LOCATION:	PT. POR. 87 AND POR. 440, PARISH OF WILBERFORCE, BLACKTOWN ROAD, FREEMANS REACH, ON THE SOUTH SIDE OF BLACKTOWN ROAD BETWEEN SMITH'S LANE AND BREWERS LANE
ZONING:	I.D.O. 3 Colo - NON URBAN 1(b1)
APPLICATION:	SUBDIVISION GIVING AN ADJUSTMENT OF BOUNDARIES RESULTING IN ONE LOT APPROX. 4000m^2 AND ANOTHER LOT OF APPROX. 11.5HA.

T.P. REPORT

Application is to subdivide with an adjustment of boundaries to give two lots of 4000m^2 and 11.5ha. respectively from the existing allotments of Pt. Por. 87 containing approximately 8.1ha. and Por. 440 containing an area of approximately 3.8ha. The rear of the land on Bushells Lagoon is flood liable. Por. 440 has road frontage to Blacktown Road, however Pt. Por. 87 has no road frontage. It is considered that the proposal for the boundary adjustment is not within the intentions of Clause 22(f) of the Order and should not be approved by Council.

Recommendation

The subdivision be refused because the boundary adjustment is not within the intention of Clause 22(f) of I.D.O. 3 Colo in so much as only one of the existing lots, Por. 440, has existing road frontage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA210/81, S.1616)
APPLICANT:	CROWN LANDS OFFICE
OWNER:	DEPARTMENT OF LANDS
LAND & LOCATION:	PORTION 336, PARISH ST. MATTHEW, HAM STREET, SOUTH WINDSOR, ON THE SOUTHERN SIDE OF HAM STREET BETWEEN BERGER ROAD AND FAIRY ROAD
ZONING:	W.P.S. - PT. RESIDENTIAL 2(d), PT. OPEN SPACE RESERVATION V.S. - RESIDENTIAL 2(d)
APPLICATION:	SUBDIVISION INTO 113 RESIDENTIAL LOTS WITH PUBLIC RESERVE AREAS

T.P. REPORT

Application is to subdivide the above Crown land creating 113 residential lots with public reserve along the transmission easement, in Berger Road and in Fairy Road.

The majority of the lots are above the 16 metre contour (100 year frequency), with none below the 14 metre contour. This conforms to Council's flood policy on subdividing residential land. The plan agrees generally with previous approvals and discussions held with the Department's officers regarding the flood prone parts of the site.

Recommendation

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

1.-4. Standard conditions (subdivision) 1, 3, 7 and 9.
5. Provision of access to each lot to the satisfaction of the Shire Engineer.
6. Provision of easements to drain water to the satisfaction of the Shire Engineer.
7. All lots to be a minimum of 550m^2 in area and conform to the requirements of Council's subdivision code to the Shire Engineer's satisfaction.

S.E. REPORT

The formal application is submitted in accordance with details determined from discussions between officers of the Crown Lands Office and Council regarding the layout of road and drainage design details and sewer layout. Stormwater drainage will be discharged to the existing pipeline Berger Road provided for the Housing Commission and Crown Lands Department on the western side of Berger Road.

Recommendation

Approval under Part 12 of the Local Government Act, 1919 (as amended) be granted in accordance with the plans submitted with the application subject to the following conditions:-

1.-4. Standard conditions A(i), A(iii), A(ix) and A(x).
5.-8. Standard conditions B(iii), B(vi), B(vii) and B(viii).
9. Construction of road and drainage works to be in accordance with plans and specifications to be submitted and approved by Council's Engineer. Half width road construction to be provided Ham Street fronting the subdivision.
10. Extension of sewer reticulation to the lots in accordance with plans and specification to be submitted and approved by Council's Engineer with payment of Council's supervision cost. Payment to Council as the contribution required for headworks carrier and rising main in providing for sewerage facilities for the area an amount based on a contribution of $1,370 per residential allotment. Total contribution $154,810.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATIONS BE adopted.

ITEM 7:	(File DA294/81, P7/105, A6/257, S81/36)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	RICHMOND EX-SERVICEMEN'S CLUB LTD.
LAND & LOCATION:	PT. POR. 166, PARISH HAM COMMON, CORNER OF FRANCIS STREET AND BENSON LANE, RICHMOND
ZONING:	W.P.S. - RESIDENTIAL 2(a) AND NON URBAN 1(d) (AND LOCAL ENVIRONMENTAL PLAN AS YET UNGAZETTED) V.S. - RESIDENTIAL 2(a) AND RURAL 1(a1)
APPLICATION:	TO SUBDIVIDE EXISTING LOT INTO TWO ALLOTMENTS, ONE CONTAINING AN AREA OF APPROX. 2.1HA AND ANOTHER CONTAINING AN AREA OF APPROX. 28.1HA.

T.P. REPORT

Application is to subdivide the above land into two parcels, one for use of parking in conjunction with the Club, the rear land for recreational purposes. The Minister has approved the Local Environmental Plan and this is expected to be gazetted shortly. Under Clause 77 of the Windsor Planning Scheme Ordinance the concurrence of the Metropolitan Water Sewerage and Drainage Board is required.

Recommendation

(a) The application be forwarded to the Metropolitan Water Sewerage and Drainage Board for concurrence as required by Clause 77 of the Windsor Planning Scheme Ordinance.
(b) Upon concurrence being obtained or at the expiry of 40 days from the Board receiving the application, approval be granted in accordance with the plans numbered 244-1* subject to the following conditions:

1. Standard condition (subdivision) 9.

S.E. REPORT

This application is in conformity with the proposals of the Richmond Ex-Serviceman's Club Ltd. to dedicate land for recreation purposes. The bulk of the land to be so dedicated is subject to flooding, however, it has been considered satisfactory for recreation development.

Recommendation

Subject to the issue of development consent under the provisions of the Environmental Planning and Assessment Act, 1979 that the subdivision of Part Portion 166, Parish Ham Common, corner of Francis Street and Bensons Lane, Richmond, creating two (2) lots having areas of 2.1 and 28.1ha., be approved subject to:

1.-4. Standard conditions (subdivision) A(i), A(ii), A(iii) and A(iv).
5. The transfer to Council of the proposed Lot 2 for the purpose of public recreation.
6. The authority of Council be given to the affixing of its common seal to the documents necessary for the purpose of registration of this subdivision and the transfer of the proposed Lot 2 to Council (by the Richmond Ex-Servicemen's Club Limited) for registration purposes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATIONS BE adopted.

ITEM 8:	(File DA293/81, S81/28)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	HAWKESBURY SHIRE COUNCIL (BY RESUMPTION)
LAND & LOCATION:	LOTS 18 AND 19 SECTION 3, CORNER WOLSELEY ROAD AND HAVELOCK STREET, McGRATHS HILL
ZONING:	W.P.S.) -- RESIDENTIAL 2(d) V.S.)
APPLICATION:	SUBDIVISION INTO SIX RESIDENTIAL LOTS AND ERECTION OF SIX ELEVATED DWELLINGS

T.P. REPORT

The proposed subdivision complies with the provisions of the Windsor Planning Scheme and the erection of dwellings would be conditional on conforming to Council's policy in regard to habitable floor heights.

Recommendation

Approval be granted for the subdivision into six lots in accordance with the plan submitted with the application and for the erection of six elevated dwellings subject to the following conditions:-

1.-3. Standard conditions (subdivision) 2, 4 and 9.
4. Standard condition (development) (a).
5. Habitable floor level of each dwelling to be a minimum contour level of 16 metres above standard datum.

S.E. REPORT

The proposed subdivision creates two (2) lots having approximately 20 metre frontage to Wolseley Street each containing areas of approximately 550m^2 and four (4) lots fronting Havelock Street each having frontages of approximately 18 metres and containing areas each of approximately 720m^2. The subject land is within the area affected by the one in one hundred year flood frequency and any buildings erected upon the subject lots should be conditional upon Council's requirements for the erection of dwellings on flood-prone land. Water supply and sewerage services are available to the subject land.

Recommendation

That subject to the issue of development consent under the provisions of the Environmental Planning & Assessment Act 1979, the subdivision of Lots 18 and 19 Section 3 F.P. 977298 be approved subject to:-

1.-8. Standard conditions (subdivisions) A(i), A(ii), A(iii), A(iv), A(v), A(viii), A(ix) and A(x).

9. The authority of Council be given to the affixing of its common seal to the plan of subdivision and Section 88B instrument for the purpose of registration with the Registrar General; together with the completion of the necessary agreements with the Metropolitan Water Sewerage and Drainage Board for the issue of a Certificate under Section 34B of the Metropolitan Water Sewerage and Drainage Act 1964 relating to this particular subdivision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATIONS BE adopted.

CORRESPONDENCE

ITEM 1: (File D2/2)

CORRESPONDENT: JOHN J. PAINE ROSS & CO.

SUBJECT: ALTERATION OF WINDSOR PLANNING SCHEME TO PERMIT THE ERECTION OF A DWELLING ON LAND ZONED NON URBAN 1(b) AND UNDER THE PRESCRIBED MINIMUM 2 HA.

On behalf of A. H. Johnston, the owner of Lot 13 D.P. 577614, McGraths Hill, objecting to the minimum standard area at present existing which prevents the erection of a dwelling on the said land. Requesting Council to support this objection and an application to have the standard minimum area in respect of this land varied to permit the erection of a dwelling thereon.

T.P. REPORT

The land in question is Lot 13 D.P. 577614 Beddek Street, McGraths Hill, has an area of 5,847m^2 and is subject to flooding although it would appear to satisfy Council's policy for building in flood zones as the land falls between the 9m and 15m contour level. The land is bounded on two sides by roads, another by the cemetery and the fourth by a smaller allotment already containing a dwelling.

As this would appear to be an isolated example it is considered reasonable to support the application under State Environmental Planning Policy No. 1 to the Department of Environment and Planning.

Recommendation

1. Council support the objection against the minimum standard area to allow the erection of a dwelling on the land.

2. The matter be referred to the Department of Environment and Planning under State Environmental Planning Policy No. 1 for their concurrence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 913-4)

CORRESPONDENT: COLLIN C. DONGES & ASSOCIATES ON BEHALF OF RIMIL INVESTMENTS PTY. LTD., I.V. SCOULER & MR. & MRS. P. SHEPHARD

SUBJECT: PROPOSED REDEVELOPMENT OF LOTS 100 & 101, D.P. 609687, LOT 1, F.P. 78687, PT. PORTION 119 BELLS LINE OF ROAD & THE CROOKED LANE, NORTH RICHMOND FOR RESIDENTIAL DEVELOPMENT

ZONING: I.D.O. 3 COLO - NON URBAN 1(b1) AND 1(b2)

T.P. REPORT

An application has been submitted seeking Council's consideration and support for the preparation of a Local Environmental Plan to allow the above land containing 38 ha. to be redeveloped for residential purposes with the majority of the lots around 1,000m^2 and with a range of larger lots where water pressure on the higher land could be a problem.

The applicant has stated the following in respect of this proposal:-

(i) An internal road layout featuring a series of cul de sacs. All traffic generated from within the residential area would enter and leave via the Crooked Lane. Direct access to Bells Line of Road would be denied.
(ii) A series of residential precincts. It is envisaged that each lot would be served with water and electricity, and that sewage and waste water would be reticulated to the M.W.S. & D.B. treatment plant.
(iii) A public open space system along the tributary to Redbank Creek.
(iv) Opportunity for pupils of Colo High School to bicycle and walk to school.

A previous proposal by the applicant showed a small lot rural subdivision but it was felt that, in order to provide sewered land and to provide much needed residential land on the fringe of the village area, the applicant was requested to submit this proposal to Council. A full submission has not been made but the applicant has stated if the proposal is acceptable to Council, a full submission will be prepared to enable the development to be submitted to the Department of Environment and Planning for consideration.

The plan as submitted shows approximately 158 lots around the 1,000m^2 area with 14 larger lots generally along the Bells Line of Road frontage. Access should be denied to all lots having frontage to Bells Line of Road other than for the existing cottage. Open space is provided along the creek and a children's playground area is shown in the centre of the subdivision layout. The site is across the road from the sewerage treatment works and adjoins the Colo High School. The road system and a pathway enables access from the Crooked Lane to the high school.

The submission when prepared should contain details of public amenities and public services likely to be generated by the proposed development to enable its inclusion in the Local Environmental Plan. The main access road to the Crooked Lane is not in the best location in regard to vertical alignment, sight distance, proximity to the existing bridge and main road. The substantial tree cover along the creek should be wholly within the open space area and some form of intensive landscaped buffer should be provided along the Crooked Lane frontage to screen the treatment works from the subdivision. The final submission can cover all these points in consultation with Council's officers.

