

Hawkesbury Shire Council BUSINESS PAPER

10/11/81

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 13th October, 1981 commencing at 7.30 p.m.

PRESENT: Councillor B.E. Brown, President, and Councillors 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, R.F. Rotherham and C. Sullivan.

CONFIRMATION OF MINUTES

- 556 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the Minutes of the Ordinary Meeting of Council held on 8th September, and the Special Meetings of Council held on 9th, 24th and 29th September, 1981, having been circulated amongst the members of Council be confirmed.

NOTICES OF MOTIONS

- 557 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that Council have discussions with the landowners involved with a view of obtaining road access through their properties for people residing in Leetsvale.
- 558 RESOLVED on the motion of Councillor Knight seconded by Councillor Rose that Council express concern to the Minister for Education, The Hon. Mr. Mulock, M.P. in regard to the cessation of subsidised bus service to certain children attending Freemans Reach Public School, for the following reasons:

1. Council considers that the road, especially on the hill between the school and the main population centre of Freemans Reach is unsuitable and dangerous to pedestrian and bicycle traffic.
2. In view of the fact that Freemans Reach School is located on flood prone land preventing any further building programs at the school and that future plans are to relocate the school on land near the population centre, Council feels that it would be impractical and irrational to spend the huge amount of money necessary to construct footpaths and make other necessary improvements to cater for such traffic.

Council requests the Minister for Education to consider maintaining the subsidy for these children until such time that the school be relocated as planned.

Moved by Councillor Knight seconded by Councillor Rose that Council restructure its meeting times as follows:

1. Full Council meetings be held twice per month on the second and last Tuesday of each month commencing at 7.30 p.m.
2. Committee meetings be held on the afternoon of each of the abovementioned Tuesdays with a break for dinner at 6.30 p.m.
3. Committee reports be made to open Council at the Council meeting to be held in two or three weeks, depending on whether the month has four Tuesdays or five Tuesdays, except that Committees have the authority to refer urgent matters to Council for consideration to the meeting of Council to be held following the Committee meeting on that day.
4. Inspections requiring significant time be referred to 'inspections' on the afternoon prior to the next Committee day with this policy being flexible to cater for any urgent matter or remote inspections.

5. That any Committee business not concluded by 6.30 p.m. be deferred until after the Council meeting and usual 'cup of tea' provided for the public.
6. In general commencing time for the twice monthly Committee meetings be set at about 3.00 p.m. with this time being adjustable either way according to anticipated workload.

An amendment was moved by Councillor Rotherham seconded by Councillor Horrex that Council restructure its meeting times as follows:

1. Full Council meetings be held twice per month on the second and last Tuesday of each month commencing at 7.30 p.m. for a three months trial period beginning February, 1982.
2. Committee meetings be held on the afternoon of each of the abovementioned Tuesdays with a break for refreshments at 6.30 p.m.
3. Committee reports be made to open Council at the Council meeting to be held in two or three weeks, depending on whether the month has four Tuesdays or five Tuesdays, except that Committees have the authority to refer urgent matters to Council for consideration to the meeting of Council to be held following the Committee meeting on that day.
4. Inspections requiring significant time be referred to 'inspections' on the afternoon prior to the next Committee day with this policy being flexible to cater for any urgent matter or remote inspections.
5. That any Committee business not concluded by 6.30 p.m. be deferred until after the Council meeting and usual 'cup of tea' provided for the public.
6. In general commencing time for the twice monthly Committee meetings be set at about 3.00 p.m. with this time being adjustable either way according to anticipated workload.
7. After completion of the three months trial period Council to decide whether or not to continue or revert back to the previous procedure.

The amendment was put and lost.

The motion was then put and lost.

CORRESPONDENCE

A1. DEPARTMENT OF MAIN ROADS, N.S.W. - MAIN ROAD NO. 184, WINDSOR ROAD - MAIN ROAD NO. 181, PITT TOWN ROAD - PROPOSED ACCESS TO COMMERCIAL CENTRE. C51/6, B6/82.

- 559 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the information be received.

A2. GLOSSODIA PROGRESS ASSOCIATION - ANNUAL GENERAL MEETING. A7/16, P12/17.

- 560 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the information be received.

A3. THE WHEELCHAIR AND DISABLED ASSOCIATION OF AUSTRALIA - INTERNATIONAL YEAR OF DISABLED PERSONS. 805-3.

See letter A5.

A4. LOCAL GOVERNMENT SUPERANNUATION BOARD - LOAN. B23/13.

- 561 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that the action taken in accepting the offer be endorsed, an application be made for the Governor's approval and the seal of Council be affixed to the application and the Mortgage Deed.

A5. THE WHEELCHAIR AND DISABLED ASSOCIATION OF AUSTRALIA - REHABILITATION SERVICES. 805-3.

- 562 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that a letter be forwarded to the Association advising that it is Council's policy to allocate two days each year to local organisations and asking for details of the proposed method of seeking support within this area.

A6. SENIOR CITIZEN CENTRES - PEOPLE OR PALACES. C48.

- 563 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that Council's delegates on the New South Wales Council on the Ageing Ltd. attend the Conference.

A7. WINDSOR CHAMBER OF COMMERCE - KERB & GUTTER PROGRAMME, GEORGE STREET, WINDSOR. A7/20, W280/1.

- 564 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the works for the reconstruction of the kerbing and footpaving in George Street, Windsor from Coles to Fitzgerald Street not proceed until the underground installation of Prospect County Council is completed and that provision be made in the Estimates for 1982 for carrying out the subject works, and the Engineer investigate if this work cannot be transferred to the opposite side of the road.

A8. ST. GEORGE BUILDING SOCIETY LTD. - LOAN. B8/105.

- 565 RESOLVED on the motion of Councillor McEwan seconded by Councillor Knight that the offer be accepted, an application be made for the Governor's approval and the seal of Council be affixed to the application and the Mortgage Deed.

A9. STATE SUPERANNUATION BOARD - LOAN FUNDS 1981/82. B23.

- 566 RESOLVED on the motion of Councillor McEwan seconded by Councillor Knight that the offer be accepted, an application be made for the Governor's approval and the Seal of Council be affixed to the application and the Mortgage Deed.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 567 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that letters B1 to B28 be received and appropriate replies forwarded where necessary.

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - NOMINATIONS FOR OFFICE BEARER AND EXECUTIVE MEMBER. C6/26.

B2. MINISTER FOR YOUTH AND COMMUNITY SERVICES, R.F. JACKSON - OCCASIONAL CARE CENTRE GRANT. C13/13.

B3. MINISTER FOR COMMUNICATIONS, MR. I. SINCLAIR - TELEPHONE SERVICES IN THE HAWKESBURY DISTRICT. P5/1.

B4. MINISTER FOR COMMUNICATIONS THROUGH MR. A.G. CADMAN, MEMBER FOR MITCHELL - GLOSSODIA POST OFFICE. P5/1.

B5. DEPARTMENT OF SOCIAL SECURITY - RICHMOND NEIGHBOURHOOD CENTRE, WILBERFORCE CHILDREN'S NEIGHBOURHOOD CENTRE. C13/12.

B6. DEPARTMENT OF MAIN ROADS - PROPOSED SIGNALS, INTERSECTION OF GROSE VALE ROAD AND BELLS LINE OF ROAD, NORTH RICHMOND. T1/1, 927.

B7. UPPER HAWKESBURY POWER BOAT CLUB - APPRECIATION. H5/4.

B8. DEPARTMENT OF SERVICES - FIRE CONTROL OFFICER. 840-5, S1/8P.

B9. DEPARTMENT OF LOCAL GOVERNMENT - EXTENSIONS TO HEADQUARTERS BUILDING. B6/14.

B10. STATE RAIL AUTHORITY OF NEW SOUTH WALES - RAILWAY LAND ADJOINING WINDSOR RAILWAY STATION. A6/1, 665-369.

- B11. GROSE VIEW PRIMARY SCHOOL - ANNUAL ARTS & CRAFTS EXHIBITION. I5/1.
 B12. DAVID RECKLESS - DEVELOPMENT OF THE PENINSULA. 625-205.
 B13. ALAN CADMAN, M.P., MEMBER FOR MITCHELL - FUNDING FOR WINDSOR/COLO
 FAMILY DAY CARE SCHEME. C43/6, C13/12.
 B14. P.G. MASON, PRINCIPAL, CATTAI PUBLIC SCHOOL - APPRECIATION. A5, A3/1.
 B15. ALAN CADMAN, M.P., MEMBER FOR MITCHELL - FUNDING ALLOCATIONS FOR
 CHILDREN'S SERVICES. C43, C13/1.
 B16. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR - MARKING OUT OF PLAYING
 FIELDS. C44/1, C4/2.
 B17. D. & S. KULLANDER - APPRECIATION. A3/1.
 B18. HOLBROOK SHIRE COUNCIL - CONSTRUCTION WORKS, NATIONAL HIGHWAYS. R1/1.
 B19. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - TRAINING & DEVELOPMENT UNIT.
 S1/17.
 B20. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR - AMENDMENT OF ORDINANCE
 NO. 70 ("BUILDING") UNDER LOCAL GOVERNMENT ACT, 1919. C44/1, C4/2.
 B21. PENRITH CITY COUNCIL - JOINT COUNCILS' RIVER ADVISORY COMMITTEE. H100-4.
 B22. HEALTH COMMISSION OF NEW SOUTH WALES - BABY HEALTH CENTRE, WINDSOR
 APPRECIATION. A5.
 B23. KURMOND P. & C. ASSOCIATION - APPRECIATION. A5.
 B24. J. & D. LINDOP - GARBAGE TIPPING FEES. 270-12.
 B25. TOTAL ENVIRONMENT CENTRE - ENERGY CONSERVATION. M135.
 B26. J.M. SMAIL GEORGE P. RHODES & CO. - PROPOSED VARIATION OF PLANNING
 INSTRUMENT TO ALLOW SUBDIVISION AT EAST KURRAJONG - MRS. P. BOYD.
 1377-2.
 B27. MRS. P. BOYD - PROPOSED VARIATION OF PLANNING INSTRUMENT TO ALLOW
 SUBDIVISION AT EAST KURRAJONG. 1377-2(C).
 B28. MRS. KAY WILSON - MELALEUCA MEANDER SCHOOL. DA470/81.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	11705 - 12640	1,465,507.36
General Loan Account No. 2	417830 - 417831	239,310.38
General Loan Account No. 3	417827	50,000.00
General Loan Account No. 9	417828	100,000.00
General Loan Account No. 10	417826	50,000.00
General Loan Account No. 12	417832	50,000.00
General Loan Account No. 14	417829	290,679.15
Sewerage Local	282105	96,531.48
Trust Fund	176 - 300	2,429,007.59
Main Roads Trust	262206	208,864.00
		\$4,979,899.96

SHIRE ENGINEER'S REPORT

1. HAWKESBURY SHIRE STATE EMERGENCY SERVICES HEADQUARTERS BUILDING. 96.

- 569 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson
 that before any further action is taken in this matter, the proposals regarding
 the erection of a pumping station and the moving of the S.E.S. building be
 advertised so that the public can be made aware of what is proposed.

4. QUESTIONS WITHOUT NOTICE - ORDINARY MEETING 11/8/81.

Councillor Rose referred to the lack of play grounds in this area for
 the children and the Engineer undertook to bring forward a further report
 on this matter.

SHIRE HEALTH SURVEYOR'S REPORT1. GARBAGE SERVICES. 270-13.

- 570 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the Shire Health Surveyor submit a further report integrating the bin type service in some of the existing Windsor areas.
- 571 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Items 2 to 8 of the Finance Committee's Report dated 29th September, 1981 as recorded on Pages 1 to 5 of the Minutes of the Finance Committee be adopted with the exception of:

Shire Engineer's Report Item 1 - State Emergency Services -
Headquarters Building
Shire Health Surveyor's Report Item 1 - Garbage Services

which have already been considered by Council, Minute Nos. 569 and 570.

WORKS COMMITTEE'S REPORTSHIRE ENGINEER'S REPORT2. PRICE LANE, AGNES BANKS. 665-1637.

Councillor Horrex asked if the Engineer would take the road width situation into consideration when the resurfacing work is done on Price Lane.

- 572 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Works Committee's Report dated 29th September, 1981 as recorded on Pages 1 to 7 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORTDEVELOPMENT APPLICATIONS2. MELALEUCA MEANDER SCHOOL. DA470/81.

The President advised that the matter had been referred to the Department of Education for comment and the matter should be deferred until those comments were received.

- 573 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that the application be deferred.

7. DECKS BUILDING SUPPLIES PTY. LTD. DA402/81.

- 574 RESOLVED on the motion of Councillor Michael seconded by Councillor Rose that the application be deferred until the next Development Committee meeting.

CORRESPONDENCE2. J.M. SMAIL, GEORGE P. RHODES & CO. DA32/80.

Councillor Rose stated that he understood that this matter had been submitted to the Ombudsman and asked had anything been received at this stage.

The President advised that a letter was received by Council from the Ombudsman and a reply had been forwarded.

- 575 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Horrex that the letter from the Ombudsman be made available to the meeting.

The Shire Clerk read to the meeting in full the letter received by Council from the Ombudsman dated 16th September, 1981. The Shire Clerk stated that in view of the allegations in the letter he felt it was necessary that the letter by Council to the Ombudsman in reply should be also read to Council.

The Shire Clerk then proceeded to read in full Council's reply to the Ombudsman.

SHIRE PLANNER'S REPORT

12. GOLAC PTY. LTD. - EAST KURRAJONG. 68A/191/77.

Moved by Councillor McEwan seconded by Councillor Rotherham that Council not accept the recommendation of the Committee.

- 576 An amendment was moved by Councillor Dunn seconded by Councillor Knight that R.W. Corkery & Co. be advised that Council is not prepared at this time to consider any other extractive operations on the area until the company has indicated that it can work the present deposit in a satisfactory and planned manner in accordance with the conditions of approval and those incorporating a future restoration programme.

Councillor McEwan, with the approval of the seconder, withdrew the motion.

The amendment was then put and carried.

15. DEVELOPMENT ON LAND AT WHEENY CREEK. 5065.

- 577 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that this item be deferred for consideration in conjunction with the Shire Planner's report Item 7.

16. PROPOSED VARIATION OF PLANNING INSTRUMENT TO ALLOW SUBDIVISION AT EAST KURRAJONG. 1377-2.

Moved by Councillor Rotherham seconded by Councillor Rose that Council not further support the proposed variation to the current Planning Instrument to allow a subdivision of land at East Kurrajong, being Lot 3 in D.P. 247397.

The motion was lost.

- 578 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that Council further support the proposed variation to the current Planning Instrument to allow a subdivision of land at East Kurrajong, being Lot 3 in D.P. 247397.
- 579 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Development Committee's Report dated 29th September, 1981 as recorded on Pages 1 to 12 of the Minutes of the Development Committee be adopted with the exception of:

Development Application Item 2 - Melaleuca Meander School
Development Application Item 7 - Decks Building Supplies
Shire Planner's Report Item 12 - Golac Pty. Ltd.
Shire Planner's Report Item 16 - Subdivision at East Kurrajong

which have already been considered by Council, Minute Nos. 573, 574, 576 and 578 respectively.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

RIDINGS COMMITTEE

- 580 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Ridings Committee's Report dated 24th September, 1981 as recorded on Page 1 of the Minutes of the Ridings Committee be adopted.

HAWKESBURY SHIRE TOURISM COMMITTEE

The Shire Clerk reported that as the Hawkesbury Shire Tourism Committee has delegated authority under Sections 520 and 530A of the Local Government Act, the report is for Council's information only.

- 581 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the report be received.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

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

1. SHORTAGE OF INDUSTRIAL LAND AND PROPOSED PURCHASE OF 38 ACRES, CNR. HAM STREET & FAIREY ROAD, WINDSOR. A2.

- 583 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that an offer be made to Unilever Australia Pty. Ltd. for the purchase of Lot 11, D.P. 596732, being an area of approximately 38 acres at the corner of Ham Street and Fairey Road, for \$480,000 on the following basis:

- a. Payment of \$200,000 on settlement.
- b. Payment of the balance of \$280,000 in March, 1983 subject to interest of 16% p.a. on the balance of \$280,000.

2. LEASE OF LIBRARY BUILDING - FITZGERALD STREET, WINDSOR. C51/13/b, C51/13/a.

- 584 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the action taken be endorsed.

3. COUNCIL MEETINGS - DECEMBER. C50/1.

- 585 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the information be received.

4. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. H7.2.

- 586 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Henry that the information be received.

5. SURVEY TO DETERMINE THE NEEDS OF THE HANDICAPPED AND DISABLED IN HAWKESBURY SHIRE - REPORT BY COMMUNITY PROJECT OFFICER

- 587 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Knight that:

1. Child Care

- (a) Application to Department of Sport and Recreation and Department of Youth and Community Services for extra funding to accommodate and integrate handicapped children in Vacation Play Centres.

- (b) Investigation into the feasibility of expanding the Occasional Care to cater for handicapped children by applying for funding to employ a specialist in caring for handicapped children two days a week.
- (c) Approach the "Westlink" Service run by the Uniting Church, Parramatta to expand their family based temporary care for handicapped children to the Hawkesbury Shire.

2. Buildings and Facilities

A committee be set up to examine implementation of amendments to the building code and to advise Council on the needs of the disabled.

The composition of the committee be as follows:-

- Shire President
- Shire Engineer
- Health & Building Surveyor
- Three handicapped or disabled persons or parents
- Madi Maclean, Handicapped Children's Services Development Officer.

3. Transport

- (a) Negotiate with the Urban Transit Authority and the local taxi company to provide multi-purpose modified taxis for the disabled.
- (b) Examine ways of improving the accessibility of public transport for the disabled.

4. Social and Recreation Clubs for the Handicapped and Disabled

In conjunction with specialist agencies, investigate the development of social clubs for the disabled and the improvement of recreational facilities to allow greater participation of the handicapped and disabled.

and a copy of the report be forwarded to the Hawkesbury area I.Y.D.P. Committee.

6. CERTIFICATES AS TO THE STATE OF ACCOUNTS WORK. A1/14.

- 588 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the information be received.

7. TOXANA BASEMENT GALLERY CO-ORDINATOR - REPORT BY COMMUNITY ARTS OFFICER.

- 589 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the report be received.

8. LEASE OF LAND - RICHMOND RAILWAY STATION - ITEM 13 SHIRE PLANNER'S REPORT, DEVELOPMENT COMMITTEE 29/9/81. D2/1.

- 590 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that no further action be taken in this matter until the information is available from the State Rail Authority.

9. W.S.R.O.C. MEETING 8TH OCTOBER. W275/5.

- 591 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that letters of congratulations be forwarded to both Alderman D. Turtle and Councillor Horrex on their election.

10. CONTRACTS AND DOCUMENTS FOR EXECUTION.

- 592 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Seal of Council be affixed to the undermentioned documents:

- Registrar General's ... Title Deeds - Realignment M.R. 181 - Main
 Department - Request Road - Vesting Lot 30, D.P. 236504 in Council
 under Real Property Act for Public Road.
- S.H.B.A. Pty. Ltd. ... Assignment of Lease, Lots 10 & 11, Riverview
 Street & 20/22 Bells Line of Road, North Richmond

11. BUSH FIRE BRIGADE OFFICE BEARERS - REPORT BY FIRE CONTROL OFFICER. 64-12.

- 593 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that the information be received.

SHIRE ENGINEER'S REPORT

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

1. GENERAL
2. CONSTRUCTION
3. MAINTENANCE
4. THE PENINSULA
5. FLOOD MITIGATION
6. PARKS & GARDENS
7. BICENTENARY PARK, HAM COMMON
8. GLOSSODIA COMMUNITY CENTRE
9. COUNCIL CHAMBERS EXTENSION
10. OTHER BUILDINGS
11. FIRE DAMAGE
12. OTHER ACTIVITIES
13. SUBDIVISION DEVELOPMENT
14. VANDALISM

Received.

15. VEHICLE TENDERS

- 595 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that:
- (a) the tender of Winford Motors for the supply of two Ford Falcon G.L. 4.1 L sedan cars in accordance with Council specification with trade in of Ford Falcons registered Nos. KDW 495 and KGE 534 at nett tender cost of \$2,728 and tender of Mitchell and Townsend for the supply of one VH Holden Commodore SL 3.3 L sedan in accordance with Council specification with trade in of Holden Commodore registered No. KKO 434 at nett tender of \$2,309, be accepted;
 - (b) the tender of Winford Motors for the supply of the Ford Trader 0509 Twin Cab Truck be accepted in the sum of \$10,000 and that the existing Toyota Tipper be transferred to the lawn cemetery at the trade in valuation.

16. TENDERS - GREENWAY CRESCENT - CLAREMONT CRESCENT, SEWERAGE

- 596 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the tenderers be advised that consideration of the tenders has been deferred pending receipt of approval from the Heritage Council to enter the Anglican Church grounds.

17. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

Received.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

- 597 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the Shire Health and Building Surveyor's Report be received.

1. BUILDING APPLICATIONS
2. EARTH WEEK 1981. 161

Received.

3. PREMISES - GROSE VALE ROAD, GROSE VALE - GARBAGE SERVICE. 12064-1.

- 598 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that an exemption from the service to this particular premises be given and the charge be waived.

4. KEEP AUSTRALIA BEAUTIFUL - TIDY TOWNS COMPETITION. G1/23

- 599 RESOLVED on the motion of Councillor Rose seconded by Councillor Dunn that the information be received.

5. REPLIES TO QUESTIONS WITHOUT NOTICE.

- 600 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the information be received.

TOWN PLANNER'S REPORT

- 601 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the Town Planner's Report be received.

1. SUBDIVISION OF LAND IN THE VILLAGE OF KURRAJONG. 202/52/80, 909-29.

- 602 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that with respect to the subdivision approval of Lot 15 in D.P. 581895 and Lot 20 in D.P. 13511 Old Bells Line of Road, Kurrajong, that:

1. Condition 2 of subdivision consent be varied to read, "For those lots where the Metropolitan Water Sewerage and Drainage Board is unable to provide reticulated supply within a reasonable time that a requirement of any subsequent residential development will be the provision of a storage capacity of 30,000 litres of water (minor departures may be permitted from this capacity with Council's consent).
2. Approval be granted to the staging of the subdivision as requested provided that stage 1 includes the construction of the remainder of the new road from the end of stage 1 to Old Bells Line of Road to a standard acceptable to Council's Engineer that includes formation, drainage, adequate pavement and the provision of a bituminous seal.

2. NORTH RICHMOND COMMERCIAL AREA. P160/21.

- 603 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that Council authorise negotiations with Prospect County Council to purchase Lot 19, Section A in D.P. 17017.

3. PRIVATE WATER SUPPLY TO SUBDIVISION AT BOWEN MOUNTAIN.

- 604 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that:

- (a) The company arrange to meet Council's officers and the National Parks and Wildlife Service on site to formalise condition 8.
- (b) With respect to the approval granted for the installation of a private water supply scheme on Burralow Creek to Braliama Pty. Ltd., that Cutler Hughes & Harris, Solicitors, be advised:
 1. With respect to conditions 4 and 6, the additional pump is required at the installation stage to ensure supply, particularly in the event of breakdown.

2. Condition 5, the suitability of the main will be determined following tests carried out to the requirements of the Shire Engineer.
3. Conditions 8 and 9, will be indicated to the applicants on site by the Shire Engineer and Shire Health Surveyor and will include consideration of submissions made by the National Parks and Wildlife Service.
4. The quality required in conditions 10 and 11 is to be interpreted as within the limits specified by the Health Commission for reticulated water supply.
5. Condition 15, will be the payment of Council's costs generally based on 2-4 inspections per year with additional inspections required only if there are indications of environmental or health problems with the supply.

Councillor Horrex asked if the letter received from the National Parks and Wildlife Service could be produced in full for the Council's information.

The Shire Planner advised that the letter had been taken into consideration in the report.

The Shire Clerk advised that the letter would be submitted to the next Development Committee meeting and printed in full. He pointed out that consent had already been given by the Council and if it had been an objection received prior to consent being given it would have come before Council at that time. This is the reason why the Shire Planner had handled the matter in this way.

The Shire Planner advised that approval was given subject to approvals by various Statutory Authorities and the National Parks and Wildlife Service was not included in those Authorities.

4. DEVELOPMENT APPLICATION - TURNIDGE NAUGHTON & KIMBER. DA518/81.

- 605 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the proposed subdivision of Portion 359, Town of Wilberforce, by the creation of six (6) residential sized lots be approved subject to standard conditions 2, 8 (\$3,400), 9, 11 and 12.

5. DEVELOPMENT APPLICATION - MR. R.A. ZAMMIT. DA597/81.

- 606 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the use of land being Lot 1, D.P. 221259 Windsor Road, Vineyard by the establishment of a veterinary hospital to operate in conjunction with existing boarding kennels be approved subject to:

- 1.-7. Standard conditions (a), (b), (c), (g), (i) 4, (l) and (p).
8. Compliance with Council's code for the standard of construction of veterinary clinics.

6. LAND IN JOHNSTON STREET, WINDSOR

- 607 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that negotiations be authorised with a view to purchase that portion of Portion 20 Parish of St. Matthew, being No. 21 Johnston Street.

7. DEVELOPMENT COMMITTEE INSPECTIONS.

- 608 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that a full report on the Wheeny Creek area be made available for the Development Committee's consideration at its next meeting.

CHIEF LIBRARIAN'S REPORT

- 609 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the Chief Librarian's report be received.

1. RE-GRADING - CO-ORDINATOR. S1/8P.

- 670 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the position of Co-ordinator be re-graded from Grade 5, \$287.00 p.w. to Grade 12, \$327.00 p.w.

2. HAWKESBURY HOUSEBOUND LIBRARY SERVICE.

- 671 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the report be received.

3. AUSTRALIAN LIBRARY WEEK, 18TH-26TH SEPTEMBER, 1981.

- 672 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the report be received.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham referred to the exemption from garbage service which had been granted this evening and asked if this was likely to be a matter of policy where people wishing for an exemption would be viewed in a like manner.

The Health Surveyor advised that Council had resolved that a garbage service would be rendered to developed properties. Applications are investigated and this particular case proved to be a valid application.

Councillor Sullivan asked if the missing sign in Vincent Road, Kurrajong could be replaced.

Councillor Sullivan referred to the sign in Greenway Crescent with a brown background with white lettering and he asked if a uniform street sign was to be adopted for the Shire generally.

The Engineer stated that in Colo the standard was white on brown. The standard for Windsor was black on white, that this would need to be a policy decision by Council and he would bring forward a report.

Councillor Rose referred to the road works being carried out in front of the Esso Garage at the corner of Bosworth and March Street and to the drop in the road at the entrance to the garage site. He asked if something could be done in the short term to alleviate the problem.

Engineer for attention.

Councillor McEwan asked if the gazettal had taken place of the new area by the Bush Fire Council and to the appointment of Mr. W. Rodger as Council's Fire Control Officer.

The Shire Clerk stated that it is not necessary for the area to be gazetted. All that was necessary was to seek the appointment which involved the gazettal of the Fire Control Officer for the whole of the area and advice had been received that this appointment was under way.