Recommendation

1. That Council resolve to support the preparation of a Local Environmental Plan to allow the residential development of lots 100 and 101 D.P. 609687, lot 1 F.P. 78687, Pt. Por. 119 Bells Line of Road and the Crooked Lane, North Richmond for residential development generally in accordance with plan submitted with applicant's letter dated 23rd April, 1981.

2. Upon receipt of the detailed submission, the proposal be forwarded to the Department of Environment and Planning for determination together with details as required by Clause 5 of the Environmental, Planning and Assessment Regulations and the Department be advised that although a map is required, in Council's opinion an environmental study is not required in view of the submission with the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 512)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT & PLANNING AND THE LOCAL GOVERNMENT ASSOCIATION & SHIRES ASSOCIATION OF NEW SOUTH WALES

SUBJECT: RESOLUTION OF CONFLICTS BETWEEN UNDERGROUND EXTRACTION OF COAL RESOURCES AND THE DEDICATION AND MANAGEMENT OF AREAS AS NATIONAL PARKS AND NATURE RESERVES

T.P. REPORT

The report on the above subject is being released to obtain public comments prior to a consideration of policy by the New South Wales Government. It will be publicly exhibited and persons or organisations wishing to comment on the document are invited to do so up to the 15th May, 1981.

The document has been the subject of a ministerial agreement between the then Minister for Planning and Environment, The Hon. D.P. Landa, Q.C., M.L.C., and the then Minister for Mineral Resources & Development, The Hon. R.J. Mulock, M.P., in April, 1979.

It seeks to provide a framework for the resolution of land use conflicts between the need to explore and utilise valuable energy resources and the need to preserve areas of high natural scenic recreational values under the National Parks and Wildlife Act.

It proposes a policy providing for:

- The underground extraction of coal in areas proposed to be reserved under the National Parks and Wildlife Act as at 19 April, 1979.

- The application of stringent planning and environmental controls to underground extraction in affected areas to prevent undue surface disturbance and interference with nature conservation values.

- No decisions to be taken regarding the application of these principles to existing National Parks and Nature Reserves as at 19 April, 1979.

- The establishment of an inter-departmental mechanism involving the Department of Environment and Planning, the National Parks and Wildlife Service and the Department of Mineral Resources to permit joint evaluation, planning and administrative control.

Probably of most interest to Council is the Wollemi National Park area which has estimated coal reserves of up to 23,000M tonnes of coking and steaming coal.

There is apparently no immediate urgent need for mining within the National Parks, however, a policy decision needs to be made over the next few years in this regard.

The main matters for Council to consider in presenting a submission on the possibility of coal mining in National Parks and particularly those sections of the Wollemi and Blue Mountains National Parks within the Shire are:

- Transportation of the material from the site.
- Subsidence.
- Onsite environmental controls.
- Onsite stockpiling and processing of the coal.

Recommendation

1. The Council's policy be that it sees some justification for future mining of coal within National Parks, however, this should only take place when there are satisfactory environmental conditions so as to minimise, within reasonable limits, the adverse impacts of the mining of both the National Parks areas and the surrounding community and particularly Council's concern relates to:
   - additional heavy road transport vehicles using the road system of the Shire;
   - possible effect of subsidence on the more substantial features of the National Parks, particularly the cliff faces;
   - possible effect of liquid wastes on the Park areas or adjoining lands and the effect should treatment of the coal take place on site;
   - the possible processing of the material on site and the environmental effects of this processing.
2. A report be submitted to the Department of Environment and Planning and the Local Government & Shires Association enlarging the above items of concern.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and

3. Council seek representation on the Wollemi National Park Committee.

ITEM 4: (File P7/114)

CORRESPONDENT: HAWKESBURY DISTRICT CONSERVATION SOCIETY

SUBJECT: DISPLAY OF ENVIRONMENTAL IMPACT STATEMENTS

Enclosing a letter to the Department of Environment and Planning concerning display of Environmental Impact Statements and suggesting three copies be placed in the Shire library, two for borrowing and one for reference in the library, to enable easier inspection.

T.P. REPORT

It is proposed that a copy of an application that has an E.I.S. accompanying it be displayed in each library during the advertising period, and retained within each library for reference purposes after the display period.

Recommendation

The correspondent be advised of the Council's proposed action in this regard.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Can they be lent through library. write DEP

ITEM 5: (File 909-9)

CORRESPONDENT: CARROLL AND O'DEA, SOLICITORS

SUBJECT: RIGHT OF ACCESS PROPOSED FROM KEDA CIRCUIT, NORTH RICHMOND TO FARMLAND OWNED BY HAWKESBURY VALLEY HOLDINGS NO. 2, PTY. LTD.

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

Commenting on Colo Shire's refusal to grant such access and requesting Hawkesbury Shire's reconsideration of the matter.

T.P. REPORT

The farm in question has access from Pitt Lane at North Richmond and adjoins the new public reserve fronting the Hawkesbury River and being part of the Keda Circuit (Richmond Farm Estate) subdivision.

The proposal is for Council to lease to the farm owner as a right-of-way a small corner piece of the reserve which adjoins the farm and would give it access to Keda Circuit.

The correspondent states that this access would be used when travelling with stock and fodder to the owner's other farm in Grose Vale Road.

Keda Circuit is a newly established, quiet residential area consisting of quality homes and as such is not physically or aesthetically suited for the use as proposed.

Recommendation

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.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE made.

grant access letter to D. Martin

ITEM 6: (File 68A/112/78, 68A/91/78, 68A/166/75, 68A/435/74)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT AND PLANNING

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

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

T.P. REPORT

The Department of Environment and Planning has forwarded to Council for views on a proposal they have received to alter the I.D.O.3 Colo to allow the extraction of soil from Pt. Portion 67, Springwood Road, Yarramundi, from Tilmundra Pastoral Company.

The former Colo Shire Council refused to support a similar application last year and the Department states that the present proposal has certain merits over the previous proposals.

The proposal generally allows for a regrading of the site to fill in a depression and grade down to the boundary to the Nepean River and Portion 57. It is proposed to dedicate an area of land and access to it along the banks of the Nepean River and along the boundary of Portion 57. This operation will involve the removal of the majority of the vegetation along the escarpment and removal of the existing citrus orchard. The land will then be used for a turf farm. The amount of soil estimated to be removed is 700,000 to 1,000,000 cubic metres.

In regard to the proposal in conjunction with the Shire Engineer, the following points are raised.

- Future intentions of Crown land Portion 57 currently being excavated by B.M.G. for sand and gravel. There is no point in having a public reserve along a lot that is not public reserve.
- No support of current proposal from Water Resources Commission.
- No justification given for change of use from citrus farming to turf farming.
- No support from Department of Agriculture for change of use from citrus farming to turf farming.
- No details of existing tree growth to be removed or that to be retained.
- Area and dimensions of public reserve not given.
- No definite quantities of materials to be removed given.
- Engineering plans have insufficient detail, cross sections at 200m centres should be given indicating existing surface and future levels.
- Final grade to river bank will have a higher grade than 10% in some locations, 8% should be the maximum.
- No details given for removal of future deposition.

The proposed development requires an alteration to the I.D.O.3 followed by a development application for designated development under the Environmental Planning and Assessment Act, 1979 and Environment Planning and Assessment Regulation 1980.

The proposal is also contrary to Council's resolution of 13th January, 1981 relating to extractive industries other than from the beds of rivers in the Shire.

Recommendation

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

AN INSPECTION BE made.

ITEM 7: (File 372/65/80)

CORRESPONDENT: DR. S. KING

SUBJECT: DEVELOPMENT APPLICATION - SUBDIVISION LOTS 1 & 2, D.P. 600692 DUKE ROAD, WILBERFORCE

Deferred from Ordinary meeting held on 14th April, 1981, for inspection.

T.P. REPORT

Approval was given by Colo Shire Council to a subdivision creating 3 lots, one condition of which was:

"3. The entering into a deed of agreement that is acceptable to Council's solicitor whereby the proposed vacant lot is held in conjunction with the proposed lot containing the existing surgery until such time as some suitable alternate arrangements are made in respect of car parking for the surgery that is acceptable to the Shire Planner and the Shire Engineer."

This condition was imposed to ensure retention of the lot used for parking in conjunction with the adjoining doctor's premises.

The correspondent has offered to pay a contribution of $1600 for the construction of kerb and gutter and road shoulder in Duke Street on the opposite side of the road, adjacent to the park. He states that the parking area provided on the lot is never used and the patients driving to the site park on the opposite side of the road anyway.

It is felt that commercial development in this situation should provide its own parking. When development is in a commercial centre where public parking in large areas is provided by Council this consideration is different. The development is in a residential area and the provision of kerb and gutter and road shoulder construction, whereby it would benefit the patients of the surgery would be of little benefit to the park users in this location.

Recommendation

The offer as proposed be not accepted and the off-street parking be required to remain on the lot adjoining the doctor's surgery.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE made.

Deferred. consideration of submission made at inspection.

ITEM 8: (File H2/4)

CORRESPONDENT: WINDSOR HIGH SCHOOL

SUBJECT: WINDSOR TOLL HOUSE

Suggesting that a way of preserving the Windsor Toll House would be to have it moved from its original site and re-erect and restore it to its original condition on a site near Windsor High School, as the school could then use it as a teaching resource as well as providing a chance for students to interact with the general public who might like to inspect it.

T.P. REPORT.

The matter of moving the Toll House has been considered by Council on previous occasions and it is felt that to remove the building from its actual location adjacent to South Creek would almost totally destroy the building's historic significance as its history is one of toll collection for the crossing of the former South Creek Bridge.

In order for the building to be restored, used and satisfactorily seen by the public, it may be necessary to move it to a higher part of the same site or onto an adjacent site. This way, although its actual historic site will be lost, at least its relevance to South Creek will be retained and its restoration will be worthwhile being on less flood prone land.

Recommendation

The correspondent be advised that Council does not agree with the proposal to move the Toll House to a site adjacent to the Windsor High School as its historic significance will be destroyed if moved away from South Creek.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File DA214/81)

CORRESPONDENT: H. MOTHERSOLE

SUBJECT: REQUESTING COUNCIL'S SUPPORT FOR AN APPLICATION TO THE DEPARTMENT OF ENVIRONMENT AND PLANNING UNDER STATE ENVIRONMENTAL PLANNING POLICY NO. 1 FOR A REDUCTION OF THE MINIMUM FRONTAGE FOR PT. LOT 2, SECTION 16, NO. 110-112 WINDSOR STREET, RICHMOND FROM 24M TO 19.9M REQUIRED UNDER CLAUSE 44(2) OF THE W.P.S. ORDINANCE

ZONING: W.P.S. - RESIDENTIAL 2(c)
V.S. - RESIDENTIAL 2(e)

T.P. REPORT

A development application has been lodged for the erection of six two storey town houses on the above site, however the site does not conform to the requirements of Clause 44(2) of the Windsor Planning Scheme Ordinance. The applicant has requested Council's support to the Department of Environment and Planning for an objection under State Environmental Planning Policy No. 1 as the requirement of a 24m frontage is considered unreasonable and unnecessary in the circumstances.

The plan as submitted does not conform to the flat code however the design can be readily amended if the variation to the frontage is concurred to by the Department before the application is advertised under Section 342 ZA.

The site contains an old two storey weatherboard residence approximately 80-90 years old which is intended to be demolished with the proposed development. The applicant states the property is becoming increasingly difficult to maintain due to age and structure type. The premises are not listed on the Historical Buildings Map of the Windsor Planning Scheme or Varying Scheme but have been noted for consideration with objections to the Varying Scheme when it is on public exhibition.

Recommendation

Council support the application to the Department of Environment and Planning for an objection under State Environmental Planning Policy No. 1 to vary the minimum frontage required under Clause 44(2) of the Windsor Planning Scheme Ordinance from 24m to 19.9m.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File B6/66)

CORRESPONDENT: CROWN LANDS OFFICE

SUBJECT: ESTABLISHMENT OF A CARAVAN PARK AT SOUTH WINDSOR

T.P. REPORT

The Department of Lands has advised that the investigations for the future use of the Crown land at South Windsor for future residential development is almost complete and a formal request for rezoning will be submitted to Council in the near future.

The determination of an area for the establishment of a Caravan Park by Council independently of the residential development proposals is not considered appropriate by the Department and this matter will be given further consideration when the final zonings have been determined.

Recommendation

That the letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File D.A.32/80)

CORRESPONDENT: R.K. CAMBRIDGE & CO.

SUBJECT: APPLICATION FOR LAND FILLING - GREENWAY CRESCENT, WINDSOR

"In my address to the Development Committee Meeting in the above matter, I fear I may have used the word 'inaccurate' to describe Mr. Freeburn's plan and consequently may have disparaged Mr. Freeburn.

If this is the situation, I desire to correct it and accordingly apologise. I have found Mr. Freeburn's surveys to be of the highest standard.