Councillor McEwan asked if it was envisaged that a meeting would be called in the near future of the Wilberforce Council Chambers Committee.

The President advised that it was listed for a date to be decided upon tomorrow.

Councillor Henry referred to the tips on the river about $\frac{1}{4}$ mile from the new ramp and asked what was the present position in this regard.

The Health Surveyor advised that some action had been taken but unfortunately there was a change of staff. He undertook to follow up the original work.

Councillor Henry asked what was the present situation regarding the road entry to the factory area in Vineyard.

The Shire Planner advised that he had written to the owners involved and had contacted one of the companies which indicated their willingness to allow entry from the eastern end of the section. He stated that he would submit a report to Council when details had been finalised.

Councillor Henry stated that a pole was to be removed in front of the Vineyard School on Windsor Road and that the power would be off next week for a full day. He stated that the pole causing the problem was on the other side of the road and asked if there was any possibility of finding out what was proposed for that corner.

Engineer for attention.

Councillor Knight referred to the Girl Guides Association in North Richmond and other places. He stated that he understood they were anxious to acquire some land for halls and had had a deputation to Council.

The Shire Clerk advised that a meeting had been held with representatives of the Guide Association, the Deputy Shire Clerk and a member of the planning staff to discuss requirements for accommodation in several areas. He advised that information had been sought from the Associations and a report would be coming before Council at the November meeting.

Councillor Knight asked what was the current situation regarding flood mitigation works in the Upper Colo area and the Colo River, and sought a report from the Shire Engineer.

The Engineer advised that an environmental impact statement had been prepared and submitted to the Department. The Department had raised some queries and these are now with the Consultants to prepare details for Council's submission to the Department of Environment and Planning and Council would wait on the assessment by the Department.

Councillor Knight asked how much money was left for this work.

The President advised that a grant of \$30,000 had been received.

The Engineer advised that approximately \$15,000 had been spent on the work already carried out; the cost of the environmental impact statement is in the order of \$15,000 and that funds are now almost non-existent. He stated that if the de-snagging of the Colo River is accepted as an exceptional exercise he felt sure that there would be further grants made available from the Department of Water Resources.

Councillor Horrex asked if the Health Surveyor had experienced any delays from the sullage contractor in relation to pump-outs.

The Health Surveyor stated the contractor has a phone available seven days a week until about 6 p.m. each evening. He also has a beeper unit fitted to his vehicle from which calls are made to his headquarters at Blacktown or Penrith and messages relayed to him. He stated that he had not received any complaints about delays to the service.

The Health Surveyor pointed out that considerable difficulties are being experienced by the contractor who is supplying Council with details of persons who have refused services or have interfered with the service preventing the contractor servicing the system. He stated that the contractor is most co-operative.

Councillor Horrex referred to the speed advisory signs on Greggs Road, Kurrajong on the built-up section on the northern end of Greggs Road and asked if the matter could be looked at again if it is not already in the pipeline.

Councillor Nicholson stated that he would check the matter out in the Local Traffic Committee Minutes, and advised that the traffic speed limits are being investigated by the Department of Main Roads.

Councillor Horrex asked if Council had any recent information in respect to those houses subject to defect on Prices Lane, Agnes Banks.

The Health Surveyor advised that the respective owners have received various quotes for rectification work which are currently with the Builders Licensing Board for ratification and approval. He stated that no work had been started at this time.

The matter had been referred to the Government Insurance Office insurers and discussions had been held with their representative who is an assessor and a solicitor who had accompanied a building inspector of the Building Societies Association involved, on one of the inspections. He stated that he had not as yet received a report from the assessor.

Councillor Horrex asked if the Engineer could investigate the stump that stands in the table drain in Douglas Street and Crooked Lane.

Engineer for attention.

Councillor Horrex referred to the traffic lights at North Richmond and stated that it appears from the report that a suggested deadline was possibly around Christmas or the New Year. He asked if this could be investigated to enable the work to be carried out as soon as possible.

The President advised that this would be done.

Councillor Buttsworth referred to the lack of recreation areas in the South Windsor area and the negotiations with the R.S.L. He asked if anything further had been received.

The Shire Clerk stated that Council obtained a valuation and by resolution a letter was forwarded to the R.S.L. advising it of the valuation and inviting them to discuss the matter; a letter was received several days ago seeking a discussion; the Club had been contacted to arrange a time for the discussions to take place after which a report would come back to Council.

Councillor Buttsworth stated that when Prospect County Council installed a new light pole at the Windsor Tennis Courts they crushed a drainage pipe which prevented the water running off the courts. He asked if something could be done or if an approach could be made to Prospect County Council regarding the matter.

The President advised that this matter would be investigated.

Councillor Nicholson asked if the Community Information Board at the bus stop in Windsor Street opposite the newsagency could be cleaned up and perhaps repainted.

The Shire Clerk advised that this applied also to the Information Board at Windsor.

The meeting terminated at 11.08 p.m.

Submitted to and confirmed at the meeting of Council held on 10th November, 1981.

..... President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 10TH NOVEMBER, 1981

SECTION A - LETTERS SUBMITTED FOR ATTENTION

A1. ASSOCIATION FOR ENVIRONMENTAL EDUCATION (N.S.W) - THE SIXTH ANNUAL STATE CONFERENCE ON ENVIRONMENTAL EDUCATION. C48.

Forwarding report on the 6th Annual Environmental Education Conference.

(S.P.: The above has requested that the following resolution and proceedings of their conference be tabled at the next meeting of Council. The resolution reads:-

- (i) That each Shire, Municipality or City Council in N.S.W. be advised as to the proceedings of this Conference and of the activities of the Association for Environmental Education (NSW);
- (ii) That the Shires (etc) be requested to consider the appointment of a Community Liaison/Environmental Education Officer, and/or establish an Environmental Education Centre to assist in keeping the local residents fully informed about environmental matters and procedures, and the role of local government in planning.

The proceedings will be available to any Councillors on request and it is suggested that Council's Planning Department is the appropriate area for advising residents on environmental planning matters.

IT IS RECOMMENDED THAT the information be received and the Association be advised that Council's community liaison regarding environmental planning matters is through its planning staff.

A2. VELHAN DEVELOPMENTS PTY. LIMITED - PURCHASE OF LOTS 2,3,5,7,8 & 14 PHILLIPS PLACE, McGRATHS HILL. S13/39/2.

Applying for permission to commence construction works on the above blocks of land once contracts have been exchanged.

(S.C.: No objection can be seen to this request.)

IT IS RECOMMENDED THAT Velhan Developments Pty. Limited be given permission to commence construction works on these lots once contracts have been exchanged.

A3. THE ROYAL N.S.W. INSTITUTE FOR DEAF AND BLIND CHILDREN - ESTABLISHMENT AT NORTH ROCKS. A7.

Seeking permission for their Official Collectors to call on regular donors in this area once during 1982.

(S.C.: This is not a door knock appeal and application is made each year by the Deaf & Blind Children to call on regular donors.)

IT IS RECOMMENDED THAT approval be granted.

A4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - PLANT OPERATOR TRAINING COURSE. W275.

Advising that the Regional Organisation has resolved to support in principle the establishment of a Plant Operator Training Course and School and to seek support of member Councils and Prospect County Council in the establishment of such a Course and School.

Further advising that a special steering committee has been established named "Western Sydney Plant Operator Steering Committee" which is presently involved in a survey of industry demand for trained Plant Operators in Western Sydney and with making preliminary approaches to the Federal Government to ascertain availability of funding for such a scheme.

(S.E.: The establishment of the Plant Operator Training Course is considered to have considerable merit. The advantage of such a course is that apart from learning the operational skills for the proper performance of plant the trainees are also introduced into the mechanical aspects of the plant and functions of the respective features of the plant item together with the necessity of following service procedures to maintain the plant at its best operating capacity. Generally, as the organisations providing in-house training have a limited variety of plant the operators normally become skilled on one type of machine. The advantage of the training course is that trainees have the opportunity of experiencing different machines as provided by the earth moving industry.

The future employment of graduates from the Operator Training School in local government could have some problems under the provisions of the existing award applying to plant operators where absolute preference if higher grade positions are to be given to members of the designated unions. As the Steering Committee contains representatives from the unions it is presumed that this aspect will be considered by the Steering Committee.)

IT IS RECOMMENDED THAT Council inform the Western Sydney Regional Organisation of Councils that it supports in principle, the introduction of a Plant Operator Training Course and School in the Western Sydney area for the civil construction industry, both private and public.

A5. MINISTER FOR PUBLIC WORKS AND PORTS - FLOOD MITIGATION SCHEME. F84/2.

Advising that after consideration of Council's flood mitigation maintenance programme he has approved an allocation of \$23,695 to allow Council to carry out a subsidised programme of \$47,390 in 1981/82. Stating the subsidy is to be matched on a dollar-for-dollar basis by Council and expended on the works scheduled in Council's approved programme.

(S.E.: Details of the programme were submitted to the Ordinary Meeting of 13th October. This is a formal offer by the Deputy Premier and Minister for Public Works and Ports.

Funds were provided in the Estimates for 1981 for this programme.)

IT IS RECOMMENDED THAT the offer by the Deputy Premier and Minister for Public Works and Ports for the subsidised programme of \$47,390 for flood mitigation maintenance 1981/82 on a dollar-for-dollar basis be accepted.

A6. DEPARTMENT OF MAIN ROADS, N.S.W. - COUNTRY TRUNK AND ORDINARY MAIN
ROADS CONSTRUCTION PROGRAMME. M130/4.

Advising Council that the Department has made available a cash grant of \$75,000 for the financial year 1981/82 for Main Road No. 181 - Reconstruction and Bitumen Surfacing from Webbs Creek - Section 3.85 km to 7.54 km north of Webbs Creek Ferry and enclosing a revised Schedule of Works limiting expenditure of \$279,000.

Stating that the Department's funds position in 1981/82 is critical and requesting close co-operation of Council in keeping expenditure within the limits of the approved construction and maintenance grants.

Requesting Council's formal acceptance of the grant.

(S.E.: This grant is a continuing grant for the re-construction of Main Road 181 proceeding from Webbs Creek to St. Albans where it is noted that the amount of grant funds were not increased over the past three years where the construction costs have escalated considerably over this period. This grant will enable an additional length of bituminous surfacing of some 3 km.)

IT IS RECOMMENDED THAT Council accept the grant of \$75,000 subject to the Department's "General Conditions of Assistance to Councils".

A7. HAWKESBURY HISTORICAL SOCIETY - NAMING NEW STREETS. H105/13.

"For about the last fifteen years Windsor Council accepted advice from our Society in giving historical names to new streets, etc.

With the establishment of the Hawkesbury Shire we requested that the procedure continue. We received a reply, ref 15th July 1981, H2/1/RAC:DR R.A. Cole stating: 'The policy of naming new streets with historical names will continue'.

We are aware that this is not being followed and ask that it be adhered to for the whole of the Shire as it has worked most satisfactorily in the past.

(S.C.: The Historical Society wrote on 30th June asking:

"That the policy of naming new streets with historical names, as supplied by the Hawkesbury Historical Society, be continued, at least for the old Windsor Municipal area, and if possible be extended to new subdivisions in the former Colo Shire."

Council replied on 15th July that the policy of naming new streets with historical names will continue.

The Historical Society has given excellent service in the naming of streets for many years, and because of the research carried out by the Society, personal conflict is avoided. It is believed that this is extremely important.)

IT IS RECOMMENDED THAT the Society be thanked for its offer and it be confirmed that the policy of seeking names from the Historical Society will be continued and extended to the whole of the Shire.

A8. PROSPECT COUNTY COUNCIL - PROPOSED OVERHEAD POWER LINE - GLOSSODIA
ZONE SUBSTATION TO NORTH RICHMOND. S11/6.

Advising that Prospect County Council intend to commence construction of the above line between Spinks Road and Wilberforce/Kurmond Road and it is necessary to acquire an easement as indicated on the attached drawing No. D27656. Stating that it is understood that Council is interested in creating a road along much the same route as the proposed easement and requesting Council to examine the attached plan and forward comments on any alteration to the route plus an indication as to any proposed level changes along the route.

(S.E.: Access to the Golden Valley and El Rancho Estates at Glossodia is by Spinks Road to the east and Valley Way to the north. Proposals have been submitted over the years for the extension of Spinks Road to provide a southerly extension of the Kurmond Road, The proposal by Prospect County Council to establish a transmission line from Kurmond Road serving the Golden Valley area indicates the desirability of this route for a service corridor. It is considered opportune that in conjunction with the proposals of Prospect County Council that acquisition for the future extension of Spinks Road proceed at this time.)

IT IS RECOMMENDED THAT:

1. Authority be given for the acquisition of land necessary for the extension of Spinks Road to connect to the Kurmond Road.
2. That Prospect County Council be informed of Council's intention.

A9. PROSPECT COUNTY COUNCIL - IMPROVED STREET LIGHTING, JUNCTION OLD BELLS
LINE OF ROAD & GROSE VALE ROAD, KURRAJONG. 665-1502, 665-722.

Enclosing plan No. D100275 detailing proposed improved street lighting in the above location for Council's consideration and subsequent advice on the action required. Advising the improvement proposed will involve the installation of two 250 watt mercury fluorescent lanterns, and the replacement of one 250 watt mercury lantern with a 250 watt mercury fluorescent lantern, all lanterns being mounted on wood poles, representing a total annual charge increase of \$212.16. No capital contribution will be required.

(S.E.: The request to Prospect County Council for the street light design emanated from a decision of Colo Shire Council in September, 1980 for the introduction of an improved street lighting system for the junction of Old Bells Line of Road and Grose Vale Road, Kurrajong.)

IT IS RECOMMENDED THAT Prospect County Council be requested to instal the improved street lighting in accordance with Plan No. 100275 with an increased total annual street lighting charge of \$212.16.

A10. COMMONWEALTH SAVINGS BANK OF AUSTRALIA - RENEWAL LOAN. L127.

Offering a loan of \$40,700 to repay outstanding loans totalling \$46,000. Stating that the loan is to be accepted by 16th November, 1981; all legal requirements to be satisfied; security to be a Mortgage Deed prepared by the Bank and the loan is to bear interest at 16% p.a. which will not be varied should there be any movements in the rate set by the Loan Council prior to formal acceptance of the offer. Advising that payment of interest and repayment of principal to be made by 20 equal half-yearly instalments of \$4,145.38.

S.C.:

IT IS RECOMMENDED THAT the offer be accepted, application be made for the Governor's approval to borrow the amount and the seal of Council be affixed to the application and the Mortgage document.

A11. MESDAMES C. DIBLEY AND R. SHARPE - REQUEST FOR LOCAL ENVIRONMENTAL PLAN, DIGHTS HILL. 2083-101, 2083-131.

"Council's Committee recommendation to not comply with the Heritage Council request is not supported by the full facts and precedents set in previous planning proposals for this area.

The Officer's report excludes the following information:

1. That the area in question is subject to Clause 74 of the Windsor Planning Scheme Ordinance which requires the concurrence of the State Planning Department for any development.
2. In the case of a 22 lot subdivision application for the area in 1979 the then Planning and Environment Commission recommended that two lots in the area marked "C" on the Officer's map be set aside for Open Space and suggested that Council purchase the lots.
3. In 1980 a subsequent subdivision application for the area into 3 lots resulting in a clause recommending that the area in "C" be only used for landscaping purposes. This subdivision proposal appears to have lapsed as a Certificate under Section 60 of the Heritage Act is not in evidence.
4. The area encompassing Lots 12 and 13 and "A", "B" and "C" are currently under an Interim Conservation Order.

We understood from the new Environmental Planning and Assessment Act that more opportunities would be created for public involvement in the planning process and that issues such as heritage items and their protection would be assured of the urgent attention of Councils and State Government authorities.

All we ask is for the opportunity given by this Heritage Council request to put our views through the implementation of a Local Environment Plan.

We draw Council's attention to Part V, Section (20) 82 of the Heritage (Amendment) Act No. 206, 1979 which suggests that if Council doesn't, the Heritage Council will. We would prefer local planning issues to be sorted out locally not by a remote bureaucracy."

(S.P.: With respect to the letter the following comments are offered:

1. The building known as Mountain View is not noted on the Windsor Planning Scheme but is indicated on the Historic Building Maps of the Varying Scheme and at this time, this is a proposal only and, therefore, Clause 74 does not apply.
2. When considering the 22 lot subdivision Council considered the matter of open space. The area marked "C" is at the rear of all lots in the subdivision and it appears that Council could see no value in this land as open space in that it would not benefit the overall community.
3. Approval was given for the 3 lot subdivision on 12th May, 1981 following approval under the Heritage Act by the Heritage Council of New South Wales. The linen plan for the subdivision has been lodged for Council but not released to date.
4. The matters contained at item 4 are correct and this Interim Conservation Order expires on 14th December, 1981.

With respect to the last paragraph of the correspondent's letter, the Heritage Council has requested Council to prepare to resolve a local plan in this matter and it is, therefore, assumed that the Heritage Council is not prepared to act itself.

Currently work is being undertaken to prepare a new planning Ordinance combining the former Interim Development Order, Planning Scheme and proposed Varying Scheme. In this Ordinance it is proposed to expand the heads of consideration for Section 74 involving consideration for historic sites and properties.

Council is referred to Correspondence Item 2 of the Development Committee report to this meeting for recommendation.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MR. BILL HAYDEN, M.P., LEADER OF THE OPPOSITION - INTEREST RATES. L128.

Referring to the increasing interest rates and advising that some representatives of local government have written to him outlining the general nature of their problems in this respect, for instance, works programmes that have had to be cut back, the additional cost burden forced on to ratepayers and matters of that nature. Requesting details of similar experiences of this Council.

B2. DEPARTMENT OF SOCIAL SECURITY - EXPANSION OF WINDSOR FAMILY DAY CARE CENTRE. C43/6.

Advising that an amount of \$80.1 million has been provided in the 1981-82 Budget for the Children's Services Program, which will be sufficient to maintain the Program at its present level of activity but offers no scope for developing new projects or extending existing ones. Further advising that Council's application for increased assistance cannot be considered during 1981/82, as no new applications are being accepted under the Program.

B3. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - CHILDREN'S SERVICES. C44/2, C48.

Advising that following the Special Conference on Children's Services held by the Associations on 19th September, 1981, a letter was forwarded to Senator F.M. Chaney, Minister for Social Security (copy attached) raising a number of questions regarding the Federal Government's involvement in children's services; possible changes in funding and administration policies; and the implications of these policies for councils as sponsors and supporters of children's services.

Stating that as councils consider their estimates and fees and charges for 1982, many sponsoring councils are concerned about the increasing costs of providing child care services that are no longer met to the same degree as they were when the service was originally sponsored by the council, because of the decline in the level of funding available from the Federal Government.

Further advising that the Associations are attempting to enter into a dialogue with the Minister and will advise Council when they have something further to report.

B4. PROSPECT COUNTY COUNCIL - ELECTION OF CHAIRMAN AND DEPUTY CHAIRMAN. E74.

Advising that at a special meeting of the above Council held on 22nd October, 1981, Alderman E.L. Grace was re-elected as Chairman of the Council for the current term and Alderman C.E. Worthington was re-elected as Deputy Chairman.

(S.C.: Letters of congratulations have been forwarded.)

B5. TRAFFIC ACCIDENT RESEARCH UNIT - STATISTICAL STATEMENT. S207/5.

Enclosing Statistical Statement on road traffic crashes in New South Wales for the year ended 31st December, 1980.

	Total Crashes	Persons Killed	Injury Crashes	Persons Injured	All recorded Crashes
Windsor Municipal Council	11	12	152	234	329
Colo Shire Council	11	14	112	170	251
	22	26	264	404	580

B6. BOARD OF FIRE COMMISSIONERS - NEW FIRE STATION AT WINDSOR. A6/115.

Advising that the erection of a Fire Station to replace the existing station in Windsor, will be considered by the Board when the determination of the 1983 Building Programme is being considered in the latter part of 1982.

B7. PREMIER OF NEW SOUTH WALES - CARNIVALE 81. C40/1.

Thanking Council for their assistance in making Carnival 81 a wonderful success. Advising that the dates for Carnivale 82 are September 11-19 inclusive and trusing that similar support will be forthcoming for this festival.

B8. PREMIER'S DEPARTMENT - GOVERNMENT SUBSIDY FOR PUBLIC LIBRARY SERVICES. L125-1.

Advising that the 1981/82 budget provided for the per capita subsidy to continue at a level of \$1.20 and allocated an amount of \$3,150,000 for special grants, the total level of subsidy being \$9,400,000. Assuring Council that the level of library subsidy will be kept under review in the overall allocation of the funds available to the State. Advising that the Library Council will be applying the most stringent criteria to ensure that special grant funds are allocated in the most efficient manner.

B9. TORCH BEARERS FOR LEGACY - APPRECIATION. A5.

Thanking Council for the use of the Tebbutt Room at Windsor Library on Legacy Day, 4th September, 1981 and stating that the comfort, convenience and proximity of the room were really appreciated. Advising that the Hawkesbury district has broken its previous record with a total of \$7,836.92 which has been sent to Central Executive to be invested at 10%, the interest being credited to Hawkesbury Torchbearers.

B10. MINISTER FOR COMMUNICATIONS THROUGH A.G. CADMAN, M.P. - ESTABLISHMENT OF A POST OFFICE AT GLOSSODIA. P180.

Stating that Australia Post has advised the Minister that the establishment of a post office at Glossodia is currently being investigated by its New South Wales administration and these investigations are not yet complete. Advising that Mr. Sinclair will write to Council when a full report is received from Australia Post.

B11. HAWKESBURY AREA REHABILITATION CENTRE - APPRECIATION. A5.

Conveying appreciation for Council's generous donation of \$250 and advising that the money will be used to purchase equipment much needed by the centre.

B12. KURRAJONG EAST PUBLIC SCHOOL - APPRECIATION. S196/13, A5.

Expressing appreciation for Council's generous donation of native trees during earth week and the fact they were delivered to the school. Advising that through Council's assistance they are developing a nature area at the school.

(S.E.: Ten trees were supplied and delivered to each school. Altogether the cost of trees given to the public and schools was \$5,890.

B13. RICHMOND ROTARACT CLUB - APPRECIATION. 625-7, A5.

Thanking Council for their help in preparing McMahons Park, Kurrajong for their recent beer festival and advising that \$1,592 was raised on the day, which will be donated towards the building of the Rotary/Rotaract sporting complex for the disabled, at Mt. Druitt.

B14. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY - APPRECIATION. A5.

Thanking Council for the space it kindly bought in the current eisteddfod programme.

B15. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - APPRECIATION. A5.

Thanking Council for its donation of \$250.00 towards the Prize Fund for the 96th Annual Hawkesbury Show which will be held on the 23rd, 24th and 25th April, 1982.

B16. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 4, 1981. C44/2.

1. SHIRES ASSOCIATION DIVISIONS

2. STREET NUMBERING

3. IMPOUNDING OF STOCK

Requesting submission and comments from Council on aspects of existing impounding procedures calling for review.

(S.H.S.: Possibly one aspect of legislation regarding the impounding of stock as described by Ordinance 49 of the Local Government Act is the fact that Council is empowered to impound only from public places whereas straying stock on private property is not only a problem to occupiers of that property but many requests for assistance are received by Council's Impounding Officer.

Legislation relating to impounding of dogs under the Dog Act, 1966, empowers Council to impound animals from public places and private property which is not property owned or occupied by the owner of the dog and it is felt that similar legislation would be of assistance to enable Council to help persons occupying property on which stock has strayed.)

4. CEMETERY FEES

Requesting views on whether the maximum fees prescribed under Ordinance 68 are adequate.

(S.H.S.: The current fees do not cover Council's costs in the operation of the cemeteries in the area. However, it is felt that in view of the 100% increase in costs that occurred in 1979 and which was applied to this Shire in 1981, it would be preferable for the fees to be reviewed each year as it done with other fees and charges to avoid such a substantial increase as occurred in 1979.)

5. BICYCLE RACKS

6. CLEAN WATERS ACT - AUTHORISATION OF LOCAL GOVERNMENT OFFICERS

Inviting Council to furnish comments on the Commission's proposal for authorisation of local government officers under the Clean Waters Act, with officers attending a one day seminar possibly three times a year.

(S.H.S: The seminars proposed to be conducted by the State Pollution Control Commission in respect of authorisation of local government officers under the Clean Waters Act is a similar procedure to that which was adopted by that Commission for the authorisation of local government officers under the provisions of the Noise Control Act. It is considered that for authorised officers to be effective in the administration of the legislation that sufficient instruction is needed and it is felt that Council should support the concept as proposed.)

7. DEPARTMENT OF PUBLIC WORKS - SUBSIDY APPLICATIONS

8. ORDINANCE NO. 51 - GARBAGE

8A. SPECIAL ROADS CONFERENCE

9. ADVERTISING - BULK PURCHASE

10. WORKERS COMPENSATION (DUST DISEASES) ACT, 1942

11. ANNUAL STATEMENTS OF ACCOUNTS

12. NOXIOUS PLANTS ON ROAD SHOULDERS

13. COUNCIL TENDERS FOR ROAD WORKS

14. SEMINAR ON LP GAS

B17. PITT TOWN PROGRESS ASSOCIATION - SAND MINING. A7/5, 665-254, P160/28.

Opposing the sand mining in Pitt Town and stating that they feel the release of land for building is more important. Requesting details of the release of flood free building land and whether the feasibility study on the Pitt Town area has been completed.

Thanking Council for the work done on Bootles Lane.

(S.P.: Council's release strategy is currently with the Department of Environment and Planning who have verbally indicated their general agreement. The Department of Mineral Resources and Development have informed Council that survey work is currently being undertaken to ascertain if the sand from the area can be extracted in a suitable manner and further that they see this being undertaken prior to the subsequent residential development.

Further information will be available when the survey work has been completed by the Department of Mineral Resources and Development.)

B18. HOWARD MITCHELL & FAMILY - NATIONAL PARK ADJACENT TO BOWEN MOUNTAIN AREA. P160/13, N140.

Referring to Council's proposal to establish a recreation area in the Bowen Mountain area and advising that the majority of the residents are of the opinion that the greatest possible benefit to the area would be for all the adjacent bushland to be left as National Park to preserve the abundant wildlife and the peace and beauty.

(S.P.: Discussions have been held to date with the National Parks and Wildlife Services and these indicated their concurrence with the establishment of some active recreation area to the west of the residential development that would enable utilisation during times of fire. No large scale area is envisaged and Council will be further informed when discussions have reached a stage of plan formulation.)

B19. STATE POLLUTION CONTROL COMMISSION - GOLAC PTY. LTD. 219 EAST KURRAJONG ROAD, EAST KURRAJONG. 68A/191/77.

"Further to my previous letter concerning this company, I now wish to advise you of recent developments.

We approved the construction of a sediment basin and associated works on 26 April 1981. A condition of the approval was that the company was to provide us with evidence of the proposed dam's stability. The company failed to provide that evidence.

On the night of 2 November 1981, part of the dam wall collapsed, releasing a substantial volume of impounded water and sediment to Roberts Creek. Consequently, the Commission is now considering taking appropriate action against the company for an alleged breach of the Clean Waters Act.

It is apparent that the remaining earthworks do not provide an adequate base for a new structure. Accordingly, we have asked the company to cease all further work on the structure, and now propose to require it to remove all the earthworks entirely from the gully. Unfortunately, this will be a difficult operation and therefore could take a considerable time.

We will write to you again, after we have been in contact with the company to discuss alternative control measures. Any comments your Council might have would be most welcome."

(S.P.: The above information has been obtained from the State Pollution Control Commission and the Department of Mineral Resources and Development is currently being pursued. It is anticipated that the company will make an approach to both Departments regarding the method and manner of removal of material from the natural water course.)

B20. DEPARTMENT OF LOCAL GOVERNMENT - DELAYS IN ISSUING CERTIFICATES UNDER SECTION 317A OF LOCAL GOVERNMENT ACT, 1919. S44/1.

Requesting Council to review the issue of Section 317A Certificates ensuring that the time elapsing between the date of application for such certificates and the issue of same is kept to a minimum.

Drawing Council's attention to section 317A(5) of the Act which provides that any person aggrieved by the failure of the council to furnish a certificate under this section within 90 days of the application being made may appeal against the failure to the Land and Environment Court, and the Court may direct the council to furnish the certificate in such terms as the Court orders.

(S.H.S.: Perusal of the register indicates that 317A Certificates are generally issued within two weeks after receipt of application. Further, it must be noted that in many instances delays may occur when the building, the subject of the application, has not been completed. No complaints regarding delays in the issue of 317A Certificates have been received however the situation will be kept under review to ensure that as far as practicable no unreasonable delays occur.

B21. R.N.T. GUNTON - EXTENSION OF DOUGLASS ROAD, NORTH RICHMOND TO PROVIDE ACCESS TO LOT 13. 665-407.

Advising Council that he has now made Building and Development application No. 1514/81 to construct a domestic dwelling and garage on Lot 13.

(S.E.: This item refers to Correspondence Item 1 of the Works Committee held on 3rd November, 1981.

Mr. R. Gunton has now submitted a building Application for the erection of a dwelling on Lot 13, location of the dwelling being adjacent to the western boundary of the lot, the access as referred to in the Works Committee Report provides access to the south eastern corner of Lot 13. Mr. Gunton has requested Council be aware of these factors in consideration of the extension of Douglass Road.)

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 3rd November, 1981, commencing at 12.31 p.m.

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

Councillor Knight rejoined the meeting at 12.41 p.m.

An apology for absence was received from Councillor Brown and accepted.

Councillor Horrex asked if a report could be submitted on the use of private contractors or sub-contractors for plant hire.

The Shire Clerk advised that this will be done.

Councillor Knight returned to the meeting at this stage, the time being 12.41 p.m.

1. ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	12641-13495	\$1,216,906.36
General Fund Loan Account No. 1	417833/417837	192,380.50
General Fund Loan Account No. 9	417835	49,000.00
General Fund Loan Account No. 10	417836	18,637.10
General Fund Loan Account No. 13	417834	93,254.98
Sewerage Local	282106-282107	93,872.08
Sewerage Loan Account No. 2	417838	25,000.00
Trust	331-405	1,270,785.29
		\$2,959,836.31

2. STATEMENT OF BANK BALANCES, INVESTMENTS & FORM 2:

The Shire Clerk pointed out that on Page 19 of Form 2, the balance of cash account as at 26/10/81 in relation to the Sewerage Fund should read \$11,396.55 instead of \$11,756.55 as shown in the business paper.

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 FINANCIAL STATEMENT be received and the amounts shown as expenditure to be incurred over the estimates be now voted.

4. CORRESPONDENCE

ITEM 1: (File S13/41)

CORRESPONDENT: MR. L. BINNS

SUBJECT: LAND IN CASTLEREAGH ROAD, RICHMOND
SEE ITEM 5 OF THE SHIRE CLERK'S REPORT

"As a rate payer of an adjoining property I am particularly interested in the intent of the Shire to deal with the land in Castlereagh Road, Richmond opposite the High School.

At the time I purchased my home at the above address, which backs onto the land referred to, I took into consideration the position having been advised by a Council officer that the land was zoned for recreational purposes only and under no circumstances would this be changed.

I now notice a brief comment has been in the local press under a heading of Sporting Facilities that the Shire no longer requires to use the land for such purpose and are contemplating selling same for home building.

While appreciating the need for home sites, I feel it a great pity to disregard the need for recreation. I am sure the School would in future make use of this area. Also it may be used for horse riding, exercising animals and for children in the area to play in open space.

Undoubtably I have a personal interest in this area for reason stated in my second paragraph, but also home owners in Castlereagh Road and in the adjoining property would be greatly disappointed when and if such a decision is reached by the Shire to sell this area and so deprive them of suitable playing area for their children and for competitive sport.

Prior to my reaching any decision as to whether I will continue to reside in my present home I would require information as follows:

1. Has Shire listed this matter on the agenda for a meeting?
2. If so, was a decision reached?
3. If not, is the matter listed for the near future?

Your reply in due course would be greatly appreciated."

S.C. Recommendation

A letter be forwarded to Mr. Binns giving him details of the proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File B23)
CORRESPONDENT:	DEPARTMENT OF LOCAL GOVERNMENT
SUBJECT:	"GENERAL" LOAN ALLOCATIONS - 1981/82 FINANCIAL YEAR

Advising that the Australian Loan Council has approved of the limit on the amount which may be borrowed by semi-governmental and local government authorities without a "Special" allocation remaining at \$1,200,000. Stating that Council's request for an allocation in excess of \$1,200,000 has been carefully examined but it has not been possible to approve of the Council being granted a "Special" allocation for the 1981/82 financial year.

Advising that the Treasury has drawn attention to the difficulty in raising the amount of the Special Allocation and the needs of all other councils, and Council is requested to ensure that applications for loans are restricted to works of high priority.

S.C. REPORT

The Engineer has prepared a report which has been considered and adopted by the Management Committee for submission to this meeting recommending a revision of the 1981/82 Loan Programme.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C43/1)

CORRESPONDENT: NORTH RICHMOND CHILD CARE CENTRE

SUBJECT: EXTENSIONS TO NORTH RICHMOND CHILD CARE CENTRE

Submitted for consideration an application for funding of extensions to the North Richmond Child Care Centre, at an estimated cost of approximately \$70,000, and enclosing detailed lists of costs of equipment and fittings. Advising that once established the pre-school will be self supporting with the assistance of Government grants. Requesting that this project be included in the Capital Works Programme, incorporated into Council's Corporate Planning Strategy.

S.E. REPORT

This proposal involves considerable expenditure on Capital Works. It is suggested that the consideration of the request be referred, among other items, for Council consideration for its Capital Works Programme 1982/87.

Recommendation

Consideration of the request by the North Richmond Child Care Centre for improvements to the North Richmond Child Care Centre will be considered among other works in the preparation of the 1982/87 Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File S13/35)

CORRESPONDENT: ALCORN LUPTON NICHOLSON

SUBJECT: LAND IN MARCH STREET, RICHMOND

Advising that the subject property, rear of Norman Court units, 122 March Street, Richmond has been inspected. Stating that it is possible that a maximum of 22 units could be erected on this site, assuming a Residential 2(c) zoning, and on this basis the Fair Market Value of the area would be \$176,000.

S.C. REPORT

Windsor Municipal Council agreed to sell this area to the Hawkesbury Community & R.S.L. Homes Trust for retirement units.

In accordance with Council's decision, the Trust asked Council to determine the valuation of the land and this has now been obtained.

In the first place discussions took place with the Town Clerk of the Municipality regarding the development and disposal of this area and if Council is in agreement it is now proposed to have further discussions regarding the valuation with representatives of the Trust.

Recommendation

Discussions take place with representatives of the Trust regarding the valuation.

COMMITTEE'S RECOMMENDATION

THE LAND CONCERNED be offered to the Hawkesbury Community and R.S.L. Homes Trust at the valuation.

ITEM 5: (File S1/8P)

CORRESPONDENT: MR. PETER GREENUP

SUBJECT: RESIGNATION

Tendering his resignation as from 3rd September, 1981 and requesting a reference under Seal. Thanking Council for all the assistance given to him during his period of employment.

S.E. REPORT

Mr. Peter Greenup, Carpenter, commenced duties with Colo Shire Council on 12th March, 1975, as an Apprentice Carpenter. He served his apprenticeship involving various carpentry skills in buildings, bridges and other Council works. With the amalgamation of Colo Shire and Windsor Municipal Councils on 1st January, 1981 his duties were under the supervision of Council's Building Supervisor and were occupied in various projects including McGraths Hill Shopping Centre, South Windsor Netball Court Toilets and various buildings maintenance.

Mr. Greenup is seeking a broadening of his experience and this is the reason for resignation from Council's employ.

Recommendation

Mr. Peter Greenup be given a reference relating to his services and the authority of Council be given to the affixing of its Common Seal to such reference.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File S196)

CORRESPONDENT: DEPARTMENT OF EDUCATION

SUBJECT: GROSE VALE PUBLIC SCHOOL - PROPOSED LEASE OF SITE

Advising that the Minister has given approval for land to be leased to Council for a period of ten years on the understanding that the area which is fenced off will continue to be administered by the Teacher Housing Authority and will be excluded from the lease.

Stating that the lease will be granted subject to the following conditions:

1. Responsibility for all rates and taxes during the term of the lease.
2. Indemnification of the Minister against all claims for actions in respect of possible injury to the applicant or his possessions or to any other party.
3. Responsibility for all outgoing or service charges.
4. Maintenance of the land in a clean and tidy condition, including the control of noxious weeds, to the satisfaction of the Department.
5. Permanent improvements not be erected without the prior permission of the Minister.
6. Payment of a nominal rent of \$20.00 per annum.
7. Erection of any necessary fencing and maintenance of existing fencing without prejudice and at no cost to the Department.

Stating that it is presumed that Council is prepared to meet the cost of registration of the lease, and upon receipt of Council's acceptance of these conditions, permission will be given to occupy the property pending execution of the lease documents.

S.C. Recommendation

1. The Department of Education be advised that Council is agreeable to the standard conditions and that Council agree it is to meet all necessary costs; and
2. The authority of Council be obtained for the affixing of the Seal to all relevant documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S81/22, 625-9, 58-3(C))

CORRESPONDENT: HAWKESBURY SPORTING CLUB

SUBJECT: PROPOSED LEASE BY COUNCIL - PART LOT 1, D.P. 536078 BEAUMONT AVENUE, NORTH RICHMOND

Stating that it is realised that Council's letter should have referred to "more than five years" not "less", and it was probably not realised at the time that this would require subdivision of the land and it would be necessary to extend the Water Board sewer at a cost of \$2,400. Stating that the obvious solution would be to reduce the lease period to less than five years and renew the lease at the expiration of that time. Advising that the Club has no objection to this proposal.

SHIRE CLERK'S REPORT

In order to prepare the lease documents to formalise the lease between Hawkesbury Sporting Club Limited and the Hawkesbury Shire Council, it was found necessary, as the proposed lease was for a term of more than five years, to complete a subdivision under the provisions of Part 12 of the Local Government Act, 1919, as amended.

A subdivision plan has been completed, but a requirement of lodging the plan with the Registrar General's Department is that a 34B Certificate be issued by the Water Board. In this regard the Board has advised that the Certificate will only be issued upon payment of a non-refundable contribution of \$2,400 for the provision of approximately nine metres of 225mm sewer, together with any necessary ancillary structures and junctions.

It is now proposed, that the lease period be reduced to five years. This reduced lease period then negates the need for a subdivision and the payment of the non-refundable deposit of \$2,400.

Recommendation

1. The Hawkesbury Sporting Club be advised that Council is prepared to enter into a lease of five years.
2. Council's Solicitor be requested to prepare the necessary lease documents.
3. The authority of Council be obtained for the affixing of the Seal to all relevant documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 625-9)

CORRESPONDENT: NORTH RICHMOND PARKS COMMITTEE

SUBJECT: FINANCIAL ASSISTANCE

Advising that in August 1980 Colo Shire Council accepted a nominal lease from the Hawkesbury Sporting Club of an area of land at North Richmond to provide additional sporting facilities, and Council invited their Committee to accept responsibility of up-dating the area. For information of Council, some major items are listed hereunder:

1. Supply and install pump for irrigation - \$9,079.80. Hawkesbury Shire Council extended a loan of \$9,500 to provide this facility.
2. Supply and install four floodlights - \$2,580.
3. Supply and lay Bob Simpson Synthetic Turf Pitch - \$1,934.
4. Fertilization of ground - \$850.
5. Additional Pope Model 15 Travelling Irrigator - \$1,140.

Advising that, excluding item 1, the total expenditure amounts to \$6,504, which the Committee can meet from their present income. Stating that, however, after this their finances will be very depleted and requesting Council to provide any available finance so they may continue to provide efficient and modern sporting facilities for the residents.

S.E. REPORT

In view of the above expenses, the Committee has requested additional financial assistance. The improvements to the North Richmond oval and adjoining area leased from the Hawkesbury Sporting Club have been carried out on the basis of Council financing the projects and the North Richmond Parks Committee are reimbursing the principal of Council over a period of some ten years. The Parks Committee have not indicated what the works desired for further improvements are for 1982. It is considered essential that Council be aware of the projects proposed by the Parks Committee to evaluate these proposals against other demands on Council's finances.

Recommendation

The North Richmond Parks Committee be complimented on their activities and endeavours in providing the additional facilities during 1981 and be requested to submit details of any further proposed improvements for the North Richmond sporting area during 1982 to enable Council to consider the needs for funding of such projects relative to other essential works and services for the whole of the Shire.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File D64)
CORRESPONDENT: THE SCOUT ASSOCIATION OF AUSTRALIA
SUBJECT: "DRIVE SAFELY" STICKERS

Requesting Council to order 50 (or multiples of 50) "Drive Safely" stickers at a cost of \$10 per 50.

S.E. REPORT

For the effect of the promotion as proposed by the Scout Association to have any impact it would be desirable that the distribution be not less than one car in five, i.e. 20% of vehicles utilising the road to display the "Drive Safely" stickers. The population of the Shire is some 38,000 and there is approximately 1 vehicle per two heads of population. To provide a 20% coverage of the "Drive Safely" stickers over the vehicles estimated to be registered within the Shire would require 3,800 stickers and at the rate of \$10 per 50 the cost would be \$760.

Recommendation

The Golden West Area of the Scout Association of Australia be informed that Council is not prepared to support the promotion of safe driving by the purchase of the Scout Association "Drive Safely" stickers.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 625)

CORRESPONDENT: HAWKESBURY DISTRICT SOCCER CLUB LTD.

SUBJECT: AVAILABILITY OF LAND FOR DEVELOPMENT OF A SOCCER COMPLEX

Referring to previous correspondence and a meeting between the Soccer Club and Council regarding the availability of Crown Land or other public property suitable for development as a Soccer Complex which Council would consider for sale or lease to the Club. Stating that the Club's enthusiasm to realise the objectives outlined in their letters has not diminished and hoping that suitable land may now be available. Advising that if Council would like to conduct another meeting between its officers and Directors of the Club, they would be pleased to provide representatives.

SHIRE CLERK'S REPORT

A meeting was held with representatives of the Hawkesbury Soccer Club and the Engineer of Windsor Municipal Council in 1980 regarding the Club's request for allocation of an area of land which the Club wished to develop as a major soccer centre for year round use. The proposal involved the development of a minimum of 3 fields over which they required exclusive use and at least one field which could be fenced with a view to use as the home ground for Hawkesbury in State League Soccer.

They were advised that in view of the area involved, they should consult with the Local Member and the Lands Department as to the availability of Crown Land.

Council resolved that the Soccer Association be advised that Council did not have land available of the size required by them.

Recommendation

A further meeting be convened with the Soccer Club to discuss their proposals.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File D64)

CORRESPONDENT: (a) MACQUARIE TOWNS SYMPHONY ORCHESTRA (B20)
(b) MUSEUM AND INFORMATION CENTRE COMMITTEE, WINDSOR (C51/18)
(c) CAROLS BY CANDLELIGHT COMMITTEE (C40, C3/1)

SUBJECT: FINANCIAL ASSISTANCE

(a) Macquarie Towns Symphony Orchestra

Requesting financial assistance for the purchase of instruments for the Orchestra.

(S.C. - Windsor Council provided \$2,109 in 1980 for purchase of instruments which could not be obtained in that year. This amount is still available. Provision has been made in 1981 Estimates for the purchase of instruments amounting to \$2,500.)

(b) Museum and Information Centre Committee

Requesting Council to make a grant available.

(S.C. - Provision has been made in 1981 Estimates for a donation of \$450.)

(c) Carols by Candlelight Committee

Advising that the Carols by Candlelight will be held on Sunday 13th December, 1981, using the oval and grandstand at Richmond, subject to Council's approval. Requesting financial assistance to assist in defraying the non-recurring items in this year's expenditure forecast.

(S.C. - In 1980, a donation of \$200 was given to the Committee by Windsor Council. Funds have been provided for this amount.)

S.C. Recommendation

Financial assistance be provided to the Macquarie Towns Symphony Orchestra of \$4,609, the Museum and Information Centre Committee of \$450 and the Carols by Candlelight Committee of \$200, and the Carols by Candlelight Committee be advised that Council has no objection to the date and venue of their function.

COMMITTEE'S RECOMMENDATION

Financial assistance be provided to the Macquarie Towns Symphony Orchestra, \$4,609 for the purchase of instruments, which remain the property of Council, the Museum and Information Centre Committee, \$450 and the Carols by Candlelight Committee, \$200, and the Carols by Candlelight Committee be advised that Council has no objection to the date and venue of their function.

ITEM 12: (File C44)

CORRESPONDENT: LOCAL GOVERNMENT ASSOCIATION OF N.S.W.

SUBJECT: GENERAL CIRCULAR NO. 4 - INDUSTRIAL INFORMATION

1. Health Surveyor's (State) Award

Advising that the matter regarding air conditioning of Council vehicles or the payment of an allowance if an employee has an air conditioner in his vehicle has proceeded to arbitration and final submissions will be presented in October, 1981.

2. Local Government Salaried Officers' Award

Negotiations are continuing on an application to vary the award for Chief Clerk and/or Accountant and Chief and Deputy Chief Town Planners to conform with the new gradings in the Local Government Senior Officers' Award.

3. Local Government Salaried Officers' Award

Negotiations are continuing to extend the grades for Graded Clerks up to Grade 20.

4. Local Government Salaried Officers' Award

Parties are still conferring regarding new classifications and increased rates of pay for Principal Building Surveyor, Deputy Principal Building Surveyor, Senior Building Surveyor and Building Surveyor.

5. Local Government Salaried Officers' Award

Negotiations are still proceeding in respect of a 20% increase in salaries.

6. Local Government Salaried Officers' Award

Negotiations are continuing on an application to vary the award in respect of increased rates of pay for Chief and Deputy Chief Town Planners.

7. Local Government Salaried Officers' Award

The Municipal Employees' Union has applied to vary the award in respect of leave with pay to attend the Trade Union Training Authority with a maximum of 10 days leave per year and leave with pay to one employee of Council who is a delegate to the Union's Annual Conference with a maximum of 3 days leave.

8. Local Government Salaried Officers' Award

Negotiations are still continuing on an application from the Associations in respect of Assistant Library Officers and Computer Staff.

9. Local Government Engineering Staff Award

Conferences are still occurring between the parties in regard to an application to vary the award from the Municipal Employees' Union in respect of a 20% increase in salaries.

10. Municipal & Shire Council Wages Staff Award

Negotiations are continuing in regard to an application to vary the award in respect of a 20% increase in wages.

11. Municipal & Shire Council Wages Staff Award

Conferences between the parties are still taking place regarding an application by the Union for a \$25.00 per week industry award.

12. Municipal & Shire Council Wages Staff Award

The Union has applied to vary the award in respect of shift allowances for certain classifications.

13. Municipal & Shire Council Nurses (State) Award

14. Public Holidays

Advising the dates of public holidays for 1982.

15. Over-Award Payments

Advising that at the 1981 Shires Conference Motion No. 81 from Wakool Shire Council was carried in the following terms:

"That the Associations endeavour to persuade all Councils to apply payments to officers in accordance with their relevant awards."

Stating that that Council is concerned at the increasing number of authorities that are making payments to staff for untaken sick leave. Such a trend will, in the long term, place a financial burden on Council's revenue.

Requesting Councils who are approached in regard to any conditions or payments in excess of the award prescriptions to seek the advice of the Associations' Industrial Division before any agreement is reached.

16. Apprenticeships

S.C. Recommendation

The Circular be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 140-1, 430-6, 430-12)

CORRESPONDENT: COMMONWEALTH TRADING BANK

SUBJECT: BELLE CLOTHING CO. PTY. LIMITED

Stating that their client, Belle Ladies Wear have approached the Bank for facilities totalling \$90,000 and have offered as security a mortgage over the factory property at 4-6 Charles Street, North Richmond owned by Belle Clothing Co. Pty. Limited. Stating that they understand that this property is already mortgaged by the Council of the Shire of Colo and the Department of Decentralisation with an amount of \$13,000 owing.

Requesting Council to postpone its mortgage in favour of the Commonwealth Trading Bank of Australia.

SHIRE CLERK'S REPORT

Colo Shire provided the following mortgage loans to the company:

Loan No. 1	\$8,800	- funded 1967	- matures June 1982	- balance	\$849
Loan No. 2	\$6,000	- funded 1972	- matures Nov. 1987	- balance	\$3293
				Total	\$4142

The Department of Decentralisation and Colo Shire had previously considered priority of the first mortgage to Messrs Marks and Ross-Jones to the value of \$50,000. That loan has now been fully repaid.

The Minister has agreed to the proposal subject to:

1. Hawkesbury Shire Council as joint first mortgage agreeing to concede priority to \$80,000.
2. The Directors of the company furnishing joint and several guarantees in favour of the Minister and Council for the balances outstanding on their loans.
3. The company to bear all associated costs.

Following the Minister's agreement to the proposal the company has requested the mortgagees to concede priority to a further amount of \$10,000. It is felt that Council should agree to concede priority totalling \$90,000 subject to the Minister's agreement to the higher figure.

Recommendation

Council concede priority to the amount of \$90,000 in relation to the first mortgage with Belle Clothing Co. Pty. Ltd. subject to the Department of Decentralisation's concurrence, the protection of Council's interest and the company to bear all associated costs. The seal of Council be affixed to all necessary documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File 1982-05-16)

CORRESPONDENT: HAWKESBURY PRESS PTY. LTD.

SUBJECT: SALE OF PROPOSED LOT 16 HAM STREET, SOUTH WINDSOR

Offering Council \$150,000 for the purchase of 3.5 acres at South Windsor adjoining the existing industrial area. Stating that this area would be suitable for the expansion of the company.

SHIRE CLERK'S REPORT

Discussions have taken place regarding the sale of proposed Lot 16 in Ham Street and it is believed that the offer is acceptable because it will facilitate the purchase and development of the area.

Recommendation

Council agree to the sale of the proposed Lot 16 as shown on the proposed plan of subdivision subject to the completion of the subdivision and the purchase of the land from Unilever.

COMMITTEE'S RECOMMENDATION

See Item 2 of the Shire Engineer's report to this meeting.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. TELEGRAM - DEPARTMENT OF LOCAL GOVERNMENT - ASSISTANCE FUND GRANT 1981/82. G95/1.

Advising that the Local Government Assistance Fund Grant for 1981/82 is \$83,800.

(S.C. - After bringing half of this amount into income for 1981, there will be a shortfall of \$9,650 to that provided in the 1981 Estimates.)

2. DEPARTMENT OF ENVIRONMENT AND PLANNING - ASSESSMENTS ON COUNCILS TO MEET LOAN INTEREST AND REPAYMENTS. A1/17, C44/7.

Advising that the assessment on Council to meet loan interest and repayments due in 1982 in respect of the Sydney Regional Development Fund will be \$34,902.

3. RICHMOND GOLF CLUB LIMITED - TENTH ANNUAL REPORT AND BALANCE SHEET. L127/1.

Forwarding for Council's information a copy of their Tenth Annual Report and Balance Sheet. Stating that their financial trading operation for the year resulted in a sound profit of \$54,050.69.

4. STATE LIBRARY OF NEW SOUTH WALES - INTEREST SUBSIDY SCHEME FOR PUBLIC LIBRARIES. L125/1.

Inviting applications for the Interest Subsidy Scheme for 1981/82, and stating that the closing date will be 1st February, 1982. Advising that the State Budget provides that a limit of \$2,000,000 will apply in respect of the total loans which the Library Council may recommend for subsidy in the 1981/82 financial year, and it appears likely that it will not be possible for the Library Council to recommend the payment of interest subsidy for all projects. Stressing that all projects require approval and any proposal and draft or final plans should be discussed with officers of the Public Libraries Division at the earliest opportunity.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1 : (File C50/4)

SUBJECT : EXECUTION OF CONTRACTS

The following Contracts for Sale have been executed by the President and Shire Clerk :

<u>Owner</u>	<u>Property</u>	<u>Price</u>
R. & L. Ferguson Pty.Ltd.	Lot 8, Sec. 1, Lot 9 & Pt.Lot 4, Sec.1 & Pt.Lot D, Parish of Wilberforce, County of Cook, Village of Wilberforce.	\$125,000
D.Morrison	Lot 7, Sec. 1 & land contained in Certificate of Title Vol. 13811, Folio 164, Parish of Wilberforce, County of Cook.	\$25,000
Prospect County Council	Lot 3, D.P. 617415, Spinks Road, Glossodia.	\$183.76
Hawkesbury Shire Council	Lots 2, 3, 5, 7, 8 & 14, Phillip Place, McGraths Hill to Velhan Developments Pty. Ltd.	\$120,000

Recommendation

The report be received and the Memorandum of Transfers be executed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File 3971-286)

SUBJECT : RESUMPTION - PT.LOTS 72 & 73, SETTLERS ROAD, WISEMANS FERRY.

The above property is owned by Mrs.E.M.Hackett of 6 Ballast Point Road, Birchgrove and a small portion of the frontage of the two lots was resumed by Colo Shire Council on 16th January, 1976 for road purposes. Both allotments are steep and because of the loss of the area which has been resumed, it is virtually impossible for the owner to gain vehicular access to the properties.

The question of compensation has not been settled and Mrs.Hackett seems to have been seeking advice as to whether access would be made available because this would have considerable effect on any claim for compensation.

On 10th March, 1981 Mrs.Hackett wrote to this Council forwarding copies of correspondence with Colo Shire Council and asking if action could be taken to finalise the proceedings in regard to :

- "1. Compensation for land resumed by the Council.
2. Vehicle access to each block of ground."

Following that letter arrangements were made for Mr. & Mrs.Hackett to discuss the matter and a meeting took place in my office on 10th July. It was then

SHIRE CLERK'S REPORT

ITEM 2 Continued :

arranged that the Engineer and I would inspect the property with them and this inspection was made on 7th August. The inspection confirmed that access for all practical purposes is impossible to the properties by vehicle and therefore Council should pay compensation as if the whole of the properties had been resumed.