During discussions with Mr. Freeburn it became apparent to me that the plan prepared by him and lodged with Council, by Mr. Allen, was not prepared for the purpose to which Mr. Allen subsequently put it and further, the plan had been amended without any reference to Mr. Freeburn.

On a more general note, but relating to matters to which the public can lodge objections, has Council any powers authorising objectors to enter land for the purpose of substantiating their objections. If Council has no such powers, is it possible for Council to acquest same.

In the above matter I felt I had to seek Mr. Allen's approval to enter his land.

I ask that this be read to the next Development Committee meeting so that my sentiments can be conveyed to the committeemen."

T.P. REPORT

The above letter refers to submissions made to Council regarding the filling of land in Greenway Crescent, Windsor. Under Sec. 524 of the Local Government Act Council can authorise any person to enter upon land for various purposes but this is used for Council Officers for the execution of their duties. There are no provisions in that Section that empowers Council to allow objectors to enter land in relation to a development. At a site inspection carried out by Council at which the developers and objectors attend, there is usually no objections to all parties entering the premises.

Recommendation

The letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 4725, 4724-81)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT AND PLANNING

SUBJECT: LOCAL ENVIRONMENTAL PLAN, LOT 3, D.P. 588042, TERRACE ROAD, FREEMANS REACH

T.P. REPORT

Colo Shire Council at its meeting in November, 1980 resolved to approach the Department to prepare a Local Environmental Plan with respect to a three lot subdivision of the above land, one lot being for road widening purposes.

Section 54(4) of the Act requires Council to inform the Department within 14 days of its resolution. Unfortunately this notification was not sent until after this time had expired and consequently, the Department requires another resolution and notification within the prescribed time to satisfy the legal requirements of the Act.

Recommendation

Council reaffirm Colo Shire's resolution of 25th November, 1980, namely:

> "Council support the proposal for a subdivision of Lot 3, D.P. 588042 Terrace Road, Freemans Reach on the basis of a two lot subdivision for residential purposes with a lot triangular in shape along the Terrace Road frontage of the land being dedicated for public road purposes free of cost to Council and to the satisfaction of the Shire Engineer, and a lot along the Hawkesbury River frontage connecting the public reserve on the eastern and western boundaries as public reserve and to the satisfaction of the Shire Planner",

and that the Secretary of the Department of Environment and Planning be advised that Council considers an environmental study and map are not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File D.A.42/81)

CORRESPONDENT: ADCHEM AUSTRALIA PTY. LTD.

SUBJECT: REQUEST FOR ALTERATIONS OF CONDITIONS OF CONSENT

Referring to condition No. 8 of development application relative to provision of parking spaces.

T.P. REPORT

Consent was granted on 3/3/81 for use of existing factory premises at Lot 37 Walker Street, South Windsor, for warehousing and blending of non-hazardous chemical products or conditions, inter alia, of parking being provided at the rate of one space for each 93m^2 of gross floor area or one space for each 2 employees whichever the greater.

The correspondent has stated that there are presently 6 spaces and that there will only be a maximum of 5 employees, 2 of whom are salesman and absent for most of the time and that for Council to impose more spaces on the basis of gross floor space is unreasonable in the circumstances.

The buildings contain approximately 13,000 ft.^{2} (1,207m^2) which require the provision of 13 spaces to the Council's code and the approval given.

There would seem to be no objections to the Council still requiring the 13 spaces being provided but only requiring 6 spaces to be constructed, sealed and marked at this time.

Recommendation

The correspondent be advised that Council requires the 13 spaces being provided on the site in accordance with the approval but only requires 6 spaces being actually constructed, sealed and marked at this time. However should the use of the site be altered in any way or the staff levels be increased, the additional parking is to be provided immediately upon demand from Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File 524)

CORRESPONDENT: WALLIS & MOORE PTY. LTD.

SUBJECT: PROPOSED RE-ZONING OF LAND AT NORTH RICHMOND TO PERMIT A SMALL AREA RURAL SUBDIVISION

T.P. REPORT

The land in question is Lot 1 D.P. 534326 and Lot 2 D.P. 546149 situated on the northern side of Redbank Creek and to the south east of Bells Line of Road and contains an area of 48.08ha.

The proposal is to create a total of 131 allotments as follows:

- 127 residential lots ranging from 1,500m^2 to 3,000m^2 with the average around 2,000m^2.
- 3 lots for public reserve and totalling 4.72ha.
- 1 lot remaining as non-urban adjacent to Redbank Creek and containing approximately 10ha.

The proposal also aims to create one distributor road from Bells Line of Road leading into the subdivisions and 5 culs-de-sac radiating from this road. The distributor road would be the only access to the subdivision and intersects at a fairly dangerous point on Bells Line of Road, 260 metres west of The Crooked Lane.

The subdivision would be isolated from the remainder of the North Richmond Village except by travelling along Bells Line of Road and in the correspondents submission it is estimated that this could lead to an additional 1,270 trips per day onto Bells Line of Road.

The zoning of the land at this time allows for subdivision into lots of 1.0ha minimum size and while this land forms part of Council's adopted development control/principles plan for North Richmond, and in which it is intended to consider some form of smaller than presently allowable size subdivision, it was not the density and design of this present proposal that was envisaged. Additionally the correspondent has indicated that the lots will be served by reticulated water and sewerage and it would appear that difficulty may be had in supplying water to the higher elevated part of the subdivision without extra pumping facilities and also that the provision of sewerage would require upgrading pumping facilities and the provision of carrier mains which presently do not exist.

The plan does not allow for the proposed road that is intended to link Bells Line of Road across to the Grose River nor does it provide the open space as detailed on the plan adopted by Council for this area and currently with the Department of Environment and Planning.

Recommendation

That Council not support the preparation of a Local Environmental Plan for the land to allow for the smaller area rural subdivisions as proposed as it is contrary to the present Non-Urban zoning of the area and contrary to the plan adopted by Council for this area.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred for consideration.

submission for further development for consideration by the Council

ITEM 15: (File D.A.201/81)

CORRESPONDENT: K.R.M. BENNETT OF BENNETTS REAL ESTATE PTY. LTD.

SUBJECT: APPLICATION SEEKING SUPPORT OF COUNCIL TO PREPARE A LOCAL ENVIRONMENTAL PLAN FOR LOT B D.P.158512 NO. 54 BELLS LINE OF ROAD, NORTH RICHMOND TO ALLOW USE OF EXISTING PREMISES FOR A PROFESSIONAL OFFICE BY A SOLICITOR, ACCOUNTANT, SURVEYOR DRAFTSMAN OR REAL ESTATE AGENCY

ZONING: I.D.O. 3 COLO - LIGHT INDUSTRIAL (RESTRICTED)

T.P. REPORT

Application is to gain Council's support to prepare a Local Environmental Plan for the above property to allow its use for a professional office. The present zoning does not allow the use and the existing shop building has lost any existing use rights due to the lapse of time since it was used as a butcher's shop.

The site is almost totally affected by proposed road widening of Bells Line of Road and if the proposal is supported by Council the development should be forwarded to the D.M.R. for consultation.

If the local environmental plan is made the development application would need to be forwarded to the D.M.R.A. Police Traffic Branch and Traffic Authority as required by Clause 10 of I.D.O. 3 Colo being a traffic generating use and an arterial road and it is felt that the proposal should be forwarded now if supported by Council so that Council has the benefit of their opinions when considering the proposed plan at a later time.

The applicant has stated that arrangements are being made to provide off street parking for 5 vehicles on the lot at the rear. The site, being only 6.095m. (20ft.) x 12.19m. (40ft.), is almost totally occupied by the existing building which is proposed to have amenities at the rear with the office approx. 4.1m. x 5m. at the front.

The office will be occupied by a solicitor, accountant, surveyor, draftsman or real estate agent. In view of the small size of the premises the proposed use is not likely to affect the area and Council can support the application.

Recommendation

1. That Council support the preparation of a local environmental plan to allow the use of existing premises at lot B D.P. 158512 No. 54 Bells Line of Road, North Richmond for a professional office for a solicitor, accountant, surveyor, draftsman or real estate agent 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.
3. The application be forwarded to the Department of Main Roads, Police Traffic Branch and Traffic Authority for consultation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File DA24/80)

CORRESPONDENT: CHRIS PENOS

SUBJECT: ALTERATION OF CONDITION 16 DA24/80 - CONSTRUCTION OF SHOPS & OFFICES, GEORGE STREET, WINDSOR

Requesting Council to alter Condition 16 of the above Development Consent so that the occupiable floor level will not be less than 15 metres above standard datum.

T.P. REPORT

The condition of the development consent required the floor level to be at the 16 metre level, the 100 year flood frequency. The applicant is requesting Council to vary this to the 15 metre level because the shops were not built to cater for the 16 metre level and the reduction in level will mean less steps into the shops from the footpath.

If Council agrees to this reduction a deed of release should be entered into by the applicant so that Council is indemnified against any future claims for compensation due to possible flooding.

Recommendation

Council require the floor level of the shops to be not less than 15 metres above standard datum and the applicant be required to enter into a deed of release indemnifying Council against any future claims for compensation in the event of flooding of the premises.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File DA258/81)

CORRESPONDENT: P. COFFEY

SUBJECT: LOT 21, D.P. 599943 OFF CABBAGE TREE ROAD, GROSE VALE

T.P. REPORT

The correspondent has written objecting against the provisions of Clause 23 of Interim Development Order No. 3, Shire of Colo which clause precludes the erection of a dwelling house within the zone other than on an allotment created by subdivision in accordance with Clause 19(2) of the Order, or on an allotment that existed as a separate allotment of land at the appointed day (2nd May, 1975).

The subject allotment is neither an allotment so created nor an allotment existing as a separate allotment at the appointed day being created by the registration on 18/12/78 of a plan of survey identifying those parts of Lot 2, D.P. 558140 that are severed by a reserve road.

The subject allotment compares favourably with similar allotments in the immediate area and is capable of adequately containing the proposed dwelling and as such it is considered appropriate that Council support the application under the provisions of State Environmental Planning Policy No. 1 which allows certain discretionary powers to Council to approve, with the concurrence of the Director, matters which are otherwise not permitted.

Recommendation

Council support the objection against the provisions of I.D.O. 3 which prohibits the erection of a dwelling house on an allotment of land, created subsequent to the appointed day, that has an area of less than 10 hectares because such provision is unnecessary and unreasonable in the circumstances.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File 68A/260/80)

CORRESPONDENT: T.M. McINERNEY

SUBJECT: APPLICATION FOR EXTRACTION OF SAND, LOT 3, D.P. 596041 EAST KURRAJONG RD - EAST KURRAJONG

ZONING: NON URBAN 1(b1) AND ENVIROMENTAL PROTECTION AREA

T.P. REPORT

An application to extract sand from the above site was refused by Colo Shire Council on 23/12/80 for the following reasons:

1. The proposal has not been justified in terms of demonstrated need or economic benefits.
2. The development is such as to give rise to concern over the scale and ultimate extent of the extraction operation and its potential environmental impact.
3. The proposal is not an appropriate form of development for the area because of its adverse effects on the character of the locality and the enjoyment thereof by residents.
4. The proposal is likely to be injurious to the present and future amenity of the area.
5. The development is likely to cause an undesirable precedent for other similar development in the locality.
6. The development is undesirable by virtue of the disruption by vehicular movement and other industrial activity on the natural rural character of the area.
7. Not in the public interest.

The applicant has appealed to the Land and Environment Court and an on-site conference was held on 4/3/81 with the Assessors, Mr. S. Chivers and Mrs. J. Domicelj of the Court and Mr. C. Donges and Mr. McInerney for the appellant. The operation proposed is a small scale one in an enclosed valley and Mr. Chivers stated that in his opinion it was "out of sight, out of mind" and provided management safeguards were required with the development he felt the Court would approve the application. It was suggested that the applicant approach the Council again for consideration.

The proposal generally and the Environmental Impact Statement was examined by Council's officers and the various information sought before the matter was placed before Council.

In regard to this and the application generally the applicant has stated:

"In reply to your request of 26th March, it is confirmed that the extraction proposal is very much a low key, one man operation. At any one time the area being worked will cover approximately 50 metres by 50 metres. The first area to be worked will be at the lowest point. The area to be worked will be cleared of scrub which will be stockpiled in windrows around the perimeter of the site. Being an abandoned orchard there is very little such scrub. The top soil will be removed to a maximum depth of approximately 50mm and stockpiled for periods not to exceed 5 months and in small heaps so as not to cause souring and seed loss. As the extraction proceeds the previously worked area will be progressively and immediately restored. At this stage it is intended that restoration may be by respreading the stockpiled top soil, however, crops or orchards may well be introduced and planted as the project proceeds. It is confirmed that access to the deposit will be off East Kurrajong Road and that only East Kurrajong Road will be used for access.