Mr. Hackett also drew attention to the fact that the sum of \$626.16 was outstanding for rates and he agreed that this amount could be deducted from the compensation.

Mr. & Mrs. Hackett were advised that a valuation to determine compensation would be obtained. The Valuer was asked to determine a valuation on the following bases :

1. The fair market value of Lots 72 and 73 as vacant land at 16th January, 1976.
2. The fair market value of the land in its original state at the current date.

In regard to (1) the Valuer considered the amount was \$5,000 and in regard to (2), the Valuer considered the value was \$10,000.

The question then to be considered is whether compensation should be payable under Item 1, together with interest or under Item 2, where interest would not apply.

Under the Public Works Act 45, 1912 (subject to any amendments which I am not aware of) for the first 12 months after resumption, compensation shall bear interest at the rate of 4% per annum and thereafter bear interest at the rate payable at a bank on fixed deposit for a period of 12 months subject to any alterations in the rate. This means that calculations under (1) - \$5,000 plus interest for the six year period - would yield less than the valuation under Item 2 and in view of the period which has elapsed since the date of resumption, it is believed that the valuation should be paid under Item 2. It is possible that this strip of land was resumed under the Public Roads Act and the provisions regarding interest could differ from the Public Works Act. However, it is likely that they are similar. It is felt that Mr. & Mrs. Hackett should be given the opportunity to retain the residue of the property if they so wish. Also it is difficult to see what use could be made of the residue.

Recommendation

1. Without prejudice, Mrs. Hackett be advised that Council is prepared to pay \$10,000 for the purchase of the residues of Lots 72 and 73, Settlers Road, Wisemans Ferry and compensation for the area of land resumed in Government Gazette No. 8 of 16th January, 1976, subject to the payment by Council of reasonable legal expenses in connection with the transfer of the residues of the two allotments, less all outstanding rates at the date of transfer.
2. Mrs. Hackett be also advised that without prejudice Council is prepared to make the above payment for compensation for the area resumed, subject to payment of reasonable legal expenses in connection with the settlement of compensation less outstanding rates on the properties at the date of payment of compensation.

SHIRE CLERK'S REPORT

The Shire Clerk asked that Item 2 of the recommendation be deleted from the report.

COMMITTEE'S RECOMMENDATION

WITHOUT PREJUDICE, MRS. Hackett be advised that Council is prepared to pay \$10,000 for the purchase of the residues of Lots 72 and 73, Settlers Road, Wisemans Ferry and compensation for the area of land resumed in Government Gazette No. 8 of 16th January, 1976, subject to the payment by Council of reasonable legal expenses in connection with the transfer of the residues of the two allotments, less all outstanding rates at the date of transfer.

SHIRE CLERK'S REPORT

ITEM 3 : (Files C8/81, C8/90, C8/57, G90-2)

SUBJECT : CONTRACTS FOR MANAGEMENT OF :

1. COMMUNITY & CULTURAL CENTRE
2. COFFEE SHOP & REST CENTRE
3. EAST KURRAJONG WASTE DISPOSAL DEPOT
4. WINDSOR WASTE DISPOSAL DEPOT

These contracts provide for increases according to wage indexation. However, wage indexation has now been abandoned and therefore it is necessary to arrive at a satisfactory means of determining increases under these contracts. It is felt that the more satisfactory method would be to increase them according to the Consumer Price Index.

According to the Bureau of Census and Statistics the Consumer Price Index increased at 2.6% for the March quarter; 2% for the June quarter; and it is anticipated that the percentage for the September quarter will be available about the 26th October. If the Consumer Price Index is adopted, increases would apply to the contracts from the 1st of October.

Recommendation

The contracts for the management of the Community and Cultural Centre, the Coffee Shop and Rest Centre, the East Kurrajong Waste Disposal Depot and the Windsor Waste Disposal Depot be adjusted according to the Consumer Price Index.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4 : (File A6/259)

SUBJECT : LAND KNOWN AS "THE SPEEDWAY", ARGYLE STREET, WINDSOR.

On 10th March Council received from Alcorn Lupton Nicholson, Valuers, a valuation of \$45,000 for this property.

It was resolved by Council that negotiations take place with the Windsor Sub-Branch of the Returned Services League. A meeting was held in my office on 19th October with representatives of the Sub-Branch and they submitted a valuation from Realty Appraisals Pty.Ltd. of \$132,000.

Arising from that meeting it was decided that both Valuers be asked to discuss their valuations and arrangements have been made for this to take place. The Valuers have not been authorised to negotiate but to have discussions for report to the respective parties.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 5 : (File S13/41)

SUBJECT : DISPOSAL OF LAND - CASTLEREAGH ROAD, RICHMOND
& OLD KURRAJONG ROAD, RICHMOND.

At the meeting of Council on 14th April, the proposal was adopted in principle that the land opposite the High School be sold and the proceeds used to develop the Richmond Ex-Servicemen's Club Sporting & Recreation Complex in Bensons Lane, Richmond and the area of land near Smith Park presently used by the Hawkesbury District Cricket Association be sold to the Windsor Polo Club, subject to discussions taking place with the organisations involved and that a further report be made to Council on ways of developing the Bensons Lane complex without the necessity of selling the Pughs Lagoon cricket area.

Advice has been received from the Department of National Development and Energy that the Commonwealth approves the proposal subject to the grant being refunded and agreement between the Commonwealth and State Ministers.

The Department of Local Government is having a look at the question and it is anticipated that advice will be received from that Department shortly.

The Hawkesbury District Cricket Association has agreed to the proposal after receiving advice regarding the work which will be carried out on the Richmond Ex-Servicemen's Club land in Bensons Lane. Discussions have also taken place with the Polo Club and they are prepared to purchase the land for \$47,000 being the purchase price when the land was acquired by Windsor Municipal Council.

Subject to final acceptance of the proposal by the Department of Local Government and then the Commonwealth, a further report will be submitted to Council regarding the disposal of both areas. In regard to that part of the resolution seeking a report on ways of developing the Richmond Ex-Servicemen's Club area without the necessity of selling the Pughs Lagoon cricket area, it is advised that the Polo Club urgently requires additional land and as they are also providing sporting facilities for a group in the community and because the Cricket Association will have a much superior complex in the Richmond Ex-Servicemen's Club Sporting & Recreation Complex, it is believed that it is in the interests of both sporting organisations for the sale to be made.

Portion of the land opposite the High School at the Starlight Place end, being Lot 51, is dedicated for Public Reserve. It is proposed to extend this Reserve by adding to it a portion of the land opposite the High School, making a recreation area comprising 4 acres.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 6 : (File C43/6)

SUBJECT : FAMILY DAY CARE SCHEME - REQUEST FOR ADDITIONAL
STAFF & ALTERNATIVE ACCOMMODATION.
REPORT BY GLADYS REED - CO-ORDINATOR.

"PREAMBLE

Family Day Care, a home-based form of child care, funded by the Office of Child Care (Department of Social Security) through its Childrens' Services Programme, enrolls more than 5,000 children in N.S.W. alone. It is a cheap form of child care for the Federal Government compared to centre-based care because it is able to utilise already existing facilities in the community - Council premises, private homes etc. The Department of Youth & Community Services has been relieved of the onerous task of supervising privately licensed child-minders since the responsibility of supervision has passed to the Co-Ordinator and staff of Family Day Care. The Department of Youth & Community Services has retained its role as licensing body.

Family Day Care is a type of child care particularly suited to children under two years of age, and is far more flexible than centre-based care in terms of such things as being able to extend to meet the needs and demands of the community, e.g., caring for children of parents who are engaged in shift work etc. Because of its flexibility Family Day Care is being recognised as a major component of early childhood services being offered in Australia. A recommendation of the Spender Report, recently tabled in Cabinet by Senator Chaney (Minister for Social Security), was that Family Day Care be developed in preference to day care centres. This may possibly lead to improved funding for established Schemes.

FUNDING FOR FAMILY DAY CAREOperational Assistance Grant :

In the first year of operation a sponsoring body is given \$15,000 to establish a Scheme (\$3,750 per quarter). It is expected that by the end of the first year of operation, 35 E.F.T. children will be enrolled. One E.F.T. comprises a child who attends for 7 hours a day, or a number of children whose combined hours of attendance total 7 hours a day. It is possible that 35 E.F.T. could be made up of 65 actual children if there is a demand for part-time care.

Funding after the first year remains at \$3,750 per quarter for the first 35 E.F.T. and an additional \$7 per week per child over and above the basic 35 E.F.T.

Thus, using 78 E.F.T. as an example, funding would be :

35 E.F.T.	\$3,750
43 E.F.T. @ \$7 x 13 weeks	<u>3,913</u>
	<u>\$7,663</u>

Special Needs Supplement :

Family Day Care is a subsidised form of child care. Parents unable to afford the cost of care are entitled to be means tested (using a test approved by Social Security), and if eligible receive assistance. The amount of assistance available to parents is limited to a figure arrived at each quarter by multiplying the E.F.T. by \$7 per week (78 E.F.T. = \$546 per week).

SHIRE CLERK'S REPORTITEM 6 Continued :Equipment Grant :

\$2,000 is paid for up to 75 E.F.T.
 \$1,000 is paid for up to 100 E.F.T.
 \$1,000 is paid for over 100 E.F.T.

GROWTH OF COUNCIL FAMILY DAY CARE SCHEME

1. Windsor Council commenced operation of its Family Day Care Scheme on 1st April, 1980.
2. There are currently 125 children attending 34 licensed homes in the Hawkesbury Shire.
3. The range of care provided includes full-time, part-time, casual, emergency, before/after school, holiday care.
4. Age range of children enrolled is 9 weeks to 12 years.
5. There are 3 handicapped children enrolled, one with gross physical disabilities.
6. Currently there are 26 children enrolled with lone parents.
7. 27 children are receiving subsidised care.
8. Quarterly growth is as follows :

1980	April - June	15 E.F.T.	\$3,750
	July - Sept	27 E.F.T.	3,750
	Oct - Dec	43 E.F.T.	4,478
1981	Jan - March	48 E.F.T.	4,751
	April - June	56 E.F.T.	5,661
	July - Sept	78 E.F.T.	7,663

STAFFING

By February 1981 approximately 70 children were enrolled in 24 homes throughout the district and the work load for one person was extremely heavy. Although funding at that time was inadequate to employ another staff member Council agreed to put on a Child Development Officer for 20 hours per week. She began work on 1st April, 1981 and had only been employed a short time, approximately four and a half months, when, because of the quarterly growth, funding was increased by \$2,000 for the quarter. Her hours were then extended to 30 per week.

The Scheme has continued to grow and it could be anticipated that sometime in early 1982 the figure of 100 E.F.T. could be reached. This growth will depend on the employment of additional staff, as the service cannot be extended with present staffing arrangements. It is becoming increasingly difficult for the Co-Ordinator and Child Development Officer to properly supervise Day Care homes, provide adequate support services (in the way of in-service training for caregivers, additional playsessions etc.) and the ever-increasing load of administrative duties. Another major problem faced by staff is the very large geographical area covered by the Scheme. At present staff are averaging 1,200 kilometres per month.

SHIRE CLERK'S REPORT

ITEM 6 Continued :

There is an immediate need for another part-time Child Development Officer for 20 hours per week. The basic rate of pay for a C.D.O. (depending on qualifications) is \$6.06 per hour (\$121 p.w. 20 hours) as well as a monthly car allowance of \$93.75.

There is a need, in the not-too-distant future, for the employment of a part-time Clerical Assistant (20 hours) and another part-time C.D.O. (20 hours).

The basic rate of pay for a Clerical Assistant is in the vicinity of \$5.85 per hour (\$117 p.w. 20 hours).

It is the desire of the staff to provide a high-quality child care service in the Hawkesbury, to develop a service with a high reputation and provide the caregivers with as much professional assistance and support as possible. This can only be achieved by the appointment of adequate staff.

Unless the funding formula is altered by the Office of Child Care (funding has not been increased since 1977) Family Day Care will never be a self-supporting service. Council will always have to have a financial commitment if it wishes to provide this form of child care service (it is the only service in the Hawkesbury which provides care for children under two years of age).

In the light of the above information it is requested that Council give serious consideration to the immediate employment of a part-time Child Development Officer, and that further consideration be given to the appointment of additional staff in the near future, particularly if funding is increased following the recommendations of the Spender Report.

ALTERNATIVE ACCOMMODATION FOR FAMILY DAY CARE

It has become obvious that the Neighbourhood Centre, Richmond is no longer a suitable venue for both Family Day Care and Occasional Care, two Council schemes which share part of the premises of the Centre.

It is considered no longer suitable for Family Day Care because of the following reasons :

- i) office space is limited to two very small separated offices. No other area is available at the Centre for future staff growth. Without extra staff the service is unable to be extended;
- ii) In fairness to the Occasional Care Scheme and its need to extend its hours, it is necessary for Family Day Care to be relocated. At present F.D.C. playsessions are held in the O.C. hall on Monday morning, Tuesday morning and afternoon. Occasional Care is limited to Wednesday, Thursday and Friday. For both schemes to reach their full potential it is essential for them to have separate accommodation.

Increased Family Day Care funding is dependent on the Scheme being able to expand its service; to enrol more children, recruit more caregivers to care for the children, having adequate staff to cope with the work load, having suitable premises to house additional staff and F.D.C. activities.

SHIRE CLERK'S REPORT

ITEM 6 Continued :

It is the opinion of the staff that F.D.C. would operate to its best advantage from a cottage situation because of the range of flexibility it could offer to the small groups using it at any one time. As shown in other schemes, e.g., Blacktown, Fairfield, existing residences lend themselves favourably for the purposes of office space, play rooms, nursery area, storage area, and a yard for outdoor play. It is felt, however, that there may be other types of buildings that could be adapted, or that a building be constructed on Council land suitable for F.D.C. activities providing an adjacent outdoor area was available.

Earlier this year the staff and caregivers visited the former Colo Council Chambers to assess its suitability as premises for F.D.C. The consensus of opinion was that the inaccessibility for caregivers and parents without transport would have a drastic effect on the growth and quality of the service.

Both staff and caregivers believe that Richmond is probably the best location for F.D.C. (near to other social welfare agencies - Area Health Centre, Home Help, Community Aid). Windsor is also considered suitable as long as the premises are close to the Windsor township and regular public transport.

It is recommended that Council look into the possibility of relocating Family Day Care into more suitable premises in the near future so that both F.D.C. and Occasional Care are able to expand and develop their services. There is an immediate need for Occasional Care to extend its opening hours to Tuesday and is unable to do so until Family Day Care has alternative premises available."

SHIRE CLERK'S REPORT

The increase in growth is beyond all expectations and in my opinion the position has been reached where serious consideration must be given to the recommendations in the report.

Recommendations

1. An additional part-time Child Development Officer for 20 hours per week be appointed.
2. A further report be submitted on suitable premises.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 7 : (File C43/2)

SUBJECT : PROPOSED MULTI-PURPOSE CHILDREN'S CENTRE.

Colo Shire Council applied in the 1979/80 financial year for a grant of \$58,000 through the Children's Services Fund of the Department of Youth & Community Services, to establish a Children's Neighbourhood Centre at Wilberforce. The application was not successful but the Department has advised that it is not intended to call for new applications this year but instead is looking into funding previously applied for projects.

It has now become necessary, because of the amalgamation, to review the application, and in view of this consideration is now being given to the siting of a proposed multi-purpose children's centre, which it is believed should be at either Windsor or Richmond. However, if the Centre is situated at Windsor, it will serve families and children in the immediate eastern and northern parts of the Shire, where there is a shortage of these facilities relative to the level of similar facilities in the Richmond/North Richmond area.

The Wilberforce Council Chambers Committee has recommended that discussions take place with interested groups for the purpose of establishing a Pre-School Centre in the Council Chambers.

Discussions have taken place with representatives of the Department and land owned by Council at South Windsor near the Neighbourhood Shopping Centre and in close vicinity to the housing area, principally the Housing and Lands Commissions and the adjoining Windsor industrial area, has been inspected by the representatives of the Department. There is no restriction of use for the proposed purpose on this site.

It is estimated that the cost of the building, together with siteworks, such as landscaping, construction of parking area, provision of sewerage, water, electricity etc. would be \$170,000, and an application has been submitted to the Department for consideration of the resiting of the Children's Centre from Wilberforce to Windsor and a grant of \$75,000 towards the cost, subject to the balance of the cost being contributed by Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 8: (FILE C43/6)

SUBJECT: FAMILY DAY CARE SCHEME

Following a meeting of Day Care Mothers, and after seeking response from parents using Family Day Care, a recommendation is made to increase fees charged for the service.

Set out below in Schedule "A" are the fees adopted by the Council and in Schedule "B", the rates which are now felt appropriate. There is an increase of approximately 10% which the Day Care Mothers and the Co-Ordinator feel is necessary.

SCHEDULE "A"

<u>Hours of Care</u>	<u>Casual Daily</u>	<u>Permanent Daily</u>	<u>Permanent Weekly</u>
Up to:			
1 hour	\$2.00	\$1.50	\$7.50
2 hours	3.00	2.50	12.50
4 hours	4.00	3.50	17.50
6 hours	5.50	5.00	25.00
8 & 9 hours	7.50	7.00	35.00
10 & 11 hours	8.50	8.00	40.00
12 hours	9.50	9.00	45.00

SCHEDULE "B"

<u>Hours of Care</u>	<u>Casual Daily</u>	<u>Permanent Daily</u>	<u>Permanent Weekly</u>
Up to:			
1 hour	\$2.20	\$1.65	\$8.25
2 hours	3.30	2.75	13.75
3 hours	3.85	3.30	16.50
4 hours	4.40	3.85	19.25
5 hours	4.95	4.40	22.00
6 hours	5.95	5.50	27.50
7 hours	7.15	6.60	33.00
8 hours	7.70	7.15	35.75
9 hours	8.25	7.70	38.50
10 hours	9.35	8.80	44.00
11 hours	9.90	9.35	46.75
12 hours	10.45	9.90	49.50

OVERTIME RATE

(By arrangement with Caregiver only)
\$1.50 per hour.

ABSENCE

(Illness or other)
1 day only - full daily rate payable
2 or more days - half daily rate payable
Long term illness - holding fee based on
30% of weekly fee

PUBLIC HOLIDAYS

Full daily rate payable

CAREGIVER'S HOLIDAYS

No fee payable

PARENTS' HOLIDAYS

Holding fee based on 30% of weekly rate

EXTRA CHARGES

Breakfast 80c per meal
 Dinner \$1.20 per meal
 Nappy Washing 60c per day

Parents will pay any play session or excursion fees

CAR CHARGES

If a Day Care Mother is required to use her car for any purpose other than taking children to play sessions or on excursions she is entitled to charge the parent \$1.00 per trip. This means that if she is required to take the child to pre-school or to collect a child from school then this fee is applicable.

BEFORE/AFTER SCHOOL CARE

\$1.00 for first hour (or part thereof)
 50c per additional half hour units (or part thereof)

A 20% reduction of the fees for before and after school care where families have more than one school age child requiring care will apply when approval is given by Day Care Mother after discussion with the Co-Ordinator.

UNTOILET TRAINED CHILDREN

Extra 50c per day (up to 5 hours)
 Extra \$1.00 per day (over 5 hours)

Note

Included in the cost of care, caregivers are required to provide morning/afternoon tea and lunch for the children.

Recommendation

Fees as set out in Schedule "B" be adopted for the Family Day Care Scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File B21/2)

SUBJECT: OVERDRAFT LIMIT

As is usual at this time of the year, it is necessary for Council to give an indication to the bank of its temporary overdraft requirements for the period 1st December, 1981 to 30th April 1982. An increase in the overdraft limit is required to meet the payments for works carried out during the early part of the year before rate and other income for 1982 has been received.

An overdraft limit of \$2.5 million for the General Fund and \$20,000 for the Sewerage Fund to meet Council's expenditure during this period is required.

Recommendation

The bank be requested to provide overdraft accommodation to a limit of \$2.5 million for the General Fund and \$20,000 for the Sewerage Fund for the period 1st December, 1981 to 30th April, 1982 and the Seal of Council be affixed to all necessary documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File S1/1)

SUBJECT: INDUSTRIAL MATTERS

Council at its meeting of 11th August, 1981 approved the system of flexible working hours introduced into Council's operation in relation to word processing.

My report to that meeting indicated that it would be necessary for a similar system to be introduced in relation to Council's computer installation.

Council's computer is now being utilised for all of Council's accounting, rating and word processing functions and it is not possible for the volume of work to be processed between the hours of 8.30 a.m. to 4.30 p.m. It will be necessary for Council's computer installation to be functional for up to 12 hours per day.

It will be appreciated that it is necessary for Council to gain the maximum benefit from the substantial investment in computer hardware and at the same time provide the maximum service to the rate payers and Council.

Flexible working hours also reduce the necessity for overtime and thus considerable savings would accrue to Council in overtime by the introduction of a flexible working arrangement.

There are two other areas of Council's operations that would benefit from the introduction of flexible working hours. They are:

(a) Filing Section

Council's internal management could be facilitated and streamlined by having the filing section available outside the hours of 8.30 a.m. and 4.30 p.m.

Councillors will appreciate that all senior staff and many other staff work outside the hours of 8.30 a.m. and 4.30 p.m. and their work would be facilitated by having Council's filing staff available outside those hours.

Regular overtime has been necessary in the filing section for the preparation of business papers and related material. Substantial savings would accrue to Council by the introduction of a flexible working arrangement in the filing section and, of course, substantially reduce the overtime.

(b) Ordinance Inspector

Regular overtime is involved for this officer as follows:

1. Weekend patrol involving 4 hours Saturday and 4 hours on Sunday each fortnight.
2. Delivery of regular business papers (up until approximately 7.30 p.m.) fortnightly.

By the introduction of a flexible working arrangement with this officer it will be possible to achieve substantial savings in overtime and at the same time continue the same high standard of service.

In any system of flexible working hours, employees still work the required number of hours per week, i.e. 35, however, this may be worked on the basis of 70 hours over eight or nine days instead of ten days per fortnight.

This system of flexible working hours introduced for word processing has proved highly successful and the extension of this principle is now necessary in the other areas of Council's operations as indicated above.

The Management Executive Committee have examined this proposal and have recommended its introduction.

Recommendation

A system of flexible working hours be introduced into Council's computer installation, filing section and Ordinance Inspector provided that the interests of the public and Council are preserved at all times.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File W280/1)

SUBJECT: CAPITAL WORKS PROGRAMME

Council's meeting held on 10th March, 1981 adopted the Capital Works Programme for the period January 1981 to June 1982. The programme was subject to the availability of funds and was structured on the basis of receiving loan and grant allocations equivalent to that received by each of the Windsor and Colo Councils for the amalgamated areas. Previously, each Council received a loan allocation of \$1.2 million and the Capital Works Programme anticipated loan funds of \$2.4 million for the financial year 1981/82. Advices have now been received that the total allocation is \$1.2 million. This has necessitated a reduction in the approved Capital Works Programme and attached for Council's consideration are details outlining those works originally approved, works recommended for the revised programme and the source of funding for these works.

Recommendation

The revised Capital Works Programme submitted to this meeting for the period 1st January, 1981 to 30th June, 1982 be adopted.

COMMITTEE'S RECOMMENDATION

THE REVISED CAPITAL Works Programme submitted to this meeting for the period 1st January, 1981 to 30th June, 1982 be adopted, and the South Windsor tennis courts be accorded No. 1 priority in the next Capital Works Programme.

ITEM 2: (File 1982-05)

SUBJECT: DEVELOPMENT UNILEVER LAND - HAM STREET AND FAIREY ROAD, SOUTH WINDSOR

Following Council's adoption of the Shire Clerk's report at the Ordinary meeting of 13th October, 1981 for the acquisition of the abovementioned land for industrial development, a plan has been prepared and is displayed at this meeting indicating the layout of the proposed subdivision involving the opening of two new roads and site works to achieve a general building level above RL 16 metres. The proposal envisages that Fairey Road in the depression area north of Ham Street will be raised to RL 14 and that the road from Fairey Road will be located in the natural depression to minimise the amount of filling necessary for the development of this estate. The other road from Ham Street is a north south road terminating in a cul-de-sac with a turning area sufficient to cater for industrial vehicles serving lands varying from 2,300m² to 8,900m². The development caters for the provision of all services to the estate and 2 sites have been set aside for sewerage pumping stations.

In view of the interest that has been shown in this development, action should be implemented to enable the formalities of subdivision to be completed to enable the early issue of certificates of title for the subject lands.

Recommendation

1. Council adopt Plan No. 819-1 in principle for the development of Lot 11, D.P. 596732 being the industrial site at the corner of Ham Street and Fairey Road, South Windsor.
2. The Shire Clerk be delegated the authority to issue development consent and subdivision approval in accordance with Plan No. 819-1, upon exchange of contracts for the sale of the land from Unilever.

COMMITTEE'S RECOMMENDATION

Correspondence Item No. 14 from the Hawkesbury Press Pty. Ltd. was dealt with at this stage.

1. Council adopt Plan No. 819-1 in principle for the development of Lot 11, D.P. 596732 being the industrial site at the corner of Ham Street and Fairey Road, South Windsor.
2. The Shire Clerk be delegated the authority to issue development consent and subdivision approval in accordance with Plan No. 819-1, upon exchange of contracts for the sale of the land from Unilever.
3. Council agree to the sale of the proposed Lot 16 as shown on the proposed plan of subdivision subject to the completion of the subdivision and the purchase of the land from Unilever.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File S195)

SUBJECT: ILLEGAL DISPOSAL OF EFFLUENT FROM SEPTIC TANK
INSTALLATION

Many instances of removal of septic tank effluent from collection wells other than by Council's contractor have become evident. Syphoning or pumping of effluent from these vessels to adjacent ground surface, to Council's stormwater drains and the like is prevalent. Such practice is particularly dangerous from a public health point of view, is extremely objectionable and contravenes the requirements of Ordinance 44 of the Local Government Act and the Public Health Act.

The installation and operation of a septic tank requires the approval of Council and the Health Commission to ensure nuisance free operation and appropriate action can be taken by either authority where serious nuisance exists. The Health Commission have in the past in other areas refused to approve any further septic tank installations where such practices have occurred and if appropriate steps are not taken to rectify this situation it is likely that future approvals in this area could be seriously jeopardised.

Accordingly, advertisements have been placed in the local press advising residents that illegal disposal of effluent is viewed seriously and appropriate legal action will be taken where such incidents are noted.

It is proposed therefore that where any future incidents of this type are noted notices under Sections 64 and 65 of the Public Health Act 1902 be served in the first instance requiring the abatement of the nuisance and specifying any work that is felt necessary to be carried out to prevent the recurrence of the nuisance.

Should the notice not be complied with in the time specified appropriate legal action will be taken under the provisions of subsequent Sections of that Act to have the matter heard in a Court of Petty Sessions where the Magistrate may make an order requiring the nuisance to be abated and/or to carry out the required works and may also impose a penalty for non-compliance with the notice.

Should any such order of the Court be not obeyed then of course the Court may impose daily penalties during such default.

The matter is considered to be very serious and every endeavour must be made to have this dangerous and illegal practice of disposal of effluent ceased.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P179/2)

SUBJECT: WINDSOR SWIMMING CENTRE

For some years now requests have been received from the Windsor Amateur Swimming Club for the provision of a clubhouse and a spectator shelter to be erected over the existing concrete seating along the eastern side of the main pool.

Recently meetings were held on site with representatives of the Club and details of the proposal were discussed. Subsequently plans of the proposal were received which have been drawn up by a member of the Club along the lines as discussed previously. These drawings have been placed on the Board for Council's information.

The clubhouse proposed measures 9m x 7m and contains a meeting room 7m x 7m with a kitchen and storeroom each measuring 3.5m x 2m. It is proposed that the building be erected near the north eastern corner of the premises adjacent to the existing plant room. The building is proposed to be erected of brick with a metal roof to match the existing building.

The proposed spectator shelter will measure 50m x 3.4m and be constructed of steel frame with colourbond "spandek" steel sheet roof. This shelter is designed to be as low as practicable with clearance at the front of 2.5m and 2.2m at the back in order that the structure will be unobtrusive.

The estimated cost of \$23,000 for the clubhouse and \$15,000 for the shelter is based on the work being carried out by Council's building trades staff.

The Shire Clerk advises that funds are available for the proposal.

Recommendation

The work as proposed be carried out.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P179)

SUBJECT: SWIMMING CENTRES GENERALLY

Concern has been felt that these pools have not been utilised to best advantage and discussions have taken place between the Shire Clerk, Health and Building Surveyor Ray Clifford, the pool superintendents and myself in an endeavour to determine proposals to promote the use and functions of Council's swimming centres.

Attendances at both pools increased during the 1979/80 season by 9.8% to 80,974 at Richmond and 5.6% to 71,933 at Windsor. However, despite an increase in the Shire's population during 1980, attendances during 1980/81 at both pools decreased marginally by 0.04% to 80,942 at Richmond and .25% to 71,753 at Windsor.

The decrease in attendances does not show a pattern. At Windsor the numbers of children in school classes fell and at Richmond rose, whilst the attendance of adults fell at Richmond and increased at Windsor.

The failure of attendances to increase along with population growth can, it is felt, be attributed to three reasons:

1. The popularity of private swimming pools. During 1980 124 building applications for pools were received. During 1981 up to 14th September applications have been received for 65 swimming pools. In addition to this, many of the smaller above-ground pools are erected without approval.
2. The use of rivers within the Shire on weekends. The areas especially popular are Windsor, Yarramundi, Colo River and Little Wheeny Creek. Despite the water quality and dangerous condition of some of these locations, they continue to attract a large number of people.
3. The public attitude to leisure appears to have changed. The attraction of swimming in a public pool without other attractions has reduced over the last few years. Children now appear to favour mini bikes, roller skating, horses and other activities. The leisure facilities available at Council pools must be increased to attract people.

The following proposals to increase attendances and to promote the pools are offered.

1. Advertising

- (a) Pamphlets for distribution through schools, motels and Council outlets. These should not only promote the pools but advise of services such as learn to swim classes which are available, also school end of year parties and the like.
- (b) Pool superintendents will contact the local newspapers when they have special functions approaching and also on busy days in order that press publicity may be obtained. Advertising should stress the fact of clean water and highly qualified staff in attendance.
- (c) Provision of signs on the river banks advising of the dangerous swimming conditions and the location of the pools.

2. Amenities

As stated previously, the public requires more than swimming facilities at pools. Both pools have playground equipment, sun shelters and barbecue facilities. However, additional facilities should be provided and the following have been considered:

- (a) It has been requested that provision be made in the 1982 Estimates for two additional sun shelters at each pool at an estimated cost of \$800 each.
- (b) It has also been requested that provision be made in next year's Estimates for funds to construct a combination handball/half tennis court at each pool at a cost of \$5,500 each.
- (c) Water slippery dips have proved very popular at other pools and one at each pool would be beneficial, however they are expensive, approximately \$2,000 each and further consideration will be given to them in future Estimates.

3. Admission

The current admission charges are 20c for adults and children over four years of age and 10c for children in school groups. The organisers of carnivals have the option of paying \$65 for a full day or evening and \$40 for a half day carnival, or alternatively, 20c for adults and 10c for children. The alternative charge results in very small income for carnivals for small schools and should be abolished. It is felt however that hiring rates should be increased.

The public have expressed their objection in having the pools closed all day for a carnival catering for a very small number of children. This applies particularly to the small schools and it is intended to approach the Headmasters of these schools suggesting that better utilisation of the facilities with the added advantage of sharing of costs could be obtained by combining their carnivals with another one or two small schools.

It is considered that the waiving of charges for pensioners and a 10c admission for children in the school holidays would increase patronage as well as being a good public relations exercise.

4. Hours of Operation

The hours of operation were varied in 1978 with the pools not opening until midday on week days during school terms. However, the heavy usage by schools has dictated the need for the pools to be open during the morning also.

5. Promotion

(a) Facilities Adjacent to the Pools

The area opposite the Windsor pool has been developed as a BMX Track which should increase patronage. Discussions have been held over the past few years concerning the provision of leisure facilities adjacent to the Richmond pool. Appropriate facilities should be developed as soon as possible.

(b) Free Days

December will mark the 10th anniversary of the opening of the Windsor pool and could be celebrated by a free day at both pools. Other free days could be the first and last day of the season and Australia Day.

(c) Public Telephone

Inconvenience is caused to the pool and kiosk staff by people wishing to make telephone calls either for somebody to pick them up or for other reasons. The phone at the pool should be kept free for emergency use and incoming calls.

A red phone can be installed at a cost of \$95 plus \$115 rental per year. STD barring can be applied and each local call is 10c, Council being charged 6c by Telecom.

(d) Bus Service, Windsor

The local bus service travels along George Street, the bus company could be requested to re-route past the pool, at least during the swimming season.

(e) Carnivals

The pool managers will endeavour to have only one pool closed for a carnival at any one time. A sign at each pool will be displayed indicating the date on which the pool will be closed and the times involved and advising that public swimming is available at the alternative pool.

(f) Hot Showers

Richmond pool has one hot shower controlled by a pay time switch in the ladies amenities. However, no hot showers are available at Windsor. The swimming clubs have requested the provision of a hot shower and it is felt they would also prove popular with the public.

Three quick recovery weather proof heaters would need to be purchased and installed with the associated plumbing and electrical wiring. The heaters can be purchased from Prospect County Council for \$258 each, however electricity would need to be extended from the switchboard. The estimated cost of each of the three new showers is \$600.

Recommendations1. Admission

The charges be:

(Existing charges shown in brackets)

Adults - 20c (20c)
 Children over 4 years and students - 20c except in school holidays (20c)
 Children over 4 years and students in school holidays - 10c (20c)
 Children in school groups - 10c (10c)
 Pensioners - Free (20c)
 Concession tickets - 10c per ticket (10c per ticket)
 Half day carnival - \$55 (\$40 or alternatively 20c adults, 10c children)
 Full day carnival - \$85 (\$65 or alternatively 20c adults, 10c children)
 Evening carnival - \$85 (\$65 or alternatively 20c adults, 10c children)

2. Hours of Operation

The hours of operation be:

Week days - 6.30 a.m. to 6.00 p.m.
 Weekends and Public Holidays - 9.00 a.m. to 6.00 p.m.

During December, January and February

Week days - 6.30 a.m. to 8.00 p.m.
 Weekends and Public Holidays - 9.00 a.m. to 8.00 p.m.

3. Free Days

The following be free days at both pools:

1. 10th anniversary of the opening of the Windsor Pool
2. The first and last day of the season
3. Boxing Day
4. Australia Day

4. Public Telephone

A Red Phone be installed at each pool.

5. Hot Showers

The provision of \$1800 be made in the 1982 Estimates for this purpose.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 270-13)

SUBJECT: GARBAGE SERVICE

At Council's last meeting it was resolved that a further report be submitted regarding a waste cart collection system being introduced in other non urban areas of the Shire.

As Council is aware Cleanaways contract for garbage removal in the former Colo Shire area expires at the end of next year and it is felt it would be impracticable to endeavour to effect major changes in collection methods over the whole area while this current contract is in force.

It is proposed, over the next few months, to carry out a full study of the service relating to the whole area in order that Council may determine optimum methods to ensure that appropriate and comparable services are able to be introduced throughout the Shire following the conclusion of that contract.

This matter will be the subject of further comprehensive reports.

Recommendation

This report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Sullivan stated that near the toilet block in the parking area at Richmond there is a pipe with a great heap of dirt which has been there for some weeks.

The Shire Engineer stated that he was not aware of the problem but would have it attended to.

Councillor Knight referred to the problem of parking at the Belle Clothing Company at North Richmond. He stated that off-street parking is provided but the employees park in the street. He asked if an approach could be made to the management seeking their co-operation by asking their employees to park off the street.

Shire Planner for investigation.

The meeting terminated at 1.58 p.m.

CAPITAL WORKS PROGRAMMES 1980/81 (1/1/81-30/6/81) AND 1981/82 (FULL YEAR)

<u>Item</u>	<u>Adopted Programme</u>	<u>Revised Programme</u>	<u>Existing Loans</u>	<u>Loans 81/82</u>	<u>Grants & Revenue</u>
<u>Acquisition of Property</u>	700,000	650,000	545,000	105,000	
Purchase of land for commercial development, Wilberforce and Glossodia, purchase of recreation land, Lowlands and Peninsula and payments for compensation following resumption in Richmond, Windsor, South Windsor and North Richmond.)					
<u>Establishment Costs</u> (Amalgamation)	130,000	130,000		98,000	32,000
<u>Bridge Construction</u> (Terrace Road)	230,000	225,000	155,000		70,000
<u>Toilet Blocks/Amenities</u>					
(a) <u>Car Parking Areas</u>					
Paulls Car Park	30,000	30,000	30,000		
(b) <u>Recreation Areas</u>					
Brinsley Park	35,000	35,000		35,000	
<u>Kerbing & Guttering & Footpaving</u>	150,000	91,500	62,000		29,500
<u>Drainage Works</u>					
Richmond (Part Cost)	250,000	150,000	150,000		
Pitt Town	38,000				
<u>Flood Mitigation Construction</u>					
Floodgates (George Street, South Windsor)	30,000	30,000		30,000	
<u>Council Property</u>					
Toxana (Subsoil Drainage)	10,000	10,000		10,000	
Old Council Chambers (Dept. Agriculture)	11,000	11,000		11,000	
Works Depots (Additions & Alterations)	150,000	70,000		70,000	
Dog Pound (Extensions)	14,000	14,000		14,000	
Museum (damp course & restoration)	30,000	30,000		30,000	
<u>Commercial Areas</u>					
Kurmond Shopping Centre (K & G Car Parking, Landscaping)	40,000	40,000	40,000		

Item	Adopted Programme	Revised Programme	Existing Loans	Loans 81/82	Grants & Revenue
<u>Traffic Lights</u>					
Bells Line Road/Terrace Road, North Richmond	50,000	50,000		50,000	
Windsor Road/Pitt Town Road, McGraths Hill	30,000				
<u>Recreation Areas - Development Improvement</u>					
Peninsula Development, Boat Ramp	122,000	290,000	85,000		205,000
Bi-centenary Park Development	80,000	50,000	50,000		
Pitt Town Tennis Courts (Permanent surface, 2 courts)	20,000	20,000	20,000		
Cycleway - Hobartville	106,000	106,000	53,000		53,000
Tennis Centre, Richmond 2 courts	32,000	32,000	16,000		16,000
Footpath Construction	19,000				
Maraylya Tennis Courts (Permanent surface, lights)	30,000	20,000	11,000	9,000	
Powell Park, Kurrajong Heights (Tennis courts, Permanent surface (2), Lights)	16,000	16,000	16,000		
McMahons Park, Kurrajong (Superturf, Netball Courts, Improvements)	120,000				
BMX Tracks (Windsor & Richmond)	10,000	10,000	10,000		
South Windsor Netball Complex (Toilet facilities, Netball courts)	50,000	50,000		50,000	
Recreation Centre Development (Lowlands ex RSL - First Oval)	100,000	100,000		100,000	
McGraths Hill Complex (Water supply, landscaping)	15,000	15,000		15,000	
Woodlands Park (2 tennis courts, amenities block)	105,000	55,000		55,000	
Bridle Paths	15,000				
South Windsor (4 tennis courts)	250,000				
Total - General Purposes	3,018,000	2,330,500	1,243,000	682,000	405,500
<u>Garbage Service</u>					
Gate House East Kurrajong Depot	4,000	6,000		6,000	
Egress Road Driftway Depot	14,000				
<u>Glossodia Water Supply (Total Cost \$5,880,000) (Council Share \$2,940,000)</u>					
	850,000	850,000	450,000	400,000	
Total General Fund	3,886,000	3,186,500	1,693,000	1,088,000	405,500

Item	Adopted Programme	Revised Programme	Existing Loans	Loans 81/82	Grants & Revenue
<u>Sewerage Fund</u>					
Pitt Town Sewerage	400,000	400,000	400,000		
Greenaway Crescent, Windsor	70,000	62,000		62,000	
Pump Station (C) Flowmeter/ recorder	50,000	50,000		50,000	
<u>Total Sewerage Fund</u>	520,000	512,000	400,000	112,000	
<u>TOTAL PROGRAMME</u>	4,406,000	3,698,500	2,093,000	1,200,000	405,500

SOURCE OF FUNDS

1981 Revenue	29,500
Existing Loans (unspent)	893,000
Government Grants	376,000
Loans 1980/81	1,200,000
Loans 1981/82	1,200,000
	<u>3,698,500</u>

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 3rd November, 1981, commencing at 9.30 a.m.

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

Councillor Knight arrived at 10.08 a.m.

An apology for absence was received from Councillor Brown and from Councillor Knight for late arrival.

RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that the apologies be accepted.

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File 665-407)

CORRESPONDENT: R.N.T. GUNTON

SUBJECT: REQUEST TO EXTEND DOUGLASS ROAD, NORTH
RICHMOND TO PROVIDE ALL WEATHER ACCESS TO LOT
13

Referring to an earlier request that Council provide access to the above lot and advising that Council's resolution that the formation of Douglass Road be extended to provide access to Lot 13, does not meet his requirements. Advising that he had discussions with Mr. Cranston and an on-site meeting with Mr. Dreis and Mr. Paynter of Lot 14, to object to the works commenced stating that the siting of the culvert in this location is that the natural drainage on his property and on Mr. Paynter's property would be dammed by the earthworks and that considerable fill would have to be obtained to overcome this problem, and suggested re-locating the culvert some 20 metres to the west and to continue the track between the northern bank of the creek and his boundary fence. Trusting Council will give his proposal favourable consideration.

S.E. REPORT

Mr. Gunton is seeking extension of the construction of Douglass Road to the western boundary of his land. In the previous report to Council it was recommended that sufficient construction to provide access to the eastern boundary of Mr. Gunton's property be undertaken at an estimated cost of \$1,225 Mr. Gunton has indicated that he is not satisfied with this arrangement and requires the construction to be extended to his western boundary but did indicate that he would be prepared to undertake some construction work at his own cost. The proposal of Mr. Gunton is to form a track adjacent to the frontage of his land and has requested that the amount provided by Council be utilised by the provision of a culvert across Douglass Road to enable the continuation of the road formation. It is noted that a substantial part of this section of Douglass Road is a natural water course where to maintain a road formation would need to be protected from erosion of waters flowing in the natural depression.

Arrangements have been made to carry out the works as approved by Council and these works were implemented at about the time Mr. Gunton was proposing the alternate works. The situation as it stands at this time is that the access has been formed to Mr. Gunton's property at its eastern end however to make such construction effective it is necessary to fill a depression adjacent to his front boundary.

The estimated cost of providing a culvert and the necessary fill in Douglass Road is \$5,200 however it is noted that the natural material in this locality is extremely clayey and would require surfacing to enable all weather access. The cost of shale surfacing is estimated at \$6,200.

At this time there is no application for building on Lot 13 and the approved works when completed will provide satisfactory access to this land from which the owner may obtain access to whichever part of the property to which access is desired. Council would in normal circumstances with development of the properties on this unformed section of Douglass Road undertake the construction as part of its road programme.

Recommendation

The works as approved by Council be completed including the additional fill necessary to give access onto Lot 13 and that the construction for the extension of Douglass Road be included in a future roads programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-1502, 665-722)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING - JUNCTION OLD BELLS LINE ROAD
& GROSE VALE ROAD, KURRAJONG

Enclosing proposal for improved street lighting at the above intersection installing two 250 watt mercury fluorescent lanterns, and the replacement of one 250 watt mercury lantern with a 250 watt mercury fluorescent lantern. All lanterns are to be mounted on wood poles. The total annual charge increase is \$212.16.

Recommendation

Prospect County Council be advised that Council will accept the increased annual charge of \$212.16 for the improved street lighting at the junction of Old Bells Line of Road and Grose Vale Road, Kurrajong.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625 139)

CORRESPONDENT: MINISTER FOR LANDS THROUGH K.R. ROZZOLI, M.P.

SUBJECT: CHAIN OF PONDS RESERVE, EBENEZER

Donating to the Hawkesbury Shire Council, as Trustees of Reserve No. 912283 at Chain of Ponds Creek, Ebenezer, a further grant of \$1,000 towards general maintenance of the Reserve.

S.E. REPORT

The Chain of Ponds Reserve at Ebenezer extends generally from Stannix Park Road to the Woodlands Industrial Estate. Improvements to this reserve were carried out under the provisions of a special young persons employment programme and the grant of \$1,000 towards the maintenance of these improvements and the general reserve area will serve to maintain this valuable asset.

Recommendation

That the grant of \$1,000 offered by the Minister for Lands for maintenance of Reserve No. 91283 (Chain of Ponds Reserve) be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File A7/7)

CORRESPONDENT: OAKVILLE PROGRESS ASSOCIATION

SUBJECT: SITE OF THE OLD OAKVILLE PROGRESS ASSOCIATION HALL

Requesting that this area be beautified and made into a small reserve and possibly named after the donor of the land, Mr. Charles Henry Clark.

S.E. REPORT

No funds are available within the budget for 1981 to carry out the improvements as suggested.

Recommendation

That the suggestions by the Oakville Progress Association for improvements to the site of the old Oakville Progress Association Hall be referred for consideration in Council's Estimates for 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 665-1926, E74/1)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - SHERWOOD STREET, KURRAJONG

Enclosing proposal for improved street lighting at the above location, which will involve the installation of three 1 x 40 watt fluorescent lanterns on existing wood poles representing a total annual charge increase of \$132.60. The required capital contribution will be \$450.00.

S.E. REPORT

Sherwood Street has now been fully constructed being a cul-de-sac road and the street is now substantially developed by housing. The installation as proposed by Prospect County Council will provide adequate lighting for the street which is considered necessary.

Recommendation

Approval be given to the installation of street lighting in accordance with Prospect County Council plan No. D100281 with the total annual charge of \$132.60 and that the amount of \$450.00 being the capital contribution for this work be voted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File R190-26)
CORRESPONDENT: LEETSVALE PROGRESS ASSOCIATION
SUBJECT: ACCESS TO CHASELING ROAD, LEETSVALE

Referring to Council's intention to upgrade Chaseling Road, Leetsvale to link up with the Electricity Commission Road which goes through to Wheelbarrow Ridge Road and if this is the case it will mean that children will have to travel a distance of 5 1/4 miles to Wisemans Ferry School as opposed to the current 10 miles through W. McNamara's property. Advising of the difference in Government Subsidy payable in relation to the increased distance. Expressing appreciation for Council's prompt action in the last few months and requesting investigation of the matters raised.

S.E. REPORT

Mr. Gore addressed the last Committee Meeting of Council and verbally outlined the points raised in the letter. The Association are pressing for the establishment of a physical legal road connection from Leetsvale to Webbs Creek.

In regard to this access Councillor Nicholson at the Ordinary Meeting on 13th October presented the following motion which was adopted:-

"That Council have discussions with the landowners involved with a view of obtaining road access through their properties for people residing in Leetsvale."

It is obvious that this matter will not rest until such time as the physical legal access directly connecting Leetsvale and Webbs Creek is provided. The preliminary estimate of \$250,000 was submitted to provide such physical legal access in accordance with the plan adopted by Council.

There are no current funds of this magnitude to carry out the abovementioned works and this matter should be taken into consideration in the allocation of funds for works in 1982.

Recommendation

That the information requested by the Leetsvale Progress Association be supplied and also the Association be advised that Council will be considering the provision of the funds necessary for the physical/legal road link from Leetsvale to Webbs Creek in its Estimates for 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-1812)

CORRESPONDENT: AUSTRALIANA PIONEER VILLAGE

SUBJECT: KERB & GUTTERING & LIGHTING, ROSE STREET,
WILBERFORCE

Requesting the kerbing and guttering and also the efficient lighting of Rose Street, Wilberforce. There is a large amount of traffic using Rose Street to visit the Australiana Pioneer Village complex and the Tropicana Hotel Motel.

S.E. REPORT

The request for kerbing and guttering of Rose Street, Wilberforce will be taken into account in the submission of the five year kerb and gutter and footpaving programme for Council's consideration, there being no current funds available for this work.

Prospect County Council has been requested to provide details for the adequate lighting of Rose Street, Wilberforce and these details will be forwarded for Council's consideration on receipt from Prospect County Council.

Recommendation

That the Australiana Pioneer Village be informed that:

1. The provision of concrete kerbing and guttering in Rose Street, Wilberforce has been referred for inclusion in Council's Capital Works Programme 1982/87.
2. That Prospect County Council has been requested to provide details for the adequate street lighting of Rose Street, Wilberforce and Council will further consider this matter on receipt of advices from Prospect County Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File A7/17, 565-1925)

CORRESPONDENT: PETITION CONTAINING 39 SIGNATORIES

SUBJECT: MOUNTAIN LAGOON ROAD & SAMS WAY, MOUNTAIN LAGOON

Requesting tar sealing of the remaining 5.1 kilometres of Mountain Lagoon Road and Sams Way as a firm commitment in the 1982 estimates. Stating that the condition of the road is subjecting residents' cars and delivery trucks to heavy maintenance costs and repairs. Stating that the residents have been petitioning for over 11 years to have the tar sealing of Mountain Lagoon Road completed, and asking Council to give their most serious consideration to this matter and accede to their request.

S.E. REPORT

Bituminous surfacing of Mountain Lagoon Road commenced during 1976 and to date 10.2km. have been bitumen surfaced at a cost of \$138,690. The total length of road is 15.6km., the remaining section of Mountain Lagoon Road is approximately 4.1km. and the loop at Mountain Lagoon known as Sams Way has a length of some 1.1km.

The Association in August requested Council's consideration of the continuation of the bitumen surfacing together with some shaling in the interim period. This request was considered by Council at its Ordinary Meeting on 13th October, 1981 where it was resolved that consideration to improvements to Mountain Lagoon Road be referred for consideration in the Estimates for 1982.

This petition seeks in particular Council's undertaking of a firm commitment for the extension of the bitumen surfacing of Mountain Lagoon Road.

Recommendation

That the petitioners be informed that Council at its meeting held on 13th October, 1981 regarding the extension of the bituminous surfacing of Mountain Lagoon Road resolved that this matter be referred for consideration in its estimates for 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File E74/1)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - CONRAD STREET, RICHMOND

Enclosing plan No. D100284 detailing proposed improved street lighting in the above nominated location for Council's consideration and subsequent advice on the action required. Advising the improvement proposed will involve the installation of four 1 x 40 watt fluorescent lanterns on existing wood poles, and the removal of two 2 x 20 watt fluorescent lanterns, representing a total annual charge increase of \$88.40. No capital contribution will be required.

Recommendation

Prospect County Council be authorised to instal improved street lighting as indicated on plan No. D100284 attracting an additional annual charge of \$88.40.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Dunn asked if the Engineer could bring forward a report on the question of kerbing and guttering Conrad Street, Richmond.

The Engineer advised that he would submit a report to the next Ordinary Meeting.

ITEM 10: (File C44/4, T225)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: COMPLETION OF STATEWIDE INTERSECTION CONTROL

Enclosing Traffic Authority's letter of 3rd September, 1981 stating that completion of intersection control throughout the State is desired by the end of 1982, therefore planning for and implementation of full intersection control should be commenced as early as practicable by Council's Local Traffic Committee.

Advising that the form of control decided for any four-way intersection will depend upon considerations of the proposed road hierarchy and safety, particularly in relation to sight distance. The Traffic Authority's publication "Functional Classification of Roads" provides guidance regarding development of the road hierarchy and the Department's field staff is available to assist with technical advice when Council sees this as desirable. Further advising the cost of erection and maintenance of necessary signposting will be met from the Traffic Facilities Fund, however, the funds available are limited and works to reduce delay must be considered in order of merit.

Recommendation

That the matter be referred for report by the Local Traffic Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File S196/18)

CORRESPONDENT: RICHMOND NORTH PUBLIC SCHOOL

SUBJECT: BUS SHELTER AT CORNER OF GROSE VALE ROAD AND WILLIAM STREET, NORTH RICHMOND

Referring to previous correspondence and requesting that the bus shelter be removed completely, thus eliminating the source of all problems, as the shelter is also used as a congregation point by teenagers during evenings and weekends.

S.E. REPORT

This matter was considered by Council at its meeting held on 8th September where in consideration of the request by the Parents & Citizens Association of the relocation of the bus shelter in William Street, it was resolved that the President and officers of Council have discussions with representatives of the P. & C. Association and the principal of the Richmond North Public School for action necessary to prevent the harassment of the young children attending the Richmond North Public School.

The Association has now requested the shelter be completely removed "thus eliminating the source of all problems".

It is considered that the bus shelter does provide the shelter facility necessary for school children during inclement weather.

Recommendation

That no action be taken for the removal of the bus shelter shed located in William Street adjacent to Grose Vale Road, North Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Rose asked if the lighting at this location could be investigated and the Engineer undertook to bring forward a report to the Ordinary Meeting.

ITEM 12:	(File M130-16)
CORRESPONDENT:	DEPARTMENT OF MAIN ROADS, N.S.W.
SUBJECT:	SIGNPOSTING ADVISING OF HORSES - INTERSECTION OF OLD BELLS LINE OF ROAD AND MILL ROAD

Referring to previous correspondence and advising that during a recent inspection, the symbolic signs erected either side of the intersection were noted and it is considered that these signs should be adequate.

S.E. REPORT

Following representations from the Kurrajong Pony Club the Department of Main Roads agreed to Council erecting signs indicating that horses cross at the intersection.

Following the erection of signs further representations have been made seeking larger signs instead of those provided.

The Department advises that it is not prepared to agree to the erection of the larger signs.

Recommendation

That the Kurrajong Pony Club be advised of the Department's advice.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File P165-2)

CORRESPONDENT: WINFORD MOTORS (SALES) PTY. LTD.

SUBJECT: FORD LASER GL SEDAN

Referring to Council's order No. 1145 dated 20th May, 1981 for the above sedan and advising that there have been several price increases, the total amount of increases being \$371.60. Advising the old tender price was \$5,703.19 as of now is \$6,074.79. Also advising that following re-inspection of trade unit (Commodore KGE 296) the trade in price has fallen from \$8,000.00 to \$7,200.00. The above new unit is now in stock at their dealership.