Access from the road to the deposit will generally be by way of the existing track, along which the members of the compulsory conference walked. All but the final 80 metres has a regular grade of about 5%. The last 80m has a present grade seemingly of the order of 12% which in the past has been used by heavy farm vehicles. This access will be restored by an earthmoving machine and the final 80m will be regraded to the lowest feasible incline. This steepest part of the access road is 560 metres from the nearest public roadway and over 700 metres in a direct line from the nearest home site.

It is further again from the nearest existing house. The deposit and the steepest part of the access thereto are in a valley which is almost totally enclosed by steep sides. It is not envisaged that any nuisance at all will be caused by the few vehicle movements.

It is confirmed that no processing other than the screening will occur on site. The comprehensive report submitted with the Development Application states on the one hand that approximately 382,930 tonnes are in situ. It further states that, after washing, the saleable reserves would total about 275,700 tonnes. Washing would not be carried out on site.

As at last August it was estimated that the resource available to an average depth of 2m would be around 92,000 tonnes. Revised estimates of this resource (unwashed and to an average depth of 2 metres) is currently in the vicinity of 150,000 tonnes. It is therefore now estimated that the time span of the extraction will be approximately 14.4 years.

As the quality of the soil is high and as it is almost totally free of vegetative material there will be negligible waste material from sieving (if in fact the deposits are sieved). Whatever waste products, if any, will be spread over the site and turned into the soil with a disc plough. All extractive activity will be confined to the site and there will be no deepening of that part of the creek channel running south to Morilla Road and which is outside the boundaries of the site. At no stage will the gully be lowered to the point where ponding will occur.

The plant used in the extraction process will be a front end loader. If the soil is to be screened a mobile sieving plant would probably be involved. The screen would measure about 1.5m x 3m and would employ a vibrationary process.

Without a screening process the dust nuisance is non existant. If the screening process becomes involved, water will be pumped from the dam to minimise dust nuisance.

In conclusion it is emphasised that I intend to be a long term land holder in the district and I propose to improve the site substantially. At present the deposit is covered by a man made environment in the form of a dilapidated orchard. It is of no interest to me either aesthetically or financially to lay waste my property and I will be most fastidious in the extraction of the deposit and the restoration of the site, with a view to both the short and long terms. It is my goal and ambition to ultimately finish with a model property, being a fertile secluded valley, surrounded by heavily timbered hills."

In regard to the items, the plan of management of the excavation has not been supplied, however actual excavation area of 50m x 50m has been stated. This item could be covered in any approval if given.

The matter was listed for call-over at the Land and Environment Court on 29th April, 1981 and was adjourned for mention on 3/6/81 to allow time for Council to reconsider the proposal.

Although the proposal is contrary to the policy on extraction adopted by council in January this year, it is felt that, since it is a one-man operation in a substantially "hidden" valley, Council should favourably consier the development.

No deed of agreement has been lodged and it is felt that this should be submitted, including a condition relating to payment of 5c per tonne for maintenance and repair of the Council's roads before the development consent is issued.

Recommendation

(A) The applicant be required to lodge a deed of agreement incorporating the following:

The applicant shall pay to the Council for the maintenance and repair of roads within the area an amount calculated at the rate of five cents (5¢) per tonne of all material extracted from the said land, with such contribution to be subject to a 10% yearly increase on the levy applicable as at 30th June of the preceding year with the first increase to apply from 30/6/1982. For the purpose of ascertaining the amount of such material the Contractor shall keep all proper records including weighbridge dockets and all such records shall be produced on demand to the Council or its Officer or Officers. The amount payable to the Council under this condition shall be paid quarterly on the last day of March, June, September and December during the term of this agreement.

(B) That upon receipt of the signed deed of agreement approval be granted in accordance with application as submitted and letter dated 23rd April, 1981 subject to the following conditions:-

1 - 5. Standard conditions (a) (b) (c) (h) (r).

6. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Engineer.

7. Construction of the access road from East Kurrajong Road to the excavation site and the erection of any warning signs to be to the requirements of the Shire Engineer.

8. Submission of a plan of management showing the strip excavation, resurfacing and revegetation processes to the Shire Engineer's requirements, such plan to be prepared by a registered surveyor or qualified engineer and to at least include the following:-

   (i) The existing surface levels of the land by means of contours with intervals of 2.5 metres.
   (ii) The depth to which it is proposed to make excavation.
   (iii) The location and bad levels of water courses, dams and drains and the proposed methods of draining the excavations, if applicable.
   (iv) Any permanent improvements likely to be effected by the proposal.
   (v) The respective areas proposed to be used for the stockpiling of extractive material and topsoil, clay, waste material, refuse and other residues, and the proposed sequence and extent of such use of such proposed areas.
   (vi) The proposed respective locations of sites for screening plant, buildings, roads, and means of access to works, drainage, parking areas, bins and other works generally.
   (vii) The proposed method of restoration and by plan and cross section of final situation of the lands.
   (viii) Tree planting and other screening proposals for the vegetation process .
   (ix) Methods intended to be used to restore any existing watercourse on the site that is affected by the proposed excavation.
   (x) Position of permanent survey marks that will enable continual monitoring of excavation depth and the details included in the plan as approved to be incorporated and undertaken with the extraction of the material.

9. Submission of a works-as-executed plan each 12 months of operation showing excavated and restored areas to the Shire Engineer's requirements.

10. East Kurrajong Road to be the only road of access to the site, transportation of material from the site is to be along East Kurrajong Road direct to the main road, Putty (Singleton) Road and all roads to be kept free of spillage resulting from the cartage operations.

11. Site to be excavated such that no water is ponded on the site and a minimum depth of 150mm of topsoil to be excavated and stock piled for later spreading to the Shire Engineer's requirements.

12. The applicant shall in writing notify the Council and other relevant authorities of the commencement of operations and shall also give the Council and other relevant authorities at least one month's written notice of the date of completion of operations.

13. The applicant shall at his own expense remove all plant, structures materials, rubbish and any other matter or thing on the land the subject of the said operations within three months of the completion of operations.

14. Notwithstanding any consent given by the Council the applicant shall obtain at his own expense such other consents or approvals as may be required by any other relevant authority or pursuant to any Act, By-Law or Regulation.

15. The applicant shall ensure excavation is carried out on the subject land in such a manner as to avoid interference or damage to adjoining properties and in particular and without limiting the generality of the foregoing shall:-

    (i) Restrict the hours of operation to those between 7 a.m. and 5 p.m. Monday to Friday and 7 a.m. to 12 noon Saturday excluding public holidays.

    (ii) Not permit the noise level emanating from any plant, mining or blasting operation used in the extraction to exceed 75 decibels measured at a distance of 30 metres from the source of such noise.

    (iii) Instal a muffling plant to minimise noise and vibration to the satisfaction of the Shire Health Surveyor.

    (iv) Take adequate measures to the satisfaction of the Shire Engineer by the provision of silt traps to ensure that land, soil and other material from the excavated areas is not transported downstream beyond the boundaries of the subject land.

    (v) Not pollute the natural watercourse adjacent to the subject land.

    (vi) Treat and maintain the subject land and any plant thereon so as to reduce the emission of dust from access roads within the boundaries of the land to the satisfaction of the Shire.

16. That an amount of $50 to be paid per three monthly period to Council for supervision of the quarry, such amount to be adjusted quarterly in accordance with the C.P.I. Index.

17. No excavation works, stockpile shall be made within 10 metres of any boundary of the site.

18. No buildings or works shall be erected within 10 metres of any boundary of the land.

19. No trees, timber or shrubs on the lands shall be cut down, destroyed, damaged or removed, except where necessary for the purpose of the works to be carried out thereon.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE made. adhered to previous decision etc

ITEM 19: (File H2/4)

CORRESPONDENT: HAWKESBURY HISTORICAL SOCIETY

SUBJECT: TOLL HOUSE, WINDSOR

Requesting Council's permission to have the Lions Club remove the Toll House from its present site to a site at the Windsor High School.

T.P. REPORT

The above letter refers to Correspondence Item 8 of this Committee.

Recommendation

That the correspondent be advised of Council's decision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE SUBMITTED FOR INFORMATION

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

DEPARTMENT OF ENVIRONMENT AND PLANNING

1. P7/115 - Advising that the Director has issued a certificate under Section 65 of the Environmental Planning and Assessment Act, 1979 and the matter can now be exhibited for 120 March Street, Richmond.

2. P7/53 - Advising that the alteration to the Windsor Planning Scheme has been gazetted in respect of 82 George Street to allow use of the existing building for offices.

3. P7/103 - Advising that the alteration to the Windsor Planning Scheme has been gazetted in respect of 315 Windsor Street, Richmond to allow use of existing buildings for a restaurant, toilet facilities and living quarters.

4. P7/44 - Advising that the Director has issued a Certificate under Section 65 of the Environmental Planning and Assessment 1979 to allow the exhibition of a draft local environmental plan for the Residential 2(d) zones of the Windsor Planning Scheme permitting the erection of a dwelling house without the need of development consent from Council. The proposal is currently being advertised.

5. THE NATIONAL TRUST OF AUSTRALIA. H2/1.

Advising the following buildings have been classified and included in the Trust's Register:

Masonic Hall, Kable Street, Windsor
Shop, 228-230 George Street, Windsor
River View Cottage, 86 The Terrace, Windsor
House and fence, 74 The Terrace, Windsor
Fitzroy Hotel, 157-161 George Street, Windsor
Lindfield, 94 The Terrace, Windsor
Shops, 199-201 George Street, Windsor

A note has been made of the above premises not part of the Historical Buildings Map of the Windsor Planning Scheme or Varying Scheme and will be considered for inclusion with a later report.

6. HERITAGE COUNCIL OF N.S.W. H2/18.

Advising that the Minister has made a Permanent Conservation Order 142 in respect of 21-33 North Street, Windsor by Order in the Government Gazette of 6/4/81.

7. HERITAGE COUNCIL OF N.S.W.

Advising that the Minister proposes to make a Permanent Conservation Order over the Uniting Church (former Presbyterian Church) at Coromandel Road, Ebenezer.

ENGINEER, HEALTH SURVEYOR & TOWN PLANNER'S REPORT

ITEM 1: (File D2/1)

SUBJECT: DEVELOPMENT CODES AND POLICIES, SHIRE OF HAWKESBURY

Deferred Ordinary meeting held on 14th April, 1981.

Development codes and policies have been compiled and are enclosed in a separate volume. The codes and policies of the former Councils have been used where applicable as well as incorporating the provisions of the existing planning instruments and the requirements of other Authorities. The majority of the codes and policies are included in this report, the remainder will be presented to Council when completed.

Recommendation

The development codes and policies be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Knight returned to the meeting at this stage, the time being 12.42 p.m.

TOWN PLANNER'S REPORT

ITEM 1: (File P7/116)

SUBJECT: LOCAL ENVIRONMENTAL PLAN - 120 MARCH STREET, RICHMOND - C.J. GRIFFITHS

The proposal for a Local Environmental Plan, in respect of Lot 2, D.P. 567636 No. 120 March Street, Richmond, to use the front two rooms of the existing residence as an antique business has been on exhibition and no submissions received. The proposal has been advertised as required by the Act and Regulations and can now be forwarded to the Minister for determination to be made under Section 70 of the Act. Following the Gazettal, the Council can consider a development application for the proposed use.

Recommendation

The proposal for a Local Environmental Plan to use the two front rooms of the existing residence as No. 120 March Street, Richmond as an antique business be forwarded to the Department of Environment and Planning for determination by the Minister.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA68/81, 68A/187/80)

SUBJECT: DEVELOPMENT APPLICATION FOR ADDITIONAL STOREY FOR GUEST ACCOMMODATION - ST. ALBANS ROAD, WISEMAN'S FERRY - A. HELBLING

At the meeting of 14th April, 1981 in respect of the above application Council resolved:

"(a) The applicant be requested to submit an amended plan showing an additional 3 parking spaces as an extension of the proposed parking area and upon receipt of the amended plan, the proposal be forwarded to:

1. The Department of Environment and Planning with Council's support to vary the minimum area under Clause 28 of I.D.O. 3 Colo to allow the development on land less than 40ha. because this planning requirement is considered unreasonable in the circumstances.

2. The Department of Main Roads and Police Traffic Branch for concurrence under Clause 10(c) of I.D.O. 3 Colo.

(b) Consideration of the application be deferred pending a more detailed report to be submitted to the next Development Committee meeting."

In respect of (a) the applicant has been requested to submit an amended plan which will be forwarded to the Department of Environment and Planning, Department of Main Roads and Police Traffic Branch when received.

In regard to (b) above, it is advised that approval was given by Colo Shire Council on 14/10/80 for the establishment of a restaurant to cater for up to fifty (50) patrons on Lot C and Pt. Portion 16 Main Road 181, St. Albans Road, Wiseman's Ferry. This application provided for the erection of a building in a Swiss chalet design with one floor as a restaurant and a residence on two floors containing six bedrooms, the top floor being incorporated in the roof structure.

The present plan before Council shows a building of similar architectural treatment and provides for a basement area containing a recreational room and water tanks, ground floor containing a restaurant, kitchen amenities, laundry and store, a first floor containing a two bedroom residence and two bedrooms with en-suite facilities, a second floor containing 5 double rooms with male and female amenities separate from the rooms. This floor is partly incorporated in the roof structure. There are two sets of stairs, one linking the restaurant and residence and the other linking the basement, restaurant and accommodation.

Parking for three vehicles is provided adjacent to the restaurant for staff parking and a public parking area is located on the opposite side with separate entrance and exit crossings from the road.

The use of the site for a restaurant and residence is permitted on an area of land less than 40ha. within the Non Urban 1(a1) zone under I.D.O. 3 Colo pursuant to Clause 28(2) of the Order. However, the use of the land for a motel, boarding house or hotel, although allowable within a Non Urban 1(a1) zone, required, pursuant to Clause 28(1) of the Order, 40ha. of land. The Department of Environment and Planning can vary this minimum area under State Environmental Planning Policy No. 1 as this requirement of 40 ha. as a minimum area is considered unnecessary and unreasonable in the circumstances.

Upon replies being received from the Department of Environment and Planning, Department of Main Roads and Police Traffic Branch, a report will be placed before Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File D2/4)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

The following Development Applications were approved under Delegated Authority subject to conditions:

Applicant:	A. Borg
Land:	Lot 2, D.P. 240753 Bellbird Avenue, Kurrajong Heights
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erection of a dwelling house
Applicant:	R.E. Blaxland
Land:	Part Por. 20, 188 George Street, Windsor
Zoning:	W.P.S. - General Business 3(a)
Application:	Establishment of a branch for the N.S.W. Building Society in existing chemist shop
Applicant:	W.E. Hankins & Co. Pty. Ltd.
Land:	Lot 36, D.P. 614705 Ti Tree Place, Woodlands Park Industrial Estate, Wilberforce
Zoning:	I.D.O. 3 Colo Industrial General 4(a)
Application:	Erection of a factory structure to be used for light engineering, warehousing and lignin chemical storage and mixing plant

Applicant: K.R. Horan
Land: Lot 18, D.P. 250171 Monti Place & Charles Street, North Richmond
Zoning: I.D.O. 3 Colo Residential 2(a1)
Application: Erection of a dwelling house

Applicant: H.L. Jacobsen
Land: Lot 1 Cabbage Tree Road, Kurrajong
Zoning: I.D.O. 3 Colo Non Urban 1(b1)
Application: Erection of a dwelling house

Applicant: G. McCorkell
Land: Lot 69 Mitchell Drive, Glossodia
Zoning: I.D.O. 3 Colo Residential 2(d)
Application: Erection of a dwelling house

Applicant: D.J. Ireland Pty. Ltd.
Land: Lot 17 Walmsley Road, Wisemans Ferry
Zoning: I.D.O. 3 Colo Non Urban 1(a1)
Application: Erection of a dwelling house

Applicant: D.J. Ireland Pty. Ltd.
Land: Lot 16 Walmsley Road, Wisemans Ferry
Zoning: I.D.O. 3 Colo Non Urban 1(a1)
Application: Erection of a dwelling house

Applicant: P. & D. Jonson
Land: Lot 9 Cliff Road, Freemans Reach
Zoning: I.D.O. 3 Colo Non Urban 1(b1)
Application: Erection of a dwelling house

Applicant: G. Frank
Land: Lot 35 Ski Parade, Lower Portland
Zoning: I.D.O. 3 Colo Non Urban 1(b1)
Application: Erection of a dwelling house

Applicant: J. Lockrey
Land: Lot 151 Ti Tree Place, Woodlands Park Industrial Estate, Wilberforce
Zoning: I.D.O. 3 Colo Industrial General 4(a)
Application: Erection of a factory type building incorporating an office and staff amenities block to be used as a warehouse for the storage of timber and building materials and for the production of components for the construction of "B" class hoardings

Applicant: M. Beisler
Land: Lot 553 Wattle Street, Bowen Mountain
Zoning: I.D.O. 3 Colo Residential 2(d) Restricted
Application: Erection of a dwelling house

Applicant: O'Mara Constructions Pty. Ltd.
Land: Lot 7 Keda Circuit, North Richmond
Zoning: I.D.O. 3 Colo Residential 2(a1)
Application: Erection of a dwelling house

Applicant: J.E. O'Connor
Land: Lot 187 Boomerang Drive, Glossodia
Zoning: I.D.O. 3 Colo Residential 2(d) restricted
Application: Erection of a dwelling house

Applicant: C. & K. Roberts
Land: Lot 8 Howes Road, Wilberforce
Zoning: I.D.O. 3 Colo Non Urban 1(b1)
Application: Erection of a dwelling house

Applicant: C.J. Borg
Land: Lot 13 Comleroy Road, Kurrajong
Zoning: I.D.O. 3 Colo Non Urban 1(b2)
Application: Erection of a dwelling house and a free standing store shed

Applicant: G. & S. Adams
Land: Lot 287 Golden Valley Drive, Glossodia
Zoning: I.D.O. 3 Colo.Residential 2(d) Restricted
Application: Erection of a dwelling house

Applicant: T.L. Hall
Land: Lot 97 Balmain Road, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: A.M. Galea Homes Pty. Ltd.
Land: Lot 748 Books Crescent, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: D. & B. Lord
Land: Pt. Lot B Comleroy Road, Kurrajong
Zoning: I.D.O. 3 Colo Non Urban 1(b2)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Ltd.
Land: Lot 6 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Ltd.
Land: Lot 5 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Ltd.
Land: Lot 4 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Ltd.
Land: Lot 3 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Ltd.
Land: Lot 2 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Velham Developments
Land: Lot 76 Snailham Crescent, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Velham Developments
Land: Lot 86 Snailham Crescent, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: E. Long Pty. Ltd.
Land: Lot 55 Mower Place, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: J. & P. Page
Land: Lot 48, 231 Mileham Street, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Limited
Land: Lot 12 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Limited
Land: Lot 7 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Limited
Land: Lot 13 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Limited
Land: Lot 14 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Hooker Homes Pty. Limited
Land: Lot 1 Snailham Crescent, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: G. Anderson & K. Legge
Land: Lot 217 Andrew Thompson Drive, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Mrs. W. Rowe
Land: Lot 813 Mears Road, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: N.B. Buttsworth
Land: Lot 46 Howell Crescent, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Linda C. Williams
Land: Lot 803 Old Hawkesbury Road, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: J.A. Barnes
Land: Lot 159 Mileham Street, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Mr. and Mrs. B. Carrol
Land: Lot 18 Plimsoll Street, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Fitzgerald Publishing Pty. Ltd.
Land: 27 Fitzgerald Street, Windsor
Zoning: W.P.S. Business 3(a)
Application: To use existing building for office and printing purposes

Applicant: Mala Homes Pty. Ltd.
Land: Lot 61 Snailham Crescent, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Mala Homes Pty. Ltd.
Land: Lot 63 Snailham Crescent, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Mala Homes Pty. Ltd.
Land: Lot 65 Snailham Crescent, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Mala Homes Pty. Ltd.
Land: Lot 64 Snailham Crescent, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: O'Mara Constructions Pty. Ltd.
Land: Lot 11 Keda Circuit, North Richmond
Zoning: I.D.O. 3 Colo Residential 2(a1)
Application: Erection of a dwelling house

Applicant: C.F. & S. Judson
Land: Pt. Portion 80, M.R. 181 Lower Macdonald
Zoning: I.D.O. 3 Colo Non Urban 1(a1)
Application: Erection of a dwelling house

Applicant: H.E. Pollard
Land: Por. 70 Parish Colo, County Hunter, Singleton Road, Colo Heights
Zoning: I.D.O. 3 Colo Non Urban 1(a2)
Application: Erection of a dwelling house, a free standing garage and an implement shed

Applicant: Nick Building Company Pty. Ltd.
Land: Lot 62 Snailham Crescent, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Velhan Developments
Land: Lot 9 Ham Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Nick Building Company Pty. Ltd.
Land: Lot 56 Howell Street, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Bovis Homes Australia Pty. Ltd.
Land: Lot 109 Randall Street, Agnes Banks
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: A.M. Galea Homes Pty. Ltd.
Land: Lot 307 Smallwood Road, McCraths Hill
Zoning: W.P.S. Residential 2(d), V.S. Residential 2(a)
Application: Erection of a dwelling house

Applicant: P. Simmonds
Land: Lot 49 Mower Place, Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Masterton Homes Pty. Ltd.
Land: Lot 10 Ham Street, South Windsor
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Thomas Killoran
Land: Lot 1 Pitt Town Road, McGraths Hill
Zoning: W.P.S. Residential 2(d)
Application: Erection of a dwelling house

Applicant: Guardian Consolidated Pty. Ltd.
Land: Lot 14 Woodlands Road, Woodlands Park Industrial Estate, Wilberforce
Zoning: I.D.O. 3 Colo Industrial General 4(a)
Application: Erection of a factory complex containing office, staff amenities, storage buildings and factory structure to be utilised for light timber fabrication and the production of component parts for domestic garage production together with the distribution of building materials

Applicant: R. Herbert
Land: Pt. Lot A Redbank Creek Road, North Richmond
Zoning: I.D.O. 3 Colo Non Urban 1(b)
Application: Erection of a dwelling house and freestanding garage

Applicant: E. & C. Quested
Land: Lot 462 Kentucky Drive, Glossodia
Zoning: I.D.O. 3 Colo Residential 2(a) Restricted
Application: Erection of a dwelling house

Applicant: Piedmont Project Homes
Land: Lot 2 Port Eringhi Road, Ebenezer
Zoning: I.D.O. 3 Colo Non Urban 1(b)
Application: Erection of a dwelling house

Applicant: D. Cameron
Land: Lot 1 Hilltop Road, North Richmond
Zoning: I.D.O. 3 Colo Non Urban 1(b)
Application: Erection of a dwelling house as a master dwelling

Applicant: Graham Huxley Constructions Pty. Ltd.
Land: Lot 1 McMahons Park Road, Kurrajong
Zoning: I.D.O. 3 Colo Residential 2(a)
Application: Erection of a dwelling house

Applicant: R. & V. Pearson
Land: Lot 1 Old East Kurrajong Road, East Kurrajong
Zoning: I.D.O. 3 Colo Non Urban 1(b)
Application: Erection of a dwelling house and agricultural shed

Applicant: Berringdale Homes Pty. Ltd.
Land: Lot 52 Robertson Street, Kurrajong
Zoning: I.D.O. 3 Colo Residential 2(a)
Application: Erection of a dwelling house

Applicant: B. Robinson
Land: Lot 19 Kurmond Road, North Richmond
Zoning: I.D.O. 3 Colo Non Urban 1(b)
Application: Erection of a dwelling house and a freestanding store shed

Applicant:	W.P. Roach
Land:	Lot 12 Crose Wold Road, Crose Wold
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erection of a dwelling house
Applicant:	G. Dallimore
Land:	Lot 11 Blaxlands Ridge Road, Kurrajong
Zoning:	I.D.O. 3 Colo Non Urban 1(b2)
Application:	Erection of a dwelling house
Applicant:	G. & D. Marchant
Land:	Lot 69 Kurmond Road, Wilberforce
Zoning:	I.D.O. 3 Colo Non Urban 1(b1)
Application:	Erection of a dwelling house and agricultural shed
Applicant:	H.P. Stauner
Land:	Lot 32 Ti Tree Place, Woodlands Park Industrial Estate, Wilberforce
Zoning:	I.D.O. 3 Colo Industrial General 4(a)
Application:	Erection of a factory building and ancillary buildings containing storeroom and office, workshop caretakers quarters and vehicular and equipment storage to be used as a plumbers depot and for the fabrication of light steel components
Applicant:	P.T.M. Timber & Building Services Pty. Ltd.
Land:	Portion 162 Parish of St. Matthews Cuneen Street Mulgrave
Zoning:	W.P.S.) - General Industrial 4(a) V.S.)
Application:	To use part of existing buildings and part of adjacent land for storage and distribution of timber and fibro

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 909-19)

SUBJECT: INQUIRY INTO THE MINING OF DIAMOND HILL

Council requested a report on a recommdenation relating to the setting up of a committee to look into the future of the Diamond Hill area. The recommendations of the Commission were:-

1. That the application by Kurrajong Aggregates Pty. Ltd. to develop the property known as Diamond Hill as a quarry be refused on the many grounds detailed in this report.

2. That the general area within which Diamond Hill is contained be rezoned and such provision made for its subdivision as will:

   (a) ensure preservation of its existing qualities, and

   (b) ensure prohibition of all activities and developments that would be incompatible with such preservation, including the extraction of hard rock and other minerals or materials.