S.E. REPORT

On these revised prices there would be a credit payment of \$1,225.21 to Council.

The tender accepted by Council at the May meeting was on the basis of a credit payment of \$2,296.81 with delivery within 3-6 weeks.

The variation is considered unacceptable and alternative quotations were obtained.

The most favourable quotation was submitted by Capitol Motors Ltd. for the supply of a Datsun Stanza 1.6l. manual GL sedan complete with air conditioning for \$5,245.00 with trade in price of \$7,550.00 for Council's Holden Commodore SLE providing a credit payment of \$2,305.00 to Council.

Action has therefore been taken to cancel the purchase of the Ford Laser from Winford Motors and accept the quotation for the supply of a Datsun Stanza GL manual sedan with trade of Council Holden Commodore SLE sedan from Capitol Motors.

Recommendation

That the action taken be endorsed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Dunn suggested that consideration be given in future to the question of private sale of vehicles being traded in and the advertising of their availability.

ITEM 14: (File H3/4)

CORRESPONDENT: THE HOUSING COMMISSION OF NEW SOUTH WALES

SUBJECT: ROAD, DRAINAGE AND SEWERAGE CONSTRUCTION -
SECTION 2 WINDSOR

Enclosing drawings showing proposed road, drainage and sewerage reticulation works within the abovenamed site, incorporating road shoulder and kerb and gutter construction fronting a property now owned by the Housing Commission. Stating at this stage estimated cost to be borne by Council is \$2,260.00, and the actual amount to be required to be contributed by Council will be assessed in due course.

Advising that the construction of the roads will include the application of a preliminary A.C. surfacing and prior to dedication under the provision of Clause No. 81 of the Public Works Act, as amended these roads will receive a further wearing course of bituminous materials.

Further advising that public tenders for the works will be invited shortly.

S.E. REPORT

The plans supplied by the Commission provide for construction of kerb and gutter and shoulder sealing along the Mileham Street and Woods Road boundaries of the development.

They have allowed for the work required past 180 Mileham Street contained within the development on the basis of reimbursement of the cost of this work by Council.

It is proposed that funds be provided in 1982 to meet this cost.

Recommendation

That funds be allocated in 1982 to meet the cost of roadworks past 180 Mileham Street and that the Housing Commission be advised that Council is prepared to meet the cost of the roadworks past 180 Mileham Street at the estimated \$2,260.00.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File 625-211)

CORRESPONDENT: C.M. CASSELS

SUBJECT: TOILET FACILITIES, SMITH PARK

Expressing concern about the vandalism of the toilet facilities provided for the public at Smiths Park, Francis Street, Richmond and suggesting Council could alleviate the problem by removing the parking area in front of the toilet block by closing the existing vehicle access from Francis Street.

Referring to incidents occurring on the 23rd and 24th October, 1981 and advising that he will supply Council with details if necessary.

S.E. REPORT

In view of the recent vandalism quotations are being prepared for the provision of suitable flood lighting at the toilet block for Council's consideration. The suggestion that the vehicular access from Francis Street to the toilet block be closed is supported and in addition to acting as a bar to the improper use of motor vehicles in the area will provide additional usable park land.

Further Mr. J. Lenord of Lenords Security Services has offered to patrol the area at no additional cost to Council and it is proposed that authority be given to him to assist Council in this matter.

Recommendation

1. That the vehicular access across Smith Park to the toilet block be closed at Francis Street.
2. That appropriate authority be given to Mr. Lenord under the Local Government Act and Ordinances to take action in this area.

COMMITTEE'S RECOMMENDATION

1. THAT THE VEHICULAR access across Smith Park to the toilet block be closed at Francis Street.
2. That appropriate authority be given to Mr. Lenord under the Local Government Act and Ordinances to take action in this area.
3. The dead jacaranda tree near the toilets be removed.

Councillor Knight arrived at this stage, the time being 10.08 a.m.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. GEOGRAPHICAL NAMES BOARD OF N.S.W. - NAMING OF CREEK. G93.

Referring to the naming of a small creek at Sackville Reach and advising that approval has been given to assign the name Jubilee Vineyard Creek to the subject creek.

S.E. REPORT

This creek is that crossing Tizzana Road and flowing into the Hawkesbury River in the vicinity of the Tizzana Winery.

2. MINISTER FOR LOCAL GOVERNMENT AND ROADS - GRANT. M130.

Advising that a cash grant totalling \$151,000 is available to Council for construction works on classified Main Roads for the 1981/82 financial year. Further advising that the Divisional Engineer, Department of Main Roads, Parramatta will be writing to Council separately regarding details of the programme of work involved.

S.E. REPORT

On receipt of the approved programme details will be submitted for Council's information.

3. TRAFFIC AUTHORITY OF NEW SOUTH WALES - INTERIM GUIDELINES FOR THE AUTHORISATION OF PREFERENTIAL PARKING ZONES. T225.

Advising that the Authority has decided to delegate to the Commissioner for Main Roads the authority to approve preferential parking zones, except in those cases where unusual or contentious issues are involved when a determination will be made by the Authority. Further advising Council that applications be referred to the Commissioner for Main Roads for approval, unless contentious issues. Enclosing a guideline booklet for assistance and requesting Council's comments in regard to application of the guidelines in due course.

S.E. REPORT

The above advice refers to the change of policy by the Authority whereby authorising that preferential parking zones have been delegated to the Commissioner for Main Roads. A review will be made of the guidelines for the provision of such parking zones and a report will be submitted at a later date to the Committee for consideration. Input will be sought from the Traffic Committee for this review.

4. DEPARTMENT OF MAIN ROADS, N.S.W. - IMPROVEMENTS AT THE JUNCTION OF OLD BELLS LINE OF ROAD, WEST OF LITTLE WHEENEY CREEK. M130/16.

Referring to previous correspondence and advising that arrangements have been made to improve the sight distance for traffic entering from Old Bells Line of Road by undertaking the works proposed in Council's Investigations Engineer's report dated 28th January, 1981. Further investigation of this junction with respect to linemarking, signposting and speed limits is being undertaken by the Department and Council will be further advised.

S.E. REPORT

The above information is in reply to a request by Council following a question raised by Councillor Horrex and is at this time for information only.

5. THE PROSPECT COUNTY COUNCIL - PROPOSED ROAD CLOSURE. 665-2324.

Referring to Council's application for the closure of parts of roads within Portion 71 and 32, Parish of St. Albans, County of Northumberland and stating it will be rendered unnecessary by the proposed road opening shown on Deposited Plan 42741. Advising that their council is lodging an objection to the proposed closure with the Department of Lands as the high voltage transmission line which services the Wrights Creek Road area traverses parts of the roads to be closed. Further advising that the objection will be withdrawn on the receipt of a written undertaking from Council that following the closure it will arrange the establishment of easements in the County Council's favour at no cost to the County Council, over the area affected by the transmission line.

S.E. REPORT

Council has made application to the Department of Lands for the opening and closing of parts of Wrights Creek Road, Central Macdonald. The road has been constructed over the parts of the road to be opened and in the negotiations with the affected owners it was proposed that the land within the roads to be closed be offered as part compensation for the road to be opened on that same land. Investigation is now in hand to establish those sections of the old road subject to the Prospect County Council transmission line and a further report will be submitted to the Committee on completion of those investigations.

6. DEPARTMENT OF MAIN ROADS, N.S.W. - SPEED ZONING. T225.

Enclosing copies of "Direction to Restrict" No. 91/12 for the alteration of speed limits on Richmond Road, South Windsor, from a point 0.68 km west of George Street to a point 0.5 km east of George Street, a distance of 1.18 km. to 80 km/h.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 665-1820)

SUBJECT: QUESTION FROM COUNCILLOR NICHOLSON REQUESTING
WHAT WORK CAN BE DONE TO IMPROVE UNSEALED
SECTION OF RACECOURSE ROAD

Racecourse road connects Rickaby's Street, Clarendon with Blacktown Road, South Windsor; approximate length is 2km.

A 400 metre section of this road has been sealed and is in good condition, the remaining 1.6km is nothing more than poorly drained, blazed track permitting one way traffic only. If constructed Racecourse Road would be an important connector road and its upgrading would substantially relieve the existing railway crossing and the associated congestion that occurs in the Clarendon area.

It would not be possible to estimate construction costs for this section of road without the benefit of a full engineering survey and design, however it is envisaged that costs could range to \$50,000 per kilometre.

Recommendation

That the upgrading of Racecourse Road be referred for consideration in a future road works programme to extend over two stages with clearing, forming and drainage comprising the first stage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-902)

SUBJECT: INVERARY DRIVE, KURMOND

Requests have been received for the surfacing of the two sections of Inverary Drive to enable access during wet weather and to alleviate the dust situation during dry weather and improvements to drainage.

There are two drainage aspects relating to Inverary Drive. Firstly, the drain between the carriageway of Bells Line of Road and that of Inverary Drive to intercept the road waters emanating from Bells Line of Road. This is an open drain of necessity to intercept the road waters, however, in one section the drain has a depth of approximately one metre. Secondly, the drainage from the low side of Inverary Drive. In any permanent surfacing of Inverary Drive the drainage works should be implemented. The estimated cost for the drainage and surfacing of the sections of Inverary Drive is \$15,000. No funds have been provided in 1981 Estimates.

Recommendation

The construction of drainage and surfacing the two sections of Inverary Drive, estimated to cost \$15,000 be referred for consideration in 1982 Revenue Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S13/39)

SUBJECT: McGRATHS HILL DEVELOPMENT

In conjunction with the residential development at McGraths Hill two parks have been created to serve the area.

From the list of names supplied by the Hawkesbury Historical Society on the basis of uses of aboriginal nomenclature for public reserves the two parks have been designated as follows:

Sporting fields adjacent Bismark Street and Old Hawkesbury Road - "Colbee Park" - with significance to an aboriginal who, with Bennelong associated freely with the first settlers at Sydney. He came with Governor Phillip on his first overland exploratory trip to the Hawkesbury area in 1791.

Park between Reiby Place, Crosby Avenue and Erringhi Place - "Gomberee Park" - the name of a Hawkesbury aboriginal who guided Governor Phillip's party along the river in 1791.

Recommendation

That the names Colbee Park and Gomberee Park be submitted to the Geographical Names Board for approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:

(File G1/28, G90/7)

SUBJECT:

TRADE WASTE DISCHARGE

Late in 1980 an investigation was undertaken to determine any source of discharge of industrial contamination to the Windsor Waste Water Plant.

A report was prepared indicating that discharge from Stouts Poultry Processing Plant was outside the acceptable limits and considered the major source of high discharge of trade waste into the system.

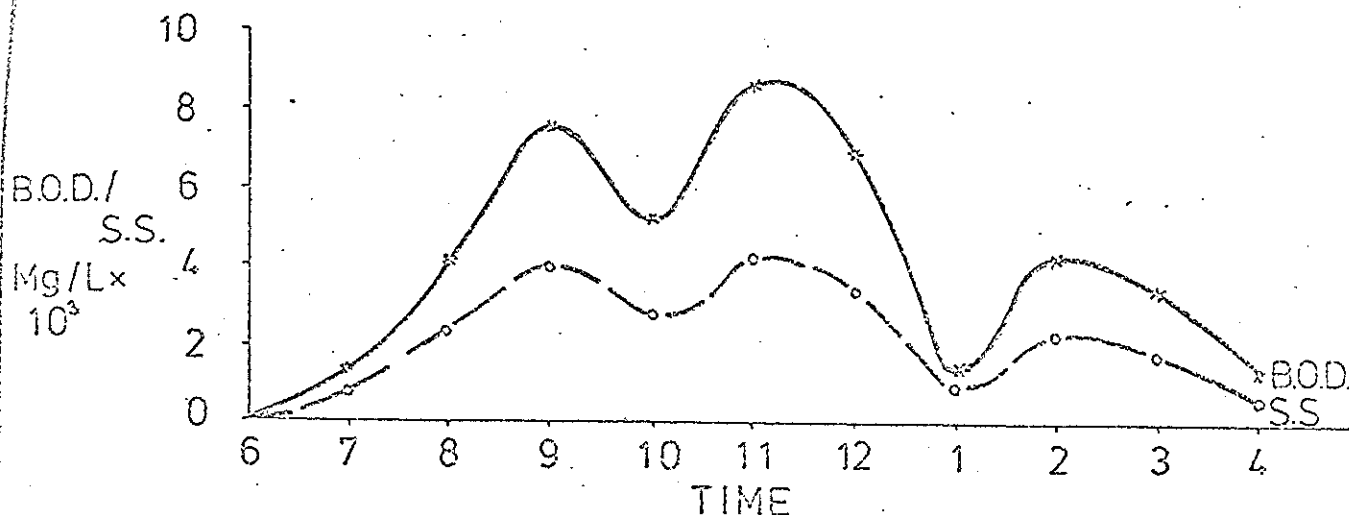
The report stated that there is a daily discharge of about 160kl. per day from the daily processing of 8,000-9,000 birds and chemical analysis showed that during operation of the killing line the discharge was in excess of the limits that are acceptable and had been adopted as the basis for trade waste charge by Council. The figures tabulated hereunder indicate the severity of the discharge.

Trade Waste Discharge - Stouts Poultry Processing Plant

	Acceptble. Limits	Trade.Wste. Charges	Typical Stouts Discharge	Chemical Load	Acceptble. Load
Discharge	--	13c/kl	160kl/day	--	--
B.O.D.5 day	600mg/l	5c/kg excess	av.4840mg/l	795kg.	99kg.
Suspended Solids	600mg/l	7.5c/kg "	av.2940mg/l	470kg.	99kg.
Grease, fats and oils	200mg/l	10c/kg "	av.1650mg/l*	264kg.	33kg.

* determined by Council

Daily Sample Analysis prepared by Gutteridge, Haskins & Davey Pty. Ltd.



Discharge of this severity is equal to the discharge from an equivalent population of 7,900 and has a significant effect on the loading at the treatment works.

The matter was taken up with the firm in December, 1980 with a request that they investigate the matter and take action to reduce the chemical load being discharged to the sewer.

Follow up analysis of the waste have been carried out, trade waste charges applied and continuing discussion held with the management concerning the need for on site treatment to reduce the chemical load in the waste prior to discharge to the sewer.

Action by the firm to date has been to install a filter to intercept solids prior to discharge. Although some minor reduction in loading has been achieved the equipment has been unreliable in service and certainly not obtaining the reduction required to bring the waste within the acceptable limits.

The firm has now been purchased by a major processing company and one conference has now been held with a representative of the new management. The impression gained is that the firm does not propose any substantive action on the matter. Apparently the industry is subject to a falling market and advice was given that production is to be reduced to 60%. The advice received is as follows.

"Reduced discharged will occur from Wednesday 21st October and is expected to remain at these levels for the next four to six months. This will be achieved by reducing throughput by 20,000 birds per week and processing 3 days per week instead of the normal 5 days.

This action has been a direct result of seasonal market trends.

The period of reduced processing will allow time to consider broader aspects of suggested improvements to existing effluent treatment facilities with particular regard BOD and NFR."

In addition to the excessive Biochemical Oxygen Demand, which has shown a peak in excess of 8,200mg/l action has been taken to determine the "Grease, oils and fats" load. It has been found that this load is considerably in excess of the limits allowed (see table).

Accounts have been forwarded to the firm for the periods 12.1.81 to 15.5.81 for \$4,400.64 and 15.5.81 to 2.9.81 for \$2,354.76.

Notice has been given that a charge will be made as from 2.9.81 for grease, fats and oils.

Payment of these accounts has not been received to date.

As this industry provides a heavy trade waste discharge to the system which is now subject to considerable pressure from the contributing areas the matter is now brought before Council so that action may be taken.

It is pointed out that notwithstanding the approval for the development the company has no licence for discharge of waste above the acceptable limit to the sewer system. It is therefore proposed that the firm be given notice to reduce the chemical load of the discharge to the acceptable limit.

Recommendation

That the owners of Stouts Pty. Ltd. be given notice to reduce the chemical load of the waste discharged to Council's sewer to the following limits by the 31st January, 1982.

ph. to be in the range 6.8-10
 Grease, oils and fats not to exceed 200mg/l.
 Biological Oxygen Demand (5 days) not to exceed 600mg/l.
 Suspended solids not to exceed 600mg/l.
 Sulphides not to exceed 10mg/l.

COMMITTEE'S RECOMMENDATION

THAT STOUTS PTY. Ltd. be given notice to reduce the chemical load of the waste discharged to Council's sewer to the following limits by the 31st January, 1982.

ph. to be in the range 6.8-10
 Grease, oils and fats not to exceed 200mg/l.
 Biological Oxygen Demand (5 days) not to exceed 600mg/l.
 Suspended solids not to exceed 600mg/l.
 Sulphides not to exceed 10mg/l.

ITEM 5: (File 665-2303)

SUBJECT: DRAINAGE - LOT 14 WARKS ROAD, KURRAJONG
 HEIGHTS

The above land is situated in a sag in Warks Road and is subject to the discharge of road waters. Buildings on the land are utilised as the St. Clair Convent and earlier this year were subject to considerable damage due to the volume of drainage waters flowing over the land.

To eliminate flooding of the land it would be necessary to construct a drainage system connecting the two existing road culverts and providing for a piped drain over Lot 14, discharging into an open drain at the rear of the buildings. The estimated cost of carrying out this work is \$11,500 and no funds have been provided in the Estimates for 1981 to carry out this work.

Recommendation

Consideration be given in the Estimates for 1982 for the construction of drainage in Warks Road, Kurrajong Heights and over Lot 14, D.P. 219363 at an estimated cost of \$11,500, to prevent road waters flooding that land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File S200)

SUBJECT: PILOT SCALE WASTEWATER TREATMENT FACILITY
USING AQUATIC MACROPHYTES

Three members of the staff, undertaking studies at the N.S.W. Institute of Technology, A. Hastie (Bachelor of Engineering), C. Daley and R. Gilmore (Master of Engineering in Local Government Engineering) in conjunction with the Lecturer in Public Health Engineering, P.J. Jackson (studying for Ph.D. University of N.S.W.) are undertaking a project at the McGraths Hill Waste Water Plant as a research project in conjunction with their respective course.

The project is to construct and operate a Pilot Scale Wastewater Treatment Facility using Aquatic Macrophytes.

Two identical ponds have been constructed in parallel through which a continuous flow of wastewater following primary settling is passed.

One pond contains the aquatic weed *Myriophyllum aquaticum* which can be easily grown, has a high yield and is capable of taking nutrients from the complete depth of waste water and therefore improve the quality of the waste water discharge from the plant.

It is proposed to operate the plant over a period of 13 months with weekly measurement of water quality parameters and so determine the improvement in the effluent as a means of treatment to provide for the safe discharge of the waste water.

Chemical analysis is being undertaken at N.S.W. Institute of Technology public health laboratory to measure the following parameters.

Biochemical Oxygen Demand, Chemical Oxygen Demand, Nitrogen in the form of Ammonia, Nitrates and Organic Nitrogen, Phosphorous and Phosphates, Sulphates, Turbidity, Non-filterable residue, total dissolved solids, Ph. and Faecal coliforms.

The equipment has now been constructed on the site located between the primary sedimentation tanks and the trickling filter and following a period to adjust the equipment establish the correct flow rate, the stage has been reached where weekly harvesting of the aquatic plant will commence and weekly testing of the parameters be undertaken.

The project is being sponsored by the Penrith Lakes Development Coy. (fund contributor), University of N.S.W., the N.S.W. Institute of Technology and the Council through provision of site and support to the students in their course work.

Status reports are being provided at about 3 month intervals, and a final report will be made to the contributing parties highlighting the findings and recommendations of the pilot scale study.

Initial analysis show a significant reduction in the parameters and improvement in the waste water discharge.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:

(File 665-1214)

SUBJECT:

ROAD CLOSURE APPLICATION - LAGOON ROAD, PITT TOWN

Application has been received from Messrs. I.F. & G.F. Burley for the closure and purchase of part of Lagoon Road, Pitt Town adjacent to their property. The area concerned is an unformed public road running westerly off Pitt Town Road (M.R. 181) opposite Schofield Road and contains an area of about 1.14 ha. The adjoining owners have consented to the closure but the Department of Main Roads have not been approached and it is possible that they would have some requirements. If the road is closed Council is entitled to compensation and the applicant has requested advice as to the price. The application has been advertised and no objections have been received.

Recommendation

1. The Department of Main Roads be requested to submit their requirements in this matter.
2. A valuation be obtained to assess the purchase price, on the basis that the road, if purchased, must be consolidated with the adjoining land.
3. Council agree, in principle, to the closure and purchase of part of Lagoon Road, subject to satisfactory negotiation of 1 and 2 above, the applicant to pay Council's costs in obtaining a valuation and preparation of a Deed of Agreement for the consolidation of the land in the application with the adjoining property.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:

(File R190-13)

SUBJECT:

ROAD CLOSURE APPLICATION - R.B. LOWNDES

Application has been received from Mr. R.B. Lowndes for the closure and purchase of part of Springwood Road (Main Road No. 570). The land is triangular in shape and contains an area of 1,053m². The Department of Main Roads have surveyed the area and state that a concrete slab and shop awning encroach from the adjoining property and that there are no services or public utilities within the area sought to be closed. The Department of Main Roads has also advised Mr. Lowndes by letter that it has no objection to the road closure. The applicant has offered Council \$100.00 for the area and this may not be unreasonable provided the consolidation of the road closure and the adjoining property, having an area of 13.01 ha., occurs. The proposal has been advertised and no objections received.

Recommendation

1. Subject to the applicant, Mr. R.B. Lowndes, completing a satisfactory Deed of Agreement with Council that the land contained in the road to be closed is to be consolidated with the title to Lot B in D.P. 354269, no objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds. The price of \$100.00 the lot, for the land in the public road as offered by the applicant is applicable.
2. The applicant pay Council's costs relating to the Deed of Agreement.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE deferred pending further investigation regarding value and costs.

ITEM 9: (File 654)

SUBJECT: APPLICATION FOR CLOSING AND PURCHASE OF
UNNECESSARY ROAD OFF BLAXLANDS RIDGE ROAD

Application has been made by Mr. R.J.M. Dunlop for the closure and purchase of the non-public road between Portions 16 and 137 Parish of Merroo.

The subject road is shown coloured blue on the plan displayed at this meeting and forms the legal access to Portion 153, which is owned by the applicant, together with all other properties adjacent to the road. The road is unformed and Council is not entitled to any compensation for its closure.

No objection is seen to the closure of the road subject to its consolidation with the title to Portion 153. An agreement between the applicant and Council relating to the consolidation of titles should be completed prior to Council consenting to the application. The proposal for road closure was advertised on 16th September, 1981 and no objections have been received relating to the proposed road closure.

Recommendation

1. Subject to the applicant completing a satisfactory Deed of Agreement with Council that the land contained in the road to be closed is to be consolidated with the title to Portion 153, Parish of Merroo. All costs associated with preparation and registration of the Agreement to be met by the applicant.
2. No objection be raised to the closing of the non-public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File T10/1)

SUBJECT: SYDNEY ROAD HIERARCHY PLAN

A plan has now been prepared to provide for the establishment of a road hierarchy of the area (plan to be displayed at meeting).

The Traffic Authority Act 1976 charges the Traffic Authority of N.S.W. with overall responsibility for the preparation of road hierarchy plans. Implementation of such plans and the preservation of the functional classifications are the responsibility of State traffic and Local Government Authorities.

The main reasons for the orderly grouping of roads into a hierarchy are:

- . to assign responsibility for each class of road to the level of government having the greatest basic interest
- . to establish logical, integrated networks which bring together all streets which should be under the same jurisdiction because of their service
- . to group those roads which require the same general level of construction, maintenance and operation
- . to establish a basis for longer range programming, improvement priorities and financial planning.

Implicit in this objective is the need to produce a Sydney Road Hierarchy Plan which:

- . can accommodate current regional traffic demands
- . is capable of immediate implementation
- . achieves consensus acceptance by State and Local Government Authorities
- . will identify truck routes.

The four classifications are:

Arterial Roads predominantly carry through traffic from one area or region to another. They are usually part of the proclaimed main road system.

Distributor Roads connect arterial roads to areas of development or carry traffic from one area to another, preferably without significant use of the arterial road system.

Collector Roads connect distributor roads to the local road system of areas of development.

Local Roads are the subdivisional roads within an area of development. Traffic volumes vary depending on the type of development - industrial, commercial, recreational or residential.

The plan has been prepared along the above guidelines and will be reviewed by the Traffic Authority of N.S.W. as to the implications with the adjoining local government area and the overall Sydney Road Hierarchy.

This is the first step in the implementation of a statewide "major/minor" road system.

Recommendation

That the road hierarchy for the Shire of Hawkesbury as shown on the plan displayed at this meeting be approved by Council and submitted to the Traffic Authority of New South Wales.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File S200)

SUBJECT: WINDSOR, SOUTH WINDSOR, PITT TOWN SEWERAGE

Windsor Municipal Council commissioned consultants Gutteridge, Haskins & Davey to report on the options for future sewage treatment for the short and long term based upon the development anticipated on the existing planning instrument.

The report was received early in 1981 in draft form and this matter was not pursued pending the Council's policy formulation relating to expansions of urban areas and the effect of such expansions on the future sewerage system.

In brief the report indicates that on the existing planning for the Pitt Town, Windsor, South Windsor area the existing treatment plant would reach saturation under normal loads during 1983 subject to, in the interim, additional works being carried out in the provision of digestors and drying beds and improved sulphide removal.

The future options offered by the consultants are:-

1. Establishment of a new plant at South Windsor, and
2. The discharge of wastes to the Metropolitan Water, Sewerage & Drainage Board plant at Riverstone.

The estimated cost of both proposals were similar being at the then price of \$3,500,000 for each option.

The consultants highlighted the disadvantages of each system being,

1. The South Windsor plant, creating a situation where there would be three sewerage treatment plants within a radius of 2.5km, and
2. For the Riverstone discharge the generation of odours in the rising main due to delays in waste transportation to the Riverstone site.

In view of Council's policy for a major urban expansion in South Windsor it is considered more appropriate that the plant be established at South Windsor and that design consideration should be given to elimination in the long term of the existing treatment plant, that is Mulgrave and Richmond and the treating of waste for the Windsor, South Windsor, Richmond area at the one plant. This of necessity would require the concurrence of the Metropolitan Water Sewerage & Drainage Board.

The consultants have highlighted the effect of the discharge emanating from Stouts Chicken Processing Plant for which the biological loading is 50% of the total biological load received at the Mulgrave plant. A separate report on this aspect is presented to this meeting.

Current indications are that the existing plant will reach a saturation point in 1983 and action should now be implemented for the establishment of a treatment plant at South Windsor to enable such to become operational by the end of 1983 with a capacity for the equivalent population now treated at Mulgrave, the intention of this proposal being that capacity would be available at South Windsor to meet the initial loads emanating from the South Windsor development where it is anticipated that there would be an equivalent population of 3,000 by the end of 1983 and a further equivalent population of 7,000 by the end of 1984. The tentative submission by consultants enables the operation of both plants where the transfer of loads from the existing plant to the new plant could be staged on a demand load basis by utilising existing pumping stations with re-directed discharge.

The matter of some concern is the current requirements of the State Pollution Control Commission in respect of the quantity of phosphorous in the sewage plant effluent discharge and techniques are now being developed for the biological treatment of effluent to enable discharge to conform to the requirements of the State Pollution Control Commission. In this regard a separate report has been presented detailing pilot studies currently being carried out at the Mulgrave Treatment Plant.

A plan is displayed at this meeting indicating the existing sewage system and the site of the proposed treatment works for Council's information. It is suggested that the consultants brief be now expanded to provide treatment works of sufficient capacity to cater for existing and projected planning proposals with the desirable staging of the works to cater for the anticipated demand and further the rationalisation of the total waste treatment for the Pitt Town, McGraths Hill, Windsor, South Windsor and Richmond development.

Recommendation

1. That Council adopt in principle the establishment of the future sewerage treatment plant to be located at South Windsor.
2. Gutteridge, Haskins & Davey be commissioned for the design of the treatment works on the basis that the operation of the works can be staged to meet demand in the most cost efficient manner.
3. Authority be given for the re-commencement of negotiations with the Riverstone Meat Company for the acquisition of the land necessary to contain the sewage treatment works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File R190-18)

SUBJECT: PROPOSED ROAD NAMING - UN-NAMED LANE SUFFOLK STREET TO COLES CARPARK, WINDSOR

Council at its meeting held on 13th October, 1981 in consideration of a suggestion by Dr. Moss that the above land be named "Supply Lane" resolved that the naming be referred to the Hawkesbury Historical Society for a suggested name. Advice has been received from the Hawkesbury Historical Society as follows:

"The Society resolved, at its meeting of 22/10/81, to recommend to Council that the land running off Suffolk Street be named the O'Brien Lane after W.H. O'Brien, who was a "picturesque personality", according to the Gazette at the time of his death in 1933. He was an alderman on Windsor Council from 1925-33, and was in the forefront of the battle to "keep the rates down" possibly because he was the biggest ratepayer in the area. He lived in a substantial cottage where Coles now is, had another cottage next door on Coles site, built O'Brien Building in 1930 where Halls Hardware now operates and built a brick cottage next door (recently demolished) where his two sons lived.

Because of the long and close association of the O'Brien family with the locality of the lane, we believe O'Brien to be an appropriate name and in keeping with Council policy of using historical names."

Recommendation

The access from Suffolk Street to Coles Carpark be named "O'Brien Lane".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File F81/1)

SUBJECT: WISEMAN'S FERRY - PRIORITY USE

Mr. Kevin Rozzoli, M.P. has forwarded a petition addressed to Hawkesbury Shire Council containing 48 signatories, stating:

"We, the ratepayers of the northern side of the MacDonald and Hawkesbury Rivers would like to make a request for priority on the two D.M.R. ferries. The reason is due to the increasing traffic on all weekends and more so on summer and holiday weekends. On these last two occasions the wait is anything up to 4 hours, which makes us virtual prisoners in our own suburb."

The ferry services are provided by the Department of Main Roads, the care, control and operation being undertaken by Council on behalf of the Department at full cost to the Department of Main Roads. The ferry services are classified as a public highway over which there should be no priorities except as specified in the operation of the ferries for conveyance of emergency and/or medical personnel.

Recommendation

That the petitioners be informed that it is not considered in public interest to create a priority system on part of the state highway system giving preference to local residents and further that Mr. K.R. Rozzoli, M.P. be so informed.

COMMITTEE'S RECOMMENDATION

AN APPROACH BE made to the Department of Main Roads to ascertain its views on priority use.

Councillor Knight left the meeting at this stage, the time being 10.48 a.m.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if consideration could be given in the 1982 Estimates for improvements on Cedar Ridge Road.

The Engineer advised that all of those roads that were not included in the Estimates for 1981 will be submitted in the 1982 Programme together with those roads that Council has referred for consideration.

Councillor Rotherham referred to the B.M.X. track at South Windsor and Council's resolution to shift the starting point and the planting of trees along the boundary of the house, the subject of complaint regarding noise.

The Engineer advised that instructions were issued for the re-location of the commencing point and the planting of trees. The work was commenced before the rain however it had not been completed.

Councillor McEwan stated that it had been brought to his attention that the people of Glossodia would be requesting Council to look again at the possibility of constructing a road to run from Boomerang Drive to Wattle Crescent to obviate the need to go all the way up Boomerang Road and into Spinks Road and to the Community Centre. He asked if the Engineer could bring forward a report on this matter.

The Shire Engineer stated that this matter was looked at by Colo Shire Council some years ago and that part of the land had been acquired for this purpose.

Engineer for report on the feasibility of the proposal.

Councillor McEwan stated that he understood that some years ago work was done to lift the culvert type bridge on Webbs Creek. He stated that it only takes a very small rise in Webbs Creek to cause the local residents to be land locked.

The Engineer stated that he has no knowledge of this particular culvert and Councillor McEwan undertook to discuss the matter with the Shire Engineer.

Councillor McEwan stated that over the last couple of days there has been two accidents on the Kurrajong/Wilberforce Road between Silks Road and Slopes Road. He stated that this is a nasty corner with a bad camber on it. He asked if the Engineer could submit a report on the feasibility of re-aligning and eliminating the problem on this road.

Shire Engineer for investigation.

Councillor Henry stated that the culvert in front of Mrs. Andrew's property in Windsor Road, Vineyard blocks after the slightest rain and water crosses the road. Councillor Henry undertook to give details of the location to the Shire Engineer who is to investigate the matter.

Councillor Horrex referred to Item 10 of the Shire Engineer's report and the Sydney Road Hierarchy Plan. He stated that there is a transport meeting in Sydney tomorrow and asked if a copy of the plan prepared for this area could be made available to him for this meeting.

The Deputy President advised that the plan was being referred to the Traffic Authority of New South Wales, for review.

Councillor Buttsworth referred to his question last month regarding the corner of Castlereagh Road and Bosworth Street, Richmond. He stated that the location should have been the corner of Lennox Street where it meets Bosworth Street at Castlereagh Road, where the shoulders are breaking away leaving loose gravel.

Engineer for attention.

Councillor Rose asked if the Engineer was aware that coal trucks operating by one company were carting coal from Little Hartley to the Campbelltown area. He stated that the drivers had been directed to drive through Richmond and use the Bells Line of Road rather than the Great Western Highway. He stated that in particular the trucks were using the Lowlands by-pass placing a heavy usage on Council's local roads.

The Shire Engineer to take up the matter with the Engineer of Blue Mountains City Council.

Councillor McEwan referred to a Notice of Motion earlier this year that the Engineer report back on the cost and feasibility of moving the Works Depot in Windsor to a non-flood prone site. He asked if a report would be brought forward in the near future.

The Engineer advised that the matter was being investigated but details had not yet been finalised.

The meeting terminated at 11.02 a.m.

Submitted to and confirmed at the meeting of the Works Committee held on 24th November, 1981.

.....President

Minutes of the meeting of the Local Traffic Committee held at the Council Chambers, Windsor, on Monday, 19th October, 1981, commencing at 10.00 a.m.

PRESENT:

Hawkesbury Shire Council

Cr. J. E. Nicholson, M.B.E.

Mr. J. R. Gilmore, Deputy Shire Engineer.

Police Department

Sgt. J. Isdale

Sgt. M. Roughly

Department of Main Roads

Mr. G. Bilton

APOLOGIES: Mr. K. R. Rozzoli, M.P.
Cr. F. Henry.

1. Australia Post (665-610 - referred from August Local Traffic Committee Meeting, and Council's meeting, October.)

Driveway entrance to the Windsor Post Office, Fitzgerald Street.

Referring to the difficulties to gaining entrance to the carpark and requesting provision of a two metre "No Standing" zone on the Post Office side of the gate entrance.

THAT THE FOLLOWING parking restrictions be provided:

North side - "No Standing" from Macquarie Street to a point 53m west of Macquarie Street; and

"15 minute Parking Restriction" from a point 53m west of Macquarie Street to George Street;

South side - "No Standing" from a point 24m west of Macquarie Street to a point 56m west of Macquarie Street.

2. Councillor C. Sullivan (665-2338 - referred from August and September Local Traffic Committee meetings).

Requesting appropriate parking restrictions outside the Richmond Neighbourhood Centre, West Market Street, Richmond.

THAT NO ACTION be taken at this stage.

3. Department of Main Roads (Referred from September Local Traffic Committee Meeting).

Fire Station, Fitzgerald Street, Windsor. Parking restrictions Fitzgerald Street, between George Street and The Terrace.

THAT THE "No Standing" restriction on the northern side be extended west to Union Lane.

4. Department of Main Roads (Referred from September Local Traffic Committee Meeting.)

Problem of vehicles parking in the lane behind South Windsor Shopping Centre preventing shop keepers using this lane for loading, and suggested that "No Parking" zone be installed behind the shops.

Item No. 4 continued:

THAT "NO PARKING" restrictions be provided on the eastern side for a distance of 15m from Argyle Street, with "No Standing" restriction from this zone through to Campbell Street.

THAT COUNCIL provide a median on the western side to provide for the elimination of three angle parking bays at the Argyle Street end.

5. The Police Department (Referred from September Local Traffic Committee Meeting.)

Sign marking on all cross intersections.

THAT "GIVE WAY" sign be provided Windsor Street, Richmond, at the intersection with West Market Street, Bosworth Street and Chapel Street.

6. S.J. & J.A. Roberts (665-722).

Petition from residents of Grose Vale requesting the extension of the present 60kph speed zone for a distance of several hundred metres on Grose Vale Road.

THAT THE REQUEST be referred to the Department of Main Roads with the support of the Committee for the extension of the 60kph speed zone at North Richmond to No. 111 Grose Vale Road.

7. Hawkesbury Shire Progress and Ratepayers Association. (A7/10, 665-418).

Requesting that, in view of the hospital car park now provided, parking be restricted in Day Street from Macquarie Street to the car park entrance.

THAT: a) COUNCIL GIVE consideration to the construction of kerb and gutter between the two entrances to the Hospital Car Park;

b) THAT "NO STANDING" restrictions be provided from Macquarie Street to the south-eastern side of the exit driveway to the Hospital off-street car park;

c) THAT THE Hawkesbury District Hospital be requested to provide "Entrance" and "Exit" signs at the two vehicular openings to the off-street car park, Day Street.

8. Mrs. Miller (665-1362).

Requesting a sign warning motorists of a curve in Mulgrave Road, approximately 200-300m on the southern side of the railway line at Mulgrave.

Stating that on Monday night, 28th September, 1981, Mrs. Miller had two people overshoot the corner and end up in her front yard.

THAT COUNCIL be requested to erect curve warning signs on the curves.

9. Pitt Town Progress Association (TL/1, PL2/10, RL/19).

Requesting the Traffic Committee to inspect the intersection of Old Stock Route and Schofield's Roads with a view to installing stop signs.

THAT "GIVE WAY" signs have been provided and no further action is necessary.

10. Pitt Town Progress Association (Tl/1, Pl2/10, Rl/19).

Also requesting a 60kph speed zone be installed on Bathurst Street from Buckingham Street.

THAT THE PROGRESS ASSOCIATION be advised that the area is subject to a 60kph speed zone and action has already been authorised to provide for traffic improvement.

11. Richmond Rotary Club (625-211).

Requesting that some measures be taken to reduce the speed of vehicles travelling past the parks on both the Francis Street and Windsor Street (Old Kurrajong Road) sides, due to danger caused to children.

THAT THE CLUB be advised that the area is subject to a 60kph speed zone. The Police representative advised that further attention will be given to the area by the Highway Patrol.

12. Mr. M. R. Birch (Tl/1).

Suggesting that a centre line be painted all the way around the bend from East Market into Laurence Street, vehicles turning right from Laurence Street would have to give way to on-coming traffic.

Mr. Birch thinks that this may solve the problem of motorists cutting this corner.

THAT TRAFFIC domes be provided at the street intersections in conjunction with the marking of a double centre line.

13. Speed Zone, Boundary Road, Maraylya.

Request - Questions, Council Meeting 13th October, 1981, from Mr. Knight for reduction of the 80kph speed limit.

THAT THE EXISTING 80kph speed zone is considered satisfactory.

The meeting terminated at 11.05 a.m.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

B ROAD OPENING APPLICATIONS

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

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 3rd November, 1981, commencing at 11.02 a.m.

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

Apologies for absence were received from Councillors Brown and Knight and were accepted.

DEVELOPMENT APPLICATIONS

ITEM 1: ✓ (File DA632/81)
APPLICANT: ROBERT COZENS
OWNER: COLONIAL MOTELS PTY. LTD.
LAND & LOCATION: NO. 54 GEORGE STREET, WINDSOR
ZONING: W.P.S. - RESIDENTIAL 2(a)
APPLICATION: CONVERSION OF EXISTING RESTAURANT TO
MOTEL ACCOMMODATION
OBJECTIONS: NOT ADVERTISED

S.P. REPORT

The application is to convert the existing restaurant on the 1st floor into accommodation units.

Consent had been granted on 15/7/81 to convert the former restaurant and this is an amended proposal to provide for one additional unit. Off-street parking can be provided in accordance with the Parking Code.

The proposal has not been advertised as it was considered to be of a minor nature only and did not involve the erection of additional buildings.

Recommendation

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

- 1.-3. Standard conditions (a), (b) and (c).
4. Provision of off-street parking at the rate of one space per unit and one space for each 2 employees.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: ✓ (File DA575/81)
APPLICANT: G.T. MATTHEWS & J.B. HANSON
OWNER: G.T. MATTHEWS & J.B. HANSON
LAND & LOCATION: LOT 7, D.P. 227211 TIZZANA ROAD, SACKVILLE,
LOCATED ON THE NORTH EASTERN SIDE OF TIZZANA
ROAD, DIRECTORY C7, MAP 16
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION: ERECTION OF DWELLING HOUSE
OBJECTIONS: NIL - NOT ADVERTISED

S.P. REPORT

The proposal is to erect a two storey dwelling on the subject site with a reduced front setback of 5 metres. Council's policy for front setback is 7.62 metres.

The subject property is shaded blue on the flood map referred to in I.D.O. 3 Colo, except for the area where the proposed dwelling is to be located.

The original plans of the proposal indicated a setback of 3 metres and the proposed height of the building was to be 3 metres. However, after consultations with the applicants, amended plans have been submitted which have increased the front setback to 5 metres and increased the height of the dwelling to 6.5 metres.

The application is permissible under Clause 23 subject to Clauses 27 and 46 of I.D.O. 3 Colo. It is considered that the reduced front setback of 5 metres is acceptable given the flood prone nature of the site.

Recommendation

Approval be granted in accordance with plan 8124A dated 25/9/81, submitted with the application subject to the following conditions:

- 1.-6. Standard conditions (dwelling houses) 1, 2 (5 metres), 3 (22,400), 5, 6 and 7.
7. The dwelling house being sited on that part of the land not affected by blue shading on the Flood Map referred to in I.D.O. 3 Shire of Colo, to the satisfaction of Council's Health Surveyor.
8. All exterior surfaces of the proposed dwelling house being painted or treated with a dark toned, non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within 6 calendar months of erection of the structure.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA711/81)
APPLICANT:	C.J. GRIFFITHS
OWNER:	C.J. GRIFFITHS
LAND & LOCATION:	120 MARCH STREET, RICHMOND, BEING LOT 2, D.P. 567636, LOCATED ON THE SOUTH WESTERN SIDE OF MARCH STREET, BETWEEN WEST MARKET AND EAST MARKET STREET
ZONING:	W.P.S.) - RESIDENTIAL 2(c) V.S.)
APPLICATION:	USE THE FRONT ROOM OF THE EXISTING DWELLING HOUSE FOR AN ANTIQUE BUSINESS

S.P. REPORT

The proposal is to convert the front rooms of the existing dwelling house for use as an antique business. Local Environment Plan No. 18 has recently been gazetted to allow the establishment of this business on the property.

The applicant has advised that the proposed hours of operation will be between 10 a.m. and 5.30 p.m. on Saturdays and Sundays, and may extend to weekday commercial hours. Three car parking spaces are provided at the rear of the building which is considered adequate under Council's Code.

The proposal was advertised under the requirements for the preparation of a Local Environmental Plan with no objection being received. The proposal is permissible under Hawkesbury Local Environmental Plan No. 18.

Recommendation

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

- 1.-7. Standard conditions (a), (b), (c), (e), (i) 3, (j), (q).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA 715/81
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	RICHMOND EX-SERVICEMEN'S CLUB LIMITED
LAND & LOCATION:	LOT 2, PART PORTION 166, PARISH HAM COMMON, BENSONS LANE, RICHMOND
ZONING:	W.P.S. - NON URBAN 1(d) V.S. - RURAL 1(a1)
APPLICATION:	ERECTION OF AN AMENITIES BUILDING
OBJECTIONS:	NIL

S.P. REPORT

The application is in accordance with the proposal for the overall development of the site as supported by Council and in accordance with the alteration of the provisions of the Windsor Planning Scheme as gazetted on 4/9/81, as Hawkesbury Local Environmental Plan 15.

The amenity building will be sited 65 metres from Bensons Lane and adjacent to a proposed car park. It will be central to the major sporting fields being proposed. The land is flood liable and the building will have to be designed accordingly.

Recommendation

Approval be granted subject to the following conditions:

1. Standard condition (a).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: ✓ (File DA712/81)
 APPLICANT: S.J. CROSS
 OWNER: S.J.V. & N. PARIKH
 LAND & LOCATION: LOT 2 (RESUB. LOTS 1-4) GROSE VALE ROAD, NORTH RICHMOND, WEST SIDE ROAD, HAWKESBURY DIRECTORY D5, MAP 22
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
 APPLICATION: TO EXPAND THE EXISTING PROFESSIONAL CONSULTING ROOMS PRESENTLY USED BY A MEDICAL PRACTITIONER TO PROVIDE FOR THE USE OF PREMISES BY A DENTAL SURGEON
 OBJECTIONS: NONE - NOT ADVERTISED

S.P. REPORT

The use of existing premises for the establishment of additional professional consulting rooms to be occupied by a dental surgeon is a use permissible within the zone and may be approved.

The plans lodged with the application indicate only three (3) car parking spaces, however the overall development on the site generates a demand for not less than six (6) on site car parking spaces.

Recommendation

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

1.-6. Standard conditions (a), (b), (h), (i) 6, (p) and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: ✓ (File DA723/81)
 APPLICANT: N.G. & J.C. ZEUSCHNER
 OWNER: N.G. & J.C. ZEUSCHNER
 LAND & LOCATION: LOT 3, D.P. 261702 ANDERSON PLACE, SOUTH WINDSOR, LOCATED ON THE NORTHERN SIDE OF ANDERSON PLACE
 ZONING: W.P.S.) - GENERAL INDUSTRIAL 4(a) V.S.)
 APPLICATION: ERECTION OF A FACTORY BUILDING AND THE MANUFACTURE THEREIN OF PRINTING INKS
 OBJECTIONS: NIL - NOT ADVERTISED

S.P. REPORT

The subject site has an area of 2097m² and the area of the proposed factory is 276.64m². The factory contains male and female amenities, lunchroom, office, packing room and solvent storage room. A separate solvent storage shed with an area of 25m² and located 5m from the rear of the factory building is also proposed.

Loading and unloading facilities are available at the side and rear of the factory building. Off-street parking is provided for 5 vehicles which complies with Council's code. Landscaping is provided at the front, sides and rear of the property and the area of landscaping is adequate under Council's code.

Side and rear setbacks are adequate, however, the front setback varies between 7m and 12m where Council's code requires a minimum of 12m. The varied front setback is considered satisfactory due to the turning circle of the cul-de-sac.

The proposal is permissible under the Windsor Planning Scheme.

Recommendation

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

- 1.-13. Standard conditions (a), (b), (c), (e), (g), (h), (i) 5, (j), (l), (p), (q), (v) and (w).
14. Compliance with any requirements of the Dangerous Goods Branch of the Department of Industrial Relations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA281/81)
APPLICANT:	MR. F. BARBA
OWNER:	MR. F. BARBA
LAND & LOCATION:	LOT H WINDSOR ROAD, VINEYARD, NORTHERN SIDE, BETWEEN BANDON AND BOUNDARY ROADS
ZONING:	W.P.S. - NON URBAN 1(b) V.S. - RURAL 1(b)
APPLICATION:	HOME INDUSTRY FOR MANUFACTURE OF CONCRETE POTS
OBJECTIONS:	NIL

S.P. REPORT

The application is to use a small (30m²) storage shed for the manufacture of concrete flower pots and garden furniture, for retailing in the adjoining nursery.

The site has an area of 2.02 hectares and is developed with a residence and retail nursery. The proposed use will be carried out in a building approximately 113m from the road and a similar distance from the nearest adjoining dwelling.

The building is to be screened by tree planting and the manufacture will not involve use of heavy equipment and will only require single phase power.

There is no objection to the proposed use and it is considered that this "low key" operation will not affect the amenity of the area.

Recommendation

Approval be granted in accordance with the plan Reference 81109 prepared by W. Wilson subject to the following conditions:

- 1.-4. Standard conditions (a), (b), (c) and (p).
5. The manufacture to conform to the requirements of a "Home Industry" as defined in the Windsor Planning Scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: ✓
 APPLICANT: (File DA214/81)
 OWNER: H. MOTHERSOLE & A. NORTHWOOD
 LAND & LOCATION: H. MOTHERSOLE & A. NORTHWOOD
 PT. LOT 2, SECTION 6, NO. 110-112 WINDSOR
 STREET, RICHMOND, LOCATED ON SOUTH WESTERN
 SIDE OF WINDSOR STREET BETWEEN PAGET STREET
 AND MORAY STREET
 ZONING: W.P.S.) - RESIDENTIAL 2(c)
 V.S.)
 APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS
 "B" CONTAINING 6 UNITS
 OBJECTIONS: 1. E.A. SHEPHERD
 2. C. DIBLEY
 3. C. GRIFFITHS, ALL OF RICHMOND

S.P. REPORT

The proposal consists of three separate buildings each containing two units with two bedrooms, on a site with an area of 1681m².

The subject site does not comply with Clause 44(2) of the Windsor Planning Scheme Ordinance which requires that a residential flat building erected on land having frontage to a main road has a frontage of not less than 24 metres. The subject site has a frontage of 19.9 metres. At its meeting of 12/5/81 Council supported the application to the Department of Environment and Planning for an objection under State Environmental Planning Policy No. 1 to vary the minimum frontage and concurrence has now been received from the Director.

The original application did not comply in all respects with Council's code and in particular, the side setback was less than the minimum. Amended plans submitted now comply.

The proposal indicates 8 parking spaces including 2 for visitors all at width 2.4m. These should be increased to 2.6m in accordance with the parking code.

The application was advertised with three objections being received. Two emphasised the historic nature of the existing building (now demolished) while the other mentioned that the location of the garbage receptacle storage area was not indicated, and that the landscaping of the site may not effectively screen the development. These latter two points can be catered for with conditions.

The previous building on the site was an old two storey weatherboard residence approximately 80-90 years old and was not listed on the Historical Buildings Map of the Windsor Planning Scheme or Varying Scheme. The building is listed as one of the 250 buildings recently subject to a S130 order under the Heritage Act, however, the building was demolished prior to the gazettal of the Order.

Recommendation

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

- A. 1.-11. Standard conditions (a), (c), (g), (i) 8, (j), (k), (l), (r), (s), (t) \$1500 and (v).

- B. In respect of condition 4, the applicants attention is to be brought to that part of the parking code which requires a minimum 2.6 metre width for all spaces provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: ✓ *Objectors* ✓ (File DA647/81)
 APPLICANT: J. CAMILLERI
 OWNER: T.S. WILD
 LAND & LOCATION: LOT 1, D.P. 38619 FRANCIS STREET, RICHMOND,
 KNOWN AS NO. 138 FRANCIS STREET, LOCATED ON
 SOUTHERN SIDE OF FRANCIS STREET BETWEEN CHAPEL
 AND BOSWORTH STREETS
 ZONING: W.P.S.) - RESIDENTIAL 2(c)
 V.S.)
 APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING
 CONTAINING 4 UNITS
 OBJECTIONS: 1. W.J. 7 B.J. DAWSON, RICHMOND
 2. B. SHAW, RICHMOND

S.P. REPORT

The proposed residential flat building contains 4 units each with two bedrooms and is 2 storeys in height. The proposal complies with Council's code for the erection of Residential Flat Buildings and with the Windsor Planning Scheme Ordinance.

The proposal was advertised with two objections being received. Both objectors were concerned with the building being two storeys in height stating that the surrounding development was single storey and that the proposed building would not blend with the streetscape. However, under Clause 76(1) of the Ordinance, it is permissible to erect a building with a height of two floors above natural ground level. Other objections include the reduction of privacy, the building having too great a front setback, and the possible need for the land to be filled. Under Council's code the front setback must be a minimum of 9 metres and the rear 3.486m. The proposal indicates a front and rear setback of 14.7m and 5.9m respectively. Some filling may be required as the land slopes to the east and to the south.

Recommendation

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

- 1.-10. Standard conditions (a), (c), (g), (i) 5, (j), (l), (r), (s), (t) \$1000 and (v).
11. Any filling of the land to be suitably retained and drained to the satisfaction of the Shire Health Surveyor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: ✓ (File DA417/81)
 APPLICANT: FRANK DE CARLO
 OWNER: MR. AND MRS. F. DE CARLO
 LAND & LOCATION: NO. 394/396 GEORGE STREET, WINDSOR
 ZONING: W.P.S.) - RESIDENTIAL 2(a)
 V.S.)
 APPLICATION: ERECTION OF ALTERATIONS AND ADDITIONS TO
 EXISTING RESIDENTIAL FLAT BUILDINGS AND
 ERECTION OF BRICK CARPORT
 OBJECTIONS: NIL

S.P. REPORT

Approval of the application was granted by Council on 11/8/81 subject to conditions 1-8 and subject to the concurrence of the Department of Environment and Planning.

In concurring with the development the Department has imposed the following conditions:

- (a) The colours of the new materials shall match the existing materials.
- (b) The colours of the materials of the proposed garage shall be in sympathy with those of the existing building.
- (c) The corrugated iron roof on the proposed garage shall be a pitched gable roof.

Conditions (a) and (b) above are covered by Council's condition No. 7. However condition (c) above is an additional condition and will have to be included in the consent.

Recommendation

Consent be granted in accordance with Council's decision of 11/8/81, with the inclusion of Condition (9) being (c) above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: ✓ *Back to W.P. which is typing* (File DA727/81)
 APPLICANT: HAWKESBURY SPORTING CLUB LTD.
 OWNER: HAWKESBURY SPORTING CLUB LTD.
 LAND & LOCATION: LOT 1, D.P. 236602 BEAUMONT AVENUE, NORTH
 RICHMOND, NORTH EAST SIDE ROAD, HAWKESBURY
 DIRECTORY E4, MAP 22
 ZONING: I.D.C. 3 COLO - OPEN SPACE 6(c) PRIVATE
 RECREATION
 APPLICATION: ADDITIONS TO THE EXISTING CLUBHOUSE
 OBJECTIONS: NONE - NOT ADVERTISED

S.P. REPORT

The proposed additions constitute an extension of the existing approved use which use is permissible within the zone.