3. That the New South Wales Planning and Environment Commission, in consultation with the Colo Shire Council, the National Parks and Wildlife Service and the Department of Lands, seek to determine the feasibility of procuring and dedicating for public recreation as bushwalking areas, appropriate widths of land on each side of the main stem of Little Wheeny Creek between Crown Reserve 66186 and the proposed Wollemi National Park, together with appropriate widths of land on each side of the main stem of Blue Gum Creek, subject to landholders being permitted to have stock and pumping access where this access does not adversely affect the quality of the environment.

Colo Shire Council proposed that a planning feasibility study be undertaken and the Council on 11th December, 1980 offered to the Department of Environment and Planning that it was willing to make funds available on a dollar for dollar basis to complete the essential mapping and prepare other relevant material necessary for the study by Council's planner.

The Department has not replied to the letter resulting from Council's decision and a further letter has been forwarded. Upon receipt of a reply a report will be presented to Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P7/44)

SUBJECT: DEVELOPMENT CONSENT FOR THE ERECTION OF DWELLING HOUSES IN RESIDENTIAL AND NON-URBAN ZONES UNDER THE PROVISIONS OF I.D.O.3 COLO

Several clauses in I.D.O.3 Colo required the issuing of development consent for the erection of dwelling houses in residential and non urban zones. The majority of applications for dwelling houses require consent by Clauses 45 and 46 of the Order. It is felt that a local environmental plan should be prepared excluding this requirement from these clauses, as the requirements of the Order can be enforced with the building approval under Section 313 of the Local Government Act.

Recommendation

1. That Council resolve to prepare a Local Environmental Plan removing the requirements for the need to issue a development consent in respect of the erection of dwelling houses in Residential and Non Urban Zones under Clause 45 and 46 of the I.D.O.3 Colo and the proposal be forwarded to the Department of Environment and Planning for determination.

2. The information as required by Clause 5 of the Environment, Planning and Assessment Regulations be supplied 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.

ITEM 6: (File 4725-021)

SUBJECT: AVAILABLE LAND FOR THE ERECTION OF DWELLING HOUSES - TERRACE ROAD, FREEMANS REACH

Council has requested a report on the allotments on the escarpment of Terrace Road, Freemans Reach that cannot be built upon due to the requirements of I.D.O. 3 Colo.

Section 23(6) of this Order precludes the erection of dwellings on all land in this locality where the specific allotments is under 2000m^2 in area.

In theory, the allotments affected are numerous, however in practice there are not so many as houses were constructed on a number of them before this present restriction and a number of other houses were built on the combined area of two or more allotments where such combined area is 2000m^2 but which it is neither practical nor desirable to develop individually as they are developed in conjunction with adjoining lots.

Of the vacant lots remaining and affected by the restriction, one of these (lot 1, D.P. 547120) has been approved by the Department of Environment and Planning after referral by Council under State Environmental Planning Policy No. 1. Additionally, Colo Council approved in November 1980 of the consolidation and subdivision of lots 10-16, D.P. 245824 into 5 lots each of 2000m^2 or greater in order to overcome these restrictions. There now remains only four lots affected by the restrictions and it is considered appropriate that three of these four remaining restricted lots be released for building purposes under Council's delegated power under State Environmental Planning Policy No. 1 as the lots are only marginally under the required minimum being 1973m^2, 1916m^2 and 1910m^2 respectively.

The fourth lot has an area of 1701m^2 and as this is more than 10% outside minimum requirements it has to be referred to the Department. The owner of this lot has been notified of her need to make written objection to the order.

Recommendation

1. Council approve under its delegated power under State Environmental Planning Policy No. 1 the development of lot 2, D.P. 542586 and lots 2 and 3, D.P. 204367 by the erection of dwellings should such applications be made by the respective owners accompanied by objections to the minimum requirements of clause 23(6) of I.D.O. 3.

2. Council support an application under State Environmental Planning Policy No. 1 for lot 32, D.P. 238403 for the erection of a dwelling on the land and the matter be referred to the Department of Environment and Planning for their concurrence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (P7/44)

SUBJECT: IMPLEMENTATION OF A PLANNING SCHEME FOR THE FORMER COLO SHIRE COUNCIL AREA

In an endeavour to start the implementation of a planning scheme, local environmental plan, for the former Colo Shire Council a meeting has been arranged for Friday, 8th May with Mrs. G. Kibble, Head of the Planning Division North of the Department of Environment and Planning, to discuss the various aspects of this concept. Under the Environmental, Planning and Assessment Act, 1979, it is possible to prepare a planning scheme for part of a local government area and it may be desirable to prepare such a plan for a number of the village areas with the rural lands being dealt with as a separate issue on another local environmental plan. A further report will be submitted to Council following the meeting.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if a reply had been received from the people living in Blaxlands Ridge Road regarding the dumping of rubbish on Comleroy Road.

The Deputy Health Surveyor advised that the matter has been investigated by the Ordinance Inspector and District Health Surveyor.

Councillor Rotherham asked if a petition had been received by Council containing 40 signatures from people living in Wheelbarrow Ridge Road concerning the damage caused by the Electricity Commission and if anything could be done about the situation.

The Engineer stated that the petition had been received yesterday and the matter was being investigated and a report submitted to Council.

Councillor McEwan referred to his previous request regarding the status of the public reserves in regard to Diamond Hill.

The Engineer stated that he would bring back a report as soon as possible.

Councillor Knight referred to a noise problem created by a practising band in Blacktown Road, Freemans Reach.

The Deputy Health Surveyor stated that the matter had been taken up with the occupiers of the residence who undertook to keep the noise to a tolerable level.

Councillor Knight stated that it appeared that there were some residences not connected to the sewerage at North Richmond - in particular a property on the corner of Terrace Road and Bowman Avenue.

The Deputy Health Surveyor advised that notices had been served on the owners and requests had been received for an extension of time.

Councillor Morrex stated that he had recently been made a delegate through WSROC on the Sydney Western Regional Planning Development Committee. At the present time the Committee were looking at lineal corridors and the draft report on the environmental study of the Hawkesbury River. He stated that Local Government has three voices on that Committee, and asked Councillors to let him know of any matters of concern or input.

Councillor Buttsworth asked what was the present position regarding the proposed development of McDonalds.

The Shire Clerk stated that the matter has been submitted to the Department of Environment and Planning for the necessary Order.

Councillor Rose referred to the article which appeared in Saturday's Sydney Morning Herald complimenting the staff, in particular the Health, Building, Planning and Engineering departments.

As it was not possible because of the lateness of the hour of completion of the Committee Business Papers to carry out inspections, it was decided that the inspections be carried out by the Development Committee on Tuesday, 12th May, commencing at 2 p.m.

The meeting terminated at 1.02 p.m.

SHIRE CLERK'S REPORT.

ORDINARY MEETING - 12th MAY 1981.

The President and Councillors.

Gentlemen :

1. FLOOD MITIGATION CONFERENCE. C6/2

The 21st Annual Flood Mitigation Conference was held at Bateman's Bay on 28th/29th April and hosted by Eurobodalla Shire Council. The Conference was attended by the President, Councillor Sullivan, and Councillors Brown, Dunn and Michael, together with the Shire Engineer and Shire Clerk. It was also attended by Councillor Buttsworth, Chairman Hawkesbury River County Council and Councillor Horrex, Deputy Chairman.

It was a well organised and well attended Conference. The main theme stressed the need for additional funds for flood mitigation authorities particularly County Councils which have been constituted for that purpose. Unless funds are received shortly, County Councils which have no other role in Local Government, will face the situation where they must consider putting off staff.

The previous two flood mitigation programmes were funded over a six year period and a study is now being made for a National Water Resources Programme which will include flood mitigation works. The study is almost completed and will shortly be considered by the Commonwealth Government. It is hoped that subsidised flood mitigation programmes will result from the report and the Government's consideration. It seems unlikely that significant new pro-programmes will be approved before the 1981/82 financial year.

The State Government was represented at the Conference by Mr.M.Clarke, Principal Engineer Rivers and Ports. Mr.Clarke's speech notes are attached. Attention is drawn to the existing Department's policy and the new steps in the programme which have now been approved by the Deputy Premier and Minister for Public Works.

2. COUNCIL'S BOUNDARY - SHIRE OF HAWKESBURY/CITY OF PENRITH. B1/1

At the meeting of Council on 10th February, Councillor Horrex asked if a report could be submitted to Council on the rationalisation of the boundaries between Penrith City Council and Hawkesbury Shire Council in the Londonderry area.

The present boundary between the two areas commences in the west at the Nepean River near the Yarramundi Bridge, thence proceeds east along Main Road No. 570 through Agnes Banks, thence along The Driftway - being the southern side of Hawkesbury Agricultural College - to Blacktown Road at Bennett Road and thence along Blacktown Road to South Creek.

In 1969 the former Windsor Council proposed an adjustment to this boundary. Generally the boundary was to be moved south approximately 4 kilometres, with the eastern boundary at the Nepean River being near Lynchs Creek and north of Castlereagh. This is still some distance north of the boundary on the western side of the river (former Colo Shire boundary). It included the areas of Londonderry and Berkshire Park. The Department did not refer the proposal to the Boundaries Commission.

IT IS RECOMMENDED THAT the report be received.

3. 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 April, 1981 :

Date of Engagement	Purpose		Person or Body Responsible for Engagement
4th April	Disco	*	Hawkesbury Shire Council
7th April	Meeting	*	Order of the Amaranth Ladies Lodge
8th April	Rehearsal		Choral Society
10th April	Jazz Concert	*	Mr.P.Bonefin
13th April	Dinner	*	Gideons International
13th April	Naturalisation Ceremony	*	Hawkesbury Shire Council
14th April	Rehearsal		Macquarie Towns Symphony Orchestra
15th April	Rehearsal		Choral Society
18th April	Wedding	*	Mr.McClatchey
19th April	Wedding	*	Mr.Warr
21st April	Lectures		Police Department
21st April	Rehearsal		Choral Society
22nd April	Lectures		Police Department
23rd April	Blood Bank		Windsor Red Cross Society
25th April	Dinner	*	Tregear School
27th April	Dinner	*	Windsor Chamber of Commerce

* Paying Functions.

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

At the meeting of Council on 14th April the question was asked if Council could investigate the latest situation concerning the construction of this Shopping Centre.

Colo Shire Council entered into an agreement for the lease of Lots 20, 21 and 22, Bells Line of Road and 10 & 11, Riverview Street. The agreement is dated 15th September, 1980 and grants a lease to Nimor Pty.Ltd. for an "effective" period of two years. This is because the lease commences on the day of commencement of the "building period", which is for a period of twelve months with the lease terminating twelve months after the expiration of that period. The building period means the period commencing either :

(a) on the date development commences on the site, or
(b) three months after the date of issue of approval by the lessor to the lessee's building application, whichever is the earlier and ending twelve calendar months after the building period commences.

The agreement provides for an option of renewal for a further period of three years providing the lessee is not in default under the lease. After that there is a further option for renewal of 45 years which must be contained in the further lease. During the first year no rental is payable but during the second year the sum of $18,112.50 is payable as rental. If the further three year option is taken up, the lessee shall pay the same amount, i.e. $18,112.50 during each of the three years. If the further option for the 45 year period is exercised, the lessee shall pay during each of the years, a sum determined by multiplying the Unimproved Capital Value of the land by a percentage equal to the annual rate of interest charged by the Commonwealth Trading Bank of Australia on overdraft accounts not exceeding $50,000.

Provision is made in the agreement for an option to purchase on or before the termination of the second lease (i.e. 5 years after commencement of the building period) but only after completion of the development.

Development Consent 68A/108/80 was first given on 7th May, 1980 followed by Building Approval 571/80 on 15th August, 1980. Development Consent 80/81 was given on 3rd March, 1981 for a second storey development with Building Approval 1054/80 on 20th March, 1981. According to Council's records, site works were first inspected on 29th January, 1981.

An inspection of the property has been made in company with Council's Solicitor and IT IS RECOMMENDED 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.

IT IS FURTHER RECOMMENDED THAT 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.

5. CONTRACTS & DOCUMENTS FOR EXECUTION

IT IS RECOMMENDED 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.

"Tourism is recognised as a major industry in N.S.W. today but there is little standardisation of procedures or promotional activities.

It is widely recognised that Local Government must play an increasingly greater part in its promotion but cannot be expected to carry the burden alone.

The State Government participates by way of subsidies and other forms of financial assistance, often on a dollar for dollar basis.

Further assistance and participation has to come from the business and private sectors of the community.

To find the most effective way for this Council to participate in Tourist Promotion Council's Tourist Promotion Officer inspected Tourist Centres at Orange/Wellington, Mudgee, Penrith and Wyong and had discussions with the Tourist Officers in those areas. Discussions were also held with Department of Tourism Officers both on a Regional and Headoffice level.