Provision has been made in the submission for on-site car parking to accommodate 162 vehicles which is considered adequate to serve the development.

May be approved as being additions to a Sports Club, a Column IV use in the tables to Clause 4 of the Instrument.

Recommendation

Development consent be granted in accordance with the plans prepared by Ken G. McLean, Architect, designated as Drawings numbered 562/8-9-10 and 11, submitted with the application subject to the following conditions.

- 1.-13. Standard conditions (a), (b), (c), (e), (f), (g), (h), (i) 162, (j), (k), (p), (v) and (w).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12:	✓ (File DA595/81)
APPLICANT:	ADLER SHEET METAL PTY. LTD.
OWNER:	ADLER SHEET METAL PTY. LTD.
LAND & LOCATION:	LOT 26, D.P. 244920 WALKER STREET, WINDSOR, LOCATED ON THE WESTERN SIDE BETWEEN ARGYLE AND HAM STREETS
ZONING:	W.P.S.) - GENERAL INDUSTRIAL 4(a) V.S.)
APPLICATION:	ERECTION OF BUILDING CONTAINING FOUR FACTORY UNITS, UNIT NO. 1 TO BE USED FOR SHEET METAL WORKS

S.P. REPORT

At the meeting of 14/4/81 Council approved the erection of a factory on the subject site. The applicant has now submitted a new application for approval to erect four factory units with a total floor area of 1242m² in lieu of the previous approval.

The application does not comply in all respects with Council's code. In particular, 22 parking spaces are indicated whereas under Council's code 27 spaces are required. The additional 5 spaces can be provided between the building and road alignment, however, Council's code requires that this area is for landscaping only. It is considered that a buffer landscaping strip along the road alignment can adequately screen the development and car parking area.

Each factory unit has a separate loading dock, however the design of the docks and driveway does not provide for the forward movement of vehicles, especially large vehicles. By relocating the loading dock of the rear unit and by providing a separation between the loading docks and factory areas of each unit, the movement of vehicles could be satisfactory.

Discussions have been held with the applicant who is willing to submit new plans with these amendments.

Recommendation

On submission of amended plans showing suitable relocated loading docks, parking areas and landscaping, approval be granted subject to the following conditions:

- 1.-14. Standard conditions (a), (b), (c), (g), (h), (i) 27, (j), (l), (p), (q), (u), (v), (w) and (x).

COMMITTEE'S RECOMMENDATION

- A. ON SUBMISSION OF amended plans showing suitable relocated loading docks, parking areas and landscaping, approval be granted subject to the following conditions:

1.-14. Standard conditions (a), (b), (c), (g), (h), (i) 27, (j), (l), (p), (q), (u), (v), (w) and (x).

- B. The Shire Planner submit a report recommending modifications to the Industrial Code.

ITEM 13: ✓
 APPLICANT: (File DA572/81)
 ABRAHAM KUYPER CHRISTIAN EDUCATION ASSOCIATION LTD.
 OWNER: CHURCH OF ENGLAND PROPERTY TRUST, DIOCESE OF SYDNEY
 LAND & LOCATION: LOT 9, D.P. 241978 MACQUARIE ROAD, WILBERFORCE
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
 APPLICATION: USE OF THE EXISTING OLD MACQUARIE SCHOOL HOUSE FOR TEMPORARY LOCATION OF A SCHOOL FOR INFANTS AND PRIMARY CHILDREN FOR A PERIOD OF TWO YEARS
 OBJECTIONS: APPLICATION WAS ADVERTISED AND ADJOINING AND ADJACENT OWNERS NOTIFIED - NO OBJECTIONS RECEIVED

S.P. REPORT

The applicant wishes to gain temporary approval for 2 years and states that no building or alteration to existing buildings is proposed with only the installation of hand basins and bubblers being added.

The applicant has submitted letters from the National Trust and the Heritage Council who raise no objection.

The matter was referred to the Education Department who have not replied but have indicated verbally that they will only consider an application for licencing upon application to them and this can only be done after development approval is granted by Council. The Education Department are the authority for licencing all schools in New South Wales, not just State schools and have certain minimum requirements.

The applicant has indicated off-street parking and pupil setdown and pickup points and playground space to the rear of the existing school house and church rectory. The playground is partly an area approved by Colo Shire in 1980 for residential subdivision although not yet developed. Consideration will have to be given should this subdivision wish to be carried out by the landowners as to the effect on the playground area.

Recommendation

Approval be granted for an approximate period of two years being the 1982 and 1983 school period for use of the land as proposed subject to:

- 1.-6. Standard conditions (a),(c),(p),(r),(v) & (w).
7. Standard condition (i - 10 cars) PLUS "This number to be increased should the development be such as to generate an additional need for car parking spaces."
8. There being no alterations to the existing old school house building without separate development consent of Council.
9. Any fencing that may be required to be of a type compatible with the historic nature of the property and buildings thereon and to be approved by the Shire Planner prior to erection.
10. Compliance with the provisions of the N.S.W. Department of Education concerning licencing and operation of the school.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1: (File DA631/81, S81/102)
 APPLICANT: G.W. & L.L. GAPES
 OWNER: G.W. & L.L. GAPES
 LAND & LOCATION: PT. LOT 20 & PT. LOT 20A, D.P. 16781 KURMOND ROAD, NORTH RICHMOND, LOCATED ON THE NORTHERN SIDE OF TERRACE ROAD, DIRECTORY C5, MAP 9
 ZONING: I.D.O. 3 - NON URBAN 1(b1)
 APPLICATION: AN ADJUSTMENT OF BOUNDARIES INVOLVING SUBDIVISION

S.P. REPORT

The subject allotments have a total area of 6.48 ha. and are of a regular shape. The allotments are suitable for adjustment in the manner proposed.

The adjustment complies with the provisions of Clause 22(1)(f) of I.D.O. 3 Colo.

Recommendation

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

1.-3. Standard conditions (subdivision) 2, 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: *No letter Eng. to reply* (File DA478/81, S81/74)
 APPLICANT: G.P. RHODES
 OWNER: G.P. RHODES & MINDARIBBA PROPERTIES PTY. LTD.
 LAND & LOCATION: PT. LOTS 21 & 26, SECTION 7, TOWN OF WINDSOR, PARISH OF ST. MATTHEW, 82 GEORGE STREET, LOCATED WITHIN THOMPSON SQUARE
 ZONING: SPECIAL USES, HISTORIC PRECINCT 5(c)
 APPLICATION: SUBDIVISION TO PROVIDE TWO ALLOTMENTS WITH RIGHT OF CARRIAGEWAY, LOT 10, 348m² WITH 9.85m FRONTAGE AND 36.94m AV. DEPTH, LOT 11, 340.9m², 10.465m FRONTAGE AND 35.43m DEPTH WITH 2M A WIDE AND VARIABLE RIGHT OF CARRIAGEWAY ON SOUTH WEST SIDE IN FAVOUR OF LOT 10

S.P. REPORT

Planning consent for the subdivision has been granted by the Department of Environment and Planning who are the responsible authority under Clause 6(1)(e) of the Windsor Planning Scheme.

S.E. REPORT

Sewer is located across the property just inside the rear boundary.

Property falls to the rear boundary. There is an existing vehicular access in front street providing vehicular access onto Lot 11.

Recommendation

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

- 1.-2. Standard conditions A(i) and A(iii).

Note: Sewer is located across the property just inside the rear boundary.

Property falls to the rear boundary. There is an existing vehicular access in front street providing vehicular access onto Lot 11.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP. ✓

ITEM 3:	(File DA640/81, S.1716)
APPLICANT:	MRS. E. CROWE
OWNER:	MRS. E. CROWE
LAND & LOCATION:	LOT 23, D.P. 556755, CORNER PITT TOWN-DURAL ROAD AND FISHER ROAD, MARAYLYA
ZONING:	W.P.S. - NON URBAN 1(c) V.S. - RURAL 1(c)
APPLICATION:	SUBDIVISION OF 7.693 HA. INTO 4 LOTS

S.P. REPORT

The application is to create 3 lots each of 2 hectares and a residue lot containing the existing dwelling, having an area of 1.691 ha.

The subdivision, in respect of the residue lot, is contrary to the minimum area requirement of 2 ha. required by the Windsor Planning Scheme.

The applicant has requested Council's support to this minor variation of the minimum area requirement for the residue lot (Lot 4).

The overall subdivision layout is satisfactory and all the lots conform to the subdivision pattern of the area.

It is considered that the variation should be supported by Council, as an objection under State Environmental Planning Policy No. 1 for determination by the Department, as the variation is greater than 10%.

Recommendation

1. Council support an objection against the minimum standard area to permit the subdivision.
2. The matter be referred to the Department of Environment and Planning under State Environmental Planning Policy No. 1 for consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: ✓
 APPLICANT: K. & O. WILLIAMS
 OWNER: K. & O. WILLIAMS
 LAND & LOCATION: LOT 4, D.P. 593847 COMLEROY ROAD, KURRAJONG,
 WEST SIDE ROAD NEAR BROWNS ROAD, HAWKESBURY
 DIRECTORY D2, MAP 8
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b2)
 APPLICATION: SUBDIVISION CREATING TWO ALLOTMENTS EACH NOT
 LESS THAN 10 HA. GENERALLY IN ACCORDANCE WITH
 THE PLAN SUBMITTED
 OBJECTIONS: NONE - NOT ADVERTISED

S.P. REPORT

Subject land has an area of 24.46 ha., is reasonably regular in shape and is considered suitable for subdivision in the manner proposed.

The allotments resulting from the subdivision, although irregular in shape, are considered reasonable given the need to avoid permanent improvements.

The land was the subject of Hawkesbury Local Environmental Plan No. 19 which plan permits subdivision creating two allotments each not less than 10 ha. in area and may be approved in accordance with Clause 51K of the Instrument.

Recommendation

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

1.-3. Standard conditions (subdivision) 2, 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: ✓ *all conditions on consent.*
 APPLICANT: MISS KIM TAYLOR
 OWNER: MISS KIM TAYLOR
 LAND & LOCATION: PART PORTION 4, PARISH PITT TOWN, MAIN CATTAL
 ROAD, CATTAL
 ZONING: W.P.S. - PART NON URBAN 1(b)
 - PART NON URBAN 1(d)
 V.S. - PART RURAL 1(b)
 - PART RURAL 1(a1)
 APPLICATION: SUBDIVISION OF ONE LOT INTO TWO, ONE
 CONTAINING AN AREA OF 2 HA WITH A RESIDUE OF
 8.12 HA

S.E. REPORT

The applicant should be informed of the Department's advice.

S.P. REPORT

The application has been considered by Council when it was resolved that it be forwarded to the Department of Main Roads for consultation, due to restricted sight distance for any new entry to be constructed.

The Department have not objected to the subdivision and have forwarded a plan of the area that is affected by proposed road widening.

The proposed 2 ha. lot (Lot 21) is developed and conforms to the provisions of the Windsor Planning Scheme. Proposed Lot 22 containing the residue of 8.12 ha. can only be used for agricultural purposes, as it is below the 12.2m contour. The applicant is aware that a dwelling cannot be erected on that lot and a covenant to that effect should be created in respect of proposed Lot 22.

Recommendation

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

1. Standard condition (subdivision) 9.
2. Creation of a covenant by the applicant to the effect that Lot 22 cannot be developed by the erection of a dwelling.
- 3.-5. Standard conditions (subdivision) A(i), A(iii) and A(v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

J *SE. To REPLY*

ITEM 6:	(File DA309/81, S81/41)
APPLICANT:	R.K. CAMBRIDGE & CO.
OWNER:	WING YING PTY. LTD.
LAND & LOCATION:	LOT 21, D.P. 4906 (NO. 10) TOXANA STREET, RICHMOND
APPLICATION:	TO CREATE EIGHT STRATA UNITS IN EXISTING TWO STOREY RESIDENTIAL FLAT BUILDING
OBJECTIONS:	NIL - NOT ADVERTISED

S.E. REPORT

Planning approval has been given subject to a satisfactory application under Part XII of the Local Government Act, 1919, as amended. The 317A Certificate on the building has been issued.

Recommendation

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

1. Standard condition A(i).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA700/81, S81/110)
 APPLICANT: CECIL D. BARKER SURVEYS
 OWNER: E. HAWKINS
 LAND & LOCATION: POR. 319 PARISH WILBERFORCE, KING, DUKE AND
 GEORGE ROADS, WILBERFORCE, HAWKESBURY
 DIRECTORY C6, MAP 24
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
 APPLICATION: SUBDIVISION CREATING AN ALLOTMENT OF 1000M²
 AND A RESIDUAL OF 1.7 HA.
 OBJECTIONS: NONE - NOT ADVERTISED

S.P. REPORT

The land offered for subdivision is regular in shape, has an area of 1.8 ha. and is considered suitable for subdivision in the manner proposed.

Although the land is largely affected by fringe flood, the proposed Lot 1 would appear to be not so affected.

The proposed subdivision is in accordance with Clause 19 of the Instrument and may be approved.

Recommendation

Development Consent be granted in accordance with Plan Number 8176-2 submitted with the application subject to the following conditions:

- 1.-4. Standard conditions (subdivision) 2, 8 \$680, 9 and 12.
5. The proposed Lot 1 being at or above RL 14.63m on Australian Height Datum.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: *all conditions not on consent* (File DA653/81, S81/104)
 APPLICANT: N.F. CLARK & J.G. & D.G. COX PTY. LTD.
 OWNER: N.F. CLARK & J.G. & D.G. COX PTY. LTD.
 LAND & LOCATION: LOT 1, D.P. 219455 PITT TOWN-DURAL ROAD, AND
 PORTION 195 PARISH PITT TOWN-FISHER ROAD,
 MARAYLYA
 ZONING: W.P.S. - NON URBAN 1(c)
 V.S. - RURAL 1(c)
 APPLICATION: SUBDIVISION OF 22.58HA INTO 8 LOTS, BY THE
 OPENING OF A NEW ROAD

S.E. REPORT

The road has been located around the perimeter of the dam on the land serving the existing development. Provision will be required for corner splays and a turning circle at the dead end.

S.P. REPORT

The application, which conforms to the provisions of the Windsor Planning Scheme, is to construct a new road running north from Pitt Town Road to provide 6 allotments each of approximately 2 hectares, with the two residue lots, one of 7.25ha and the other of 3.05ha, both containing existing mushroom growing operations.

The subdivision pattern due to the constraints of the existing lot boundaries, the location of the two major dams serving the mushroom growing and the location of the Electricity H.T. Easement, while not strictly conforming to the Subdivision Code, is considered satisfactory. The land varies between a contour of 30 and 50 metres and a suitable building area is available, clear of the H.T. Easement on each of the lots.

Recommendation

Approval be granted in accordance with the plan prepared by T.M. Clark, subject to the following conditions:

- A. 1.-7. Standard conditions A(i), A(ii), B(i), B(ii) Rural, B(iv), B(v) (Forrester Place to commemorate the original name for the Maraylya area), and B(vi).
- 8. The provision of a corner splay at the junction of the new road with Dural Road and at the 90° bend as determined from the detailed engineering plans for the road construction.
- 9. Widening of the road reserve at the dead end to provide an area 30m x 40m to provide for construction of a vehicle turning circle.
- B. 1.-4. Standard conditions (subdivision) 2, 4, 8 (\$1,200) and 9.
- 5. The provision of vehicular access to each of the lots to the requirements of Council's Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	✓	(File DA709/81, S81/111, S81/113)
APPLICANT:		P.S. GRAHAM & ASSOCIATES
OWNER:		D.V. THOMPSON
LAND & LOCATION:		PORTION 322 PARISH WILBERFORCE, CORNER KING AND CASTLEREAGH ROADS, WILBERFORCE, HAWKESBURY DIRECTORY C7, MAP 24
ZONING:		I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:		SUBDIVISION CREATING 9 ALLOTMENTS AND THE OPENING OF A NEW ROAD

S.P. REPORT

The land offered for subdivision is regular in shape, has an area of 9687m² and is considered suitable for subdivision in the manner proposed.

Subject land is marginally affected by fringe flood on the entire King Road frontage and any consent of Council should be conditional upon the land being filled and consolidated to achieve a level not less than RL 14.63m on Australian Height Datum.

The application is in accordance with the provisions of Clauses 19 and 20 of the Instrument and may be approved.

Recommendation

Development Consent be granted to subdivision in accordance with the amended plan submitted to Council on 28th October, 1981 and identified by Reference Number 57188, subject to the following conditions:

- 1.-4. Standard conditions (subdivision) 2, 8 (\$5440), 9 and 12.
5. The land being filled and consolidated to achieve a level not less than 14.63m on Australian Height Datum in conformity with the levels of adjoining land and to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: ✓ (File DA654/81)
 CORRESPONDENT: ✓ R.J. & R.I. DAVIS
 SUBJECT: DEP OBJECTIONS UNDER SEPP NO. 1 TO THE MINIMUM
 AREA REQUIREMENTS FOR THE ERECTION OF A
 COUNTRY DWELLING
 LAND: HAWKESBURY STREET, PITT TOWN

S.P. REPORT

The above property is zoned Non Urban 1(d) and under the Windsor Planning Scheme Ordinance, a minimum area of 8 ha. is required for the erection of a country dwelling. The correspondent has requested Council's support to an objection under State Environment Planning Policy No. 1 to allow the erection of a country dwelling on the above land, which has an area of 2073m². Council has given approval to similar objections in the surrounding area.

Recommendation

1. Council support an objection against the minimum provisions of the Windsor Planning Scheme Ordinance that requires 8 ha. in a Non Urban 1(d) zone for the erection of a country dwelling as the requirement is unreasonable and unnecessary in the circumstances.
2. The application be forwarded to the Department of Environment and Planning for determination under State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

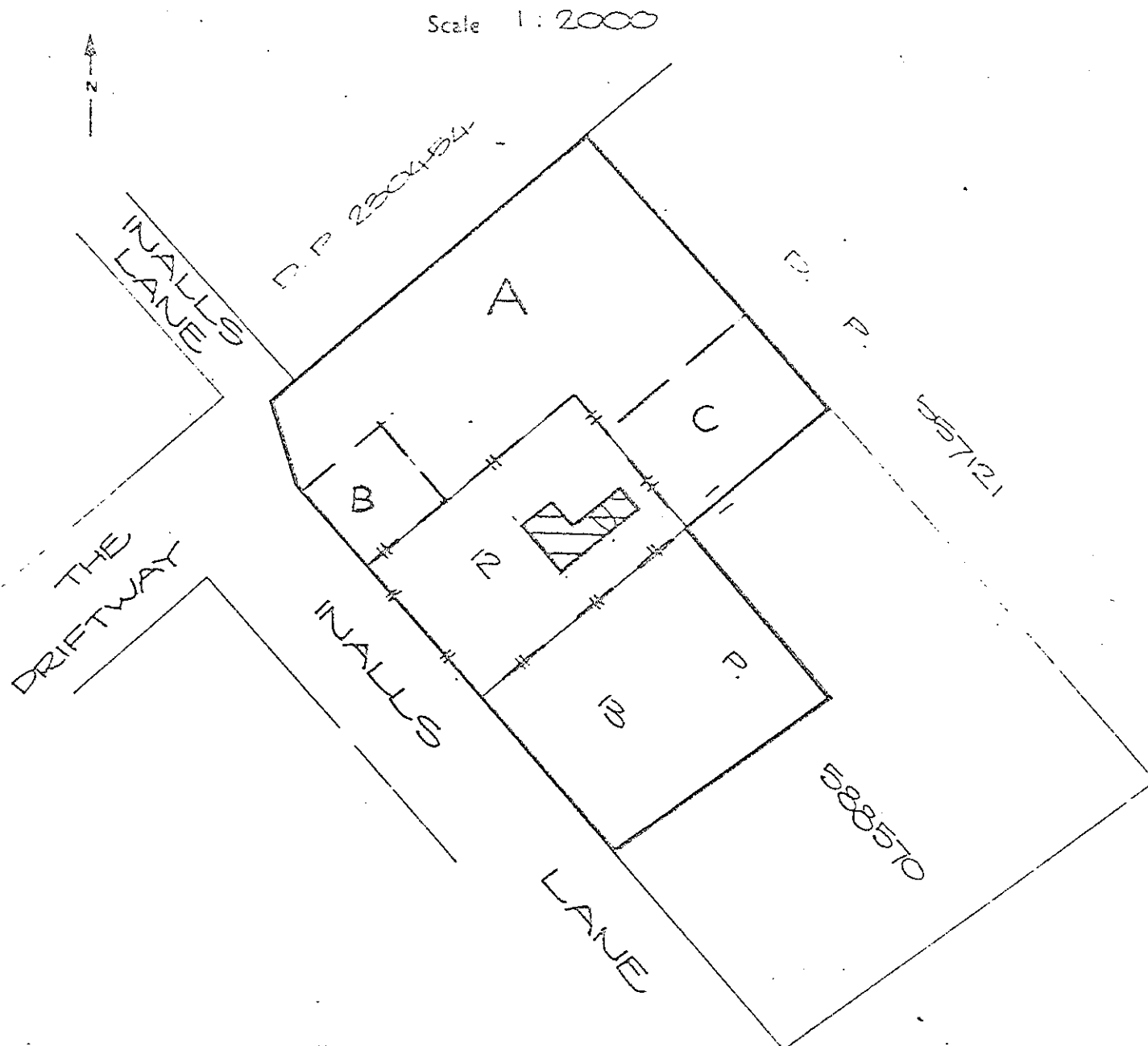
ITEM 2: ✓ *deferred* (File 2083-101, 2083-131)
 CORRESPONDENT: HERITAGE COUNCIL OF NEW SOUTH WALES
 SUBJECT: REQUESTING THE PREPARATION OF A LOCAL
 ENVIRONMENTAL PLAN OVER LOTS 1 AND 2, D.P.
 605143, INALLS LANE, RICHMOND IN ORDER TO
 CONSERVE "DIGHT'S HILL" AS PART OF
 ENVIRONMENTAL HERITAGE OF RICHMOND.
 ZONING: W.P.S. - NON URBAN 1(b) AND RESIDENTIAL 2(d)
 V.S. - NON URBAN 1(b) AND RESIDENTIAL 2(a)

The proposal submitted by the Heritage Council is for a Local Environmental Plan to restrict development on property adjoining that of the Mountain View Homestead. Specifically these restrictions involve:

1. Limiting the erection of any future dwelling on Lot 1 to the area marked "B" on the plan. In addition any dwelling so erected would be single storey and constructed of materials which complement those used in "Mountain View".
2. Prohibiting the erection of a dwelling house in the area marked "C" on the attached plan.
3. Buildings erected for use ancillary to the agricultural use of the areas "A", "B" and "C" to be of specified materials (timber with a roof of galvanised iron) and have a height not exceeding 6 metres and a floor area of not greater than 20 square metres.

CORRESPONDENCE

(ITEM 2 CONTINUED)

S.P. REPORT

In response to a submission from the National Trust that subdivision be prevented on land to the rear of the "Mountain View" homestead, Council resolved on 11th September, 1979 to recommend that the curtilage for the homestead be reduced to include only that land containing the homestead.

The proposal submitted by the Heritage Council concerns the same area which Council refused to recognise in the National Trust submission.

Any prohibition on development in the area marked "C" (Part of Lot 2) would be in conflict with its Residential 3(d) zoning under the Windsor Planning Scheme.

The areas marked "A" and "B" on the plan form Lot 1 and are zoned Non Urban 1(b) under the Windsor Planning Scheme. As this property already has approval for two dwellings, there is no provision under the zoning for further dwelling approvals. While the existing dwelling-house in area "B" may eventually require replacement, the area of land above the 16 metre contour is restricted to the front half of Lot 1.

Recommendation

The Heritage Council be advised that Council does not support the preparation of a Draft Local Environmental Plan over Lots 1 and 2, D.P. 605143, in accordance with the Annexure attached to their letter of 31st August, 1981.

COMMITTEE'S RECOMMENDATION

deferred

THE RECOMMENDATION BE adopted.

ITEM 3: *Amended* ✓ (File 272-1(W))
J.E.P. ✓
 CORRESPONDENT: R.K. CAMBRIDGE & CO.
 SUBJECT: REQUESTING COUNCIL SUPPORT TO PREPARE A LOCAL ENVIRONMENTAL PLAN TO PERMIT AN EXISTING DWELLING TO BE USED AS OFFICES.
 LAND: NO. 35 BOSWORTH STREET, RICHMOND
 ZONING: W.P.S.) - RESIDENTIAL 2(c)
 V.S.)

T.P. REPORT

The application is to use an existing dwelling as offices for a Real Estate Agent and a Surveyor.

The existing rooms would be converted into four offices, with an amenities and store room. Adequate space is available for provision of off-street parking, should the commercial use be approved.

The site is affected by a Road Widening proposal by the Department of Main Roads and will lose approximately 100m² in area. The widening proposal does not affect the building which will be approximately 6m from the road after widening.

The site is opposite an existing service station and is in a block that has a considerable number of commercial uses of various types. The site had been included in a Special Business zone, in the Varying Scheme. However, the Department had not supported Council's proposal and have indicated that the existing \Residential 2(c)\ zoning should remain.

It is considered that the use proposed for the building is compatible with the general land use in the area and the application should be supported by Council.

Recommendation

1. Council support the preparation of a Local Environmental Plan to allow the use of the existing dwelling at No. 35 Bosworth Street, Richmond for offices for a Real Estate Agent and a Surveyor, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion a map or an environmental plan is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: ✓ (File P8/6)

CORRESPONDENT: ✓ MRS. J. FAWBERT

SUBJECT: POULTRY PROCESSING APPLICATION ON LAND AT KENTHURST

Advising that Baulkham Hills Shire have an application before them for the above and requesting Hawkesbury Shire to object on the grounds of pollution of Blue Gum Creek, a tributary of Cattai Creek.

S.P. REPORT

The planning department of Baulkham Hills Shire Council have been verbally contacted and have advised that the subject site is between 10-15 km from Hawkesbury Shire boundary, that their Council and Health Commission have properly investigated the proposal and are satisfied that it would not affect Cattai Creek.

Recommendation

1. Council not make representations to Baulkham Hills Shire on the proposal.
2. The correspondent be advised accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: ✓ (File S.1687)

CORRESPONDENT: G.W. OBORN PTY. LTD.

SUBJECT: SUBDIVISION, PORTION 294 MILEHAM STREET, SOUTH WINDSOR

Forwarding road and drainage plans for the development of the subdivision.

Submitting a quotation from a competent contractor for the drainage works as follows:

Section 1 with subdivision boundary (Por. 294)	\$34,809.18
Section 2 north of subdivision (Por. 293)	6,875.00
Section 3 south of subdivision (Por. 295)	37,984.18

Requesting Council to enter into an arrangement for reimbursement of 50% of the agreed cost of the work past the subdivision development.

S.E. REPORT

To provide