Certain things stand out in the areas where Tourism Promotion was most efficient and therefore brought more benefit to those areas.

1. Tourist Information Centre

All areas operated a Tourist Information Centre. The best of these was a separate building which was well located. They were set up along Department of Tourism guidelines and therefore also gained maximum financial assistance from the Department.

The major physical points were:

.. separate building
.. good location
.. good parking area
.. good passive rest area
.. plenty of room inside and out

2. Tourist Information Booklet

All areas visited produced a Tourist Information Booklet, either with 50% subsidy from the Department of Tourism or with local advertising.

It is essential that visitors to the area can find their way around and gain maximum benefit by being aware of what is available. This means maximum benefit to the area as well as minimum cost.

3. Signposting

Good, clear signposting to tourist attractions and facilities for tourist drives and to general amenities in the area was noted.

Many of these signs are available from the Department of Main Roads or other Government Departments, especially the international signs that are recognised world wide. This also enables the writer or resident to find his way around the area easily with benefit to all.

4. Tourism Management Committee

In the Orange, Mudgee and Penrith areas the Tourist Officers report to a Management Committee formed under Section 530A of the Local Government Act. These Committees are made up of Councillors plus representatives from the business and private sector. These Committees ensure that co-operation and involvement of the whole community and that what is done is for maximum benefit of the community."

Report by Shire Clerk

IT IS RECOMMENDED 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.

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

Windsor Municipal Council resolved to establish a Committee to construct a park on the area known as "The Common".

This project is proposed to have the maximum public participation and the park become a bicentenary project.

Representatives of various organisations were appointed to the Committee and Council resolved that Council's representation on the Committee consist of:

Cr Richard / Jones

2 elected representatives
Engineer
Park Superintendent
Sport & Recreation Officer (who would be Secretary)

To enable this project to get under way, it will be necessary for Council to elect two Councillors to the Committee.

IT IS RECOMMENDED THAT Council elect two Councillors to be members of the Committee for the construction of a park on the area known as "the Common".

R.L. Rawson,
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 12TH MAY, 1981

The Shire Clerk,
WINDSOR

1. GENERAL

Continued fine weather throughout April enabled construction work to proceed in accordance with the April Works Programme.

2. CONSTRUCTION

March Street, Richmond. Reconstruction West Market Street to Bosworth Street. Pavement work has been completed on the southern side and drainage extended into Bosworth Street. Excavation for kerb and gutter has been carried out on the northern side. Telecom has commenced relocation of services in the area and significant cost savings should be made through redesign and avoid major changes.

Creek Ridge Road. Reconstruction. Initial clearing and drainage has been completed on the length between Kurmond Road and the timber bridge. Theft of fallen timber earmarked for use in Boundary Road Reserve was reported to Windsor Police and following their investigation the majority of ironbark logs were recovered.

Vollers Lane and Jordan Avenue are being prepared for seal and reconstruction on Warks Road has commenced.

Francis Street, Bourke Street and Jersey Street intersection has been completed.

Main Road improvement work on Comleroy Road between Single Ridge Road and East Kurrajong Road has been completed.

Main Road No.181, 4.6 - 5.5 km. from Webbs Creek Ferry. Pavement testing has been completed by D.M.R. laboratory and approval to seal this length has been given. Concrete slab for causeway 33 km. north of Webbs Creek Ferry has been poured and work is proceeding on the apron walls.

The North Richmond Drainage project has been completed and drainage work at George Road, Wilberforce, has commenced.

3. MAINTENANCE

Patching included	Scheyville Road	Freemans Reach Road
	March Street	Wilberforce Area
	Yarramundi Lane	Bells Lane
	Drift Road	Grose Vale Road
	Cornwallis Road	Upper Colo Road
	Wire Lane	Bowen Mountain Area
	Main Road No.182	
Grading included	Gow Lane	Panorama Crescent shoulders
	Terrace Road shoulders	Francis Street shoulders
	Londonderry Road shoulders	Main Road No.181

4. FLOOD MITIGATION

Cordners Corner. Earthworks on the levee bank adjoining Wellers' property have been completed and the installation of drainage pipes commenced.

5. PARKS & GARDENS

Street tree planting has been carried out throughout the McGraths Hill complex.

Following an outbreak of skin complaints, Rhus trees from Town Street, Hobartville were removed and will be replaced with Bottlebrush and Chinese Tallowwood. The Rhus will be relocated to the heavy vehicle parking b ay at Wilberforce where vandals recently removed planted trees. Fourteen advanced trees were also stolen from the McGraths Hill Shopping Complex planting.

Tree pruning has commenced in the town areas and will continue through June.

6. SEWERAGE

Pitt Town Scheme. Reticulation work is well advanced and completion of this is anticipated in mid-May. Electrical work on pumping station is under way and pressure testing of reticulation mains will be carried out mid-May.

7. SCHOOL PROJECTS

Colo High Amenities - construction completed awaiting installation of power.

Bilpin and Glossodia multi-purpose courts have been surfaced, fencing to follow.

8. SUBDIVISIONS

Elizabeth Street and William street extension at North Richmond nearing completion.

Sherwood Street, Kurrajong extension - formation and drainage completed, kerb and gutter construction commenced.

9. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

File S.81/27. Applicant/Owner: J.J. & P.J. Roche. Subdivision of Lot 400, DP 210303 and Lot 2, DP 27352 Currawong Cres. and Gunbower Road, Bowen Mountain creating two (2) allotments having resultant areas of 1.25 and 4.9 ha.

File 202/61/80. Applicant: C.D. Barker Surveys. Owner: D.A. Cameron. Subdivision of Lot 1 DP 62351, Hilltop Road,Tennyson creating two (2) allotments having resultant areas of 10 ha. and 21.16 ha.

10. RIGHT OF WAY LOT 12 DP 546556 - SEWAGE PUMPING STATION, HARRIS STREET, WINDSOR (FILE R12/2)

Plans showing the right of carriageway and section 88B instrument have been prepared to provide a right of way in favour of K. Wellington, owner of Lot 10 and are in accordance with the requirements of Council.

IT IS RECOMMENDED THAT the documents be completed under seal of Council.

11. STAFF - RETIREMENT - MR. J.R. BAILEY (FILE S1/1; S1/8P)

Mr. J.R. Bailey retired from Council service on 8th May, 1981, after 26 years of continuous service. During the bulk of this time Mr. Bailey was in charge of the works in the Macdonald Valley and St. Albans area and rendered quite valuable assistance to Council and the community during this period.

It is felt that in recognition of his services, a testimonial of such service be given under Council's Common Seal and that a suitable memento be presented with such testimonial.

IT IS RECOMMENDED THAT Mr. J.R. Bailey be invited to attend this meeting and be presented with the testimonial of service, together with a memento in recognition of his past service to Council and the Macdonald Valley community.

12. NATURAL GAS SUPPLY (FILE B6/20)

Advices have been received from the Australian Gas Light Company of proposals to extend a pipeline for natural gas supply from the Sydney/ Newcastle pipeline through to the R.A.A.F. Base, Richmond. Further, the above reticulation from that pipeline will be made into the industrial area, South Windsor, affecting Walker and Ham streets. It is understood that further proposals are envisaged by the A.G.L. and information relating to these extensions will be presented to Council when such are available.

Controls on this development are excluded under the Windsor Planning Scheme and the construction where it affects public roads will be undertaken in accordance with specifications approved by the Shire Engineer.

IT IS RECOMMENDED THAT this information be received.

13. LOCAL GOVERNMENT ENGINEERS CONFERENCE

Although affected by heavy rain on the Monday, the field day at the N.S.W. Federation of Soccer Clubs around Parklea provided an extensive display of plant and equipment and was incorporated as the first day of Local Government Week.

As well as presentation of a number of technical papers, addresses were presented by officers of the Department of Main Roads, Department of Public Works, with panel discussion on the Corporate Management Manual for Local Government.

The Department of Main Roads have issued a new manual (MR Form 76) Pavement Thickness Design, to provide for improvement and further refinement in the determination of the thickness and for evaluating the factors required for pavement design purposes.

A paper by R.J. Gonsalves, City Engineer, Tamworth City Council, on Urban/ Stormwater Drainage Responsibility - Council Developer with regard to the law and tribunal decisions provided considerable discussion on his premises that Council must be prepared to contribute to drainage schemes in new residential development.

14. TRAFFIC AUTHORITY OF N.S.W. - SEMINAR - SYDNEY - ROAD HIERARCHY PLAN (FILE T10/1)

The seminar was attended by the Deputy Engineer where papers were presented on the basis for determining a road hierarchy, together with a contributed paper on the need to establish "Truck Routes".

Mr. John Coady, a consultant to the Traffic Authority, on the preparation of the Sydney Road Hierarchy Plan will visit and maintain contact with this Council in determination of a Road Hierarchy for this area.

The classification system to be adopted is as follows and Council's road system should be classified accordingly:

> ARTERIAL ROADS - predominantly carry through traffic from one region to another forming principal avenues of communication for metropolitan traffic movements. They are usually part of the proclaimed Main Road system, including highways and freeways. Freeways are those roads having full access control and grade separated intersections, whose primary function is to service large traffic volumes.
>
> SUB-ARTERIAL ROADS - connect the arterial roads to areas of development or carry traffic directly from one part of a region to another. They may also relieve traffic on arterial roads in exceptional circumstances.
>
> COLLECTOR ROADS - connect the sub-arterial roads to the local road system in developed areas.

LOCAL ROADS - are the sub-divisional roads within a particular developed area. These are used solely as local access roads, but traffic volumes and types of vehicles will depend on the intensity and nature of the development - e.g. residential, commercial, industrial, recreational, etc.

R.F. Cranston,
SHIRE ENGINEER

DEPUTY SHIRE HEALTH AND

BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 12/5/81

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.

No.		Type of Building	Estimated Value	
49	(56)	New Dwellings	$1 748 239	($1 822 202)
52	(50)	Additions to Dwellings	237 976	(258 347)
2	(1)	Residential Flat Buildings	350 000	(130 000)
15	(14)	New Buildings other than Residential	252 200	(144 901)
5	(4)	Additions to Buildings other than Residential	85 000	(183 370)
4	(4)	Swimming Pools	28 220	(27 882)
127	(129)		$2 701 635	($2 536 702)

Building applications approved to date during 1981. Approvals for the corresponding period during 1980 shown in brackets.

No.		Type of Building	Estimated Value	
208	(265)	New Dwellings	$7 950 253	($8 719 450)
199	(189)	Additions to Dwellings	1 095 844	(785 078)
4	(3)	Residential Flat Buildings	449 000	(224 000)
52	(54)	New Buildings other than Residential	1 128 538	(712 783)
14	(13)	Additions to Buildings other than Residential	348 680	(233 434)
38	(36)	Swimming Pools	259 476	(177 270)
515	(560)		$11 231 791	($10 852 015)

Government Contracts let to date during 1981	
Previously listed	$334 531
Government Contracts let during corresponding period 1980	
Housing Commission of New South Wales 6 Aged Units at Windsor	$139 546
Total value of development to date 1981	$11 566 322
Total value of development for corresponding period 1980	$10 991 561

A.B. Sheridan
Deputy Health & Building Surveyor

CHIEF TOWN PLANNER'S REPORT

ORDINARY MEETING - 12TH MAY, 1981

The Shire Clerk,
WINDSOR

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

A submission has been received from P.S. Graham and Associates, Surveyors, referring to a number of matters contained in my report on the application referred to in Item 6 of Correspondence in the report to the Development Committee to this meeting.

All of these items most probably can be answered in a future application to this Council, however the main consideration as requested by the Department of Environment and Planning is whether Council will favour a variation of the I.D.O. 3 Colo with the preparation of a Local Environmental Plan to allow the extractive industry involving the reshaping of the site and removal of excess material.

IT IS RECOMMENDED THAT the report be 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.

The above proposal was deferred by Council on 14/4/81 and the applicant requested:

1. To submit an amended plan showing the storage tank totally below the existing ground level.

2. To submit details:

   (a) of water source for the water storage tank;
   (b) to ensure continual supply of water;
   (c) on the population to be supplied by the water and means of that supply;
   (d) on the means of water treatment to ensure purity for domestic supply as stated in the application;
   (e) scour outlet to the culvert in Lt. Bowen Road;
   (f) of future use for existing dam on site;
   (g) of any environmental and ecological effect the supply of water to the storage tank could have on natural supply of water in the area.

An amended plan has been submitted showing the tank mostly below the natural surface and, with the filling in of the existing dam, will only require small batters into the top of the tank so that it will be below finished ground level.

In reply to Item 2 the applicant has stated as follows:

(a) Water will be supplied by a pumping plant, licensed for the purpose, and situated at Burralow Creek.
(b) Based on water supply design criteria adopted by the Metropolitan Water Sewerage and Drainage Board, when all lots on the Belvedere Estate are developed the water supply:
   - storage will exceed requirements by approximately 180%;
   - rising main supply capacity will exceed requirements by approximately 300%;
   - reticulation equipment and main capacity will exceed requirements by approximately 20%.

By way of general comment, the capacity of the plant at the supply source is 325,000 litres per day. In the past 11 years it has always been operated continuously at that capacity sometimes for weeks at a time during dry weather periods for the supply of domestic, livestock and irrigation water.

The period June 1980 to early January 1981 was abnormally dry and following one of the longest low rainfall periods on record. Many N.S.W. public water supplies had critically low reserves and were obliged to impose strict and harsh demand restrictions.

On each of three occasions during November and December 1980 the plant was operated at full capacity to supply water for Colo Council and Belvedere Road construction works.

The lowest source flow rate ever experienced in over 11 years was during the last week of December 1980 when it fell to approximately 30% of pump capacity at 98,000 litres/day. At that flow rate the system was capable of supplying every lot on Belvedere with approximately 2.3 times the typical inner Sydney suburban area rate of demand for single dwellings or 1.5 times the average rate of demand for a typical high consumption single dwelling residential district in the Metropolitan Water Sewerage and Drainage Board area.

The source flow rate again exceeded pump capacity when 42.2mm of rain was recorded at Kurrajong Heights on 30th and 31st December, 1980.

(c) Water will be supplied to the residents of all 45 residential lots on the Belvedere Estate, when fully developed, i.e. D.P. 261139 and D.P. 258694. The means of supply will be by existing reticulation mains and an integrated pumping unit which will be substituted for the unit now in operation when demand requires it.

(d) (i) Chlorination of the supply will be effected by:

- Precision Diaphragm Chlorine Metering Pump.
- Flow switch feeder control.
- Type 1000 Comparator for measurement and control of chlorine residual and pH.

(ii) pH correction will be carried out by chemical treatment on a batching system.

(iii) The two attached water analyses reveal that the water is of excellent quality. They disclose absolutely nothing which could be construed as deleterious to potability or as injurious to health. The quality is superior to the criteria for potable water adopted by the World Health Organisation, N.S.W. Public Works Department and N.S.W. Health Commission, subject only to chlorination and pH correction.

The test sample collected on 13th June 1969 was taken after a period of almost 8 weeks during which only 63mm of rain was recorded at Kurrajong Heights.

The sample collected on 23rd October 1972 was taken after 124.7mm (almost 5 inches) of rain had been recorded at Kurrajong Heights during the preceding 8 days.

(e) The scour outlet from the storage will be piped through 100mm A.C. pipe along water supply and drainage easements to the culvert inlet in Lt. Bowen Road.

(f) The existing dam is "to be demolished and dam site excavation back filled and compacted to approximately original ground surface contours" as noted on the site plan.

(g) When the Belvedere Estate is fully developed the draw off from the water source, during dry weather, will be equivalent to about one quarter of the rate previously used. The effect on "the supply of water in the area" will have been substantially reduced. It will be a fraction of that authorised by the License issued by the responsible authority viz. The Water Resources Commission.

During periods of rainwater run off the effect of operating the installation will be infinitesimal.

The applicant has also requested that he be advised under what authority Council can consider an existing water supply. It appears that the water supply is to be changed from one of irrigation to a domestic water supply and the Health Surveyor advised that the Council then becomes concerned under the provisions of the Public Health Act, 1902, as amended.

The amended plans have been examined by Council's officers and subject to satisfactory monitoring and treatment of the water the plans appear satisfactory.

It is pointed out however that under Clause 26 of I.D.O. 3 Colo a requirement of 30,000 litre water storage still applies to each lot for the erection of a dwelling and a local environmental plan would need to be prepared to remove this requirement from the Order.

IT IS RECOMMENDED THAT approval be granted in accordance with plans numbered 81.005, site plan dated 16/2/81, elevation plan dated 22/4/81, application dated 18/2/81 and letter received 23/4/81 subject to the following conditions:

1-2. Standard conditions (a) and (c).
3. A detailed plan of landscaping of the site to be submitted with the building application.
4. The supply of water to the storage tank shall be via an approved rising main. The pumps shall be to the dimension and capacity as determined by Council's Engineer. The pumps shall be in duplicate as is standard procedure with any water supply system. All waste sump oil and fuel used with the pumps shall be disposed of to the satisfaction of Council's Health Surveyor. The pumps shall be sited and housed as directed by Council's Engineer and Health Surveyor. An access road shall be provided to the pump to the satisfaction of Council's Engineer.
5. The ~~elimination~~ plant shall be fully automatic, installed and operated to the satisfaction of Council's Health Surveyor and the Health Commission of New South Wales. A break point chlorination method shall be used with break point chlorine of 1 ppm for 60 minutes leaving a residual of free chlorine of 0.5 ppm.
6. The pH shall be maintained at 7 at all times.
7. Council's Health Surveyor shall have access to the draw-off point at the pump site and to the storage tank directly after chlorination for sampling of all water to ensure that it complies with current Health Commission drinking water quality criteria.
8. Compliance with the requirements of the Metropolitan Water Sewerage and Drainage Board, the Health Commission and all other government and statutory authorities concerned with the proposed installation.

R.A. Cole,
Chief Town Planner

that matter be deferred, pending E.I.S. etc.

CHIEF LIBRARIAN'S REPORT.

ORDINARY MEETING - 12th May, 1980.

The Shire Clerk,
WINDSOR.

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

From September 18th to 26th, Australian Library Week will be celebrated. This year the slogan is "Get booked at your library". The Australian Library Promotion Council sponsors a report each year to coincide with this week's activities, and this year the title will be "Libraries and disabled persons". The Australian Library Promotion Council will also be producing a book list called "Handicapped children in children's b●●ks".

Funds have been made available through the Australian Library Promotion Council for paying guest authors. An invitation has already been extended and accepted by children and teenage author, Hesba Brinsmead Hungerford. Originally, funds would have come from the library's allocation. However, it is suggested that in view of the possibility of a grant that a submission be prepared and forwarded to the Australian Library Promotion Council.

IT IS RECOMMENDED THAT a grant application be submitted to the Australian Library Promotion Council for the sum of $200.

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

The activities and displays organised for this week generated considerable interest. They were as follows:

Exhibitions of Photographs.

Windsor Central Library. Macquarie Towns Preservation Society exhibition of Restoration Photographs, also, screenings of the Society's own 8 mm. film on the subject of preservation and restoration.

Council Chambers. Collection of photographs of Windsor and Richmond in 1879. These photographs are kept at the Central Library.

Historical Buildings open for inspection.	Number of visitors.
Fairfield House	190
Windsor Court House	400
Loder House	70
"Crescentville" Crescent Cottage	70
The School ●f Arts, Richmond.	40

Tours.

Walking tour of Windsor arranged by Hawksbury Hist.Soc.	60
Bus tours of Richmond, Windsor & Pitt Town arranged by Macquarie Towns Preservation Society.	106

Miscellaneous.

Gallery, in the basement of Toxana, Macquarie Towns Arts Society held a paintings and craft exhibition with items for sale.

Hawkesbury Historical Museum	238

Australiana Pi●neer Village allowed children under 14 accompanied by an adult, free admittance.

Guest speaker for Heritage Week.

Architect, Orchard Somerville-Collie was guest speaker at the Central Library and his topic was "Promoting Historic Buildings". One of his methods for promoting interest in historic buildings is by designing scale card models that can be readily assembled by all ages from 9 years upwards. It is hoped that such an idea could be incorporated into the promotion of historic buildings in the Hawkesbury area. 19 people heard his talk. The film on loan from the Macquarie Towns Preservation Society was also screened.

Heritage Week was publicised through the local media but it is hoped in future to have the programme planned well in advance so as to be able to capitalise on the wide publicity organised by the Heritage Week Committee throughout New South Wales. It is also hoped to involve the schools, thereby encouraging an appreciation and awareness of the historical significance of this area, in the youngest members of our community.

Conclusion.

Heritage Week was generally considered a success and it was pleasing to note the wide community involvement that it engendered. Some activities were more successful than others, and with an eye to the tourist potential of this Week, much could be gained in future.

For Council's information.

IT IS RECOMMENDED THAT the report be received.

Julia Brown,
Chief Librarian.

Report of the W.S.R.O.C. Meeting and Special Meeting held at the Baulkham Hills Shire Council Chambers on Thursday, 9th April, 1981 and attended by Councillor J.J. Horrex and the Deputy Shire Clerk Administration.

SPECIAL MEETING TO PROPOSE A COMPANY FOR THE PURPOSES OF W.S.R.O.C. GROUP APPRENTICESHIP SCHEME

It was resolved that :

a. Messrs.Dawson Waldron, Solicitors, attend to the incorporation of a company to be named "WSROC Group Apprentices".

b. The draft Memorandum and Articles of Association be adopted, subject to amendments.

c. The annual subscription fee payable by each member be $100.00.

d. Alderman J.Lynch, Chairman of WSROC be appointed as Chairman; Alderman D.Turtle, Deputy Chairman of WSROC be appointed as Deputy Chairman; the Regional Development Officer be appointed as Secretary until such time as a Group Apprenticeship Master is appointed; and that Councillor H.F. West be appointed as Treasurer of the proposed Company.

e. The registered office of the Company be situated at Suite 2, 50 Flushcombe Road, Blacktown.

f. To advertise the position of Apprentice Master as soon as possible.

W.S.R.O.C. MEETING

Voting Rights of Delegates, Amendment to Constitution

It was resolved that Section 5 of the Constitution be amended to read:

"5. Representation :

(i) Constituent Councils may be represented by two Aldermen or Councillors of the Council, with each Council having two votes. Any other member of a Council may attend and speak on any matter, but shall not have voting rights."

Regional Organisation Budget 1981.

It was resolved that the Budget be accepted as presented.

Administrative Matters

It was resolved that the position of Assistant Regional Development Officer be advertised. An interview panel was appointed.

Legal Status of the Organisation

It was resolved that representations be made to the Minister for Local Government for amendment to the Local Government Act to allow Councils to join with private enterprise or sporting clubs, to conduct joint ventures such as tourist authorities, regional organisations of Councils and joint entrepreneurial activities.

Employment Matters

Report of Employment Development Committee

It was resolved that there be a deputation to the Ministers for Transport and Main Roads on the Five Year Road Programme.

Urban Land Release

Report - "A Preferred Approach to the Financing & Development of Residential Land Releases in Western Sydney".

It was resolved to adopt the report and that :

a. The Organisation :

i. Forward the report to the Premier and Treasurer, the Deputy Premier, and the Ministerial members of the Development Co-ordinating Committee of Cabinet for their urgent attention; and seek meetings with these Ministers and a deputation to the Premier.

ii. Then forward copies of the report to all State & Federal M.P.s representing the Western Sydney area and Senators for N.S.W. seeking their support and assistance in making representation to the Ministers named in (i) above.

iii. Formally provide the report to all Mayors and Aldermen of member Councils.

iv. Formally submit the report to the Urban Development Committee and to the W.S.Planning & Development Committee.

v. Submit the report to the Federal & State Grants Commission, to the Federal Ministers for National Development, Housing and to the Federal Treasurer.

vi. Seek deputations with Ministers, M.P.s and Departmental Officers, as appropriate, through the Chairman and the Regional Development Officer to present the matters raised in the report.

vii. Ask the Town Planners Committee to keep a watching brief on progress of the report, and also request the City Treasurers and Administrative Committee to further advise it of subsequent actions arising from the report.

And that the report be made as a submission in response to the advertisement as appeared in the S.M.H. dated 5/4/81 from the Minister for Housing on the Review of Housing Policy.

It was further resolved that the Town Planners Committee and Mr.Martin Payne prepare a report on the possible machinery whereby the initial needs of specific residential land releases can be assessed in detail and the up front costs of the provisions of such services and facilities can be adequately finalised.

Promotions Matters

The Promotions Committee has decided to hold a Special Meeting in May with a view to developing some new concepts on how they can have a marketing approach in the 80's; with a set of machinery processes which will allow the Region to demonstrate to the public that it can attract business and promote the Western Region for industrial development. The Committee has requested the Marketing and Promotions Manager to concentrate on raising funds between now and the end of June.

Information

It was resolved that the Organisation confirm the Chairman as a further WSROC delegate on the Board and confirm Ms.Julia Brown as the joint delegate of WSROC and the State Library.

W.S.A.A.S.

It was resolved to prepare a submission to the Minister to be vetted and approved by WSROC delegates on the Priority Rating Committee.

NEXT MEETING

The next meeting of the Regional Organisation will be held on 11th June at 7.00 p.m. at the Hawkesbury Shire Council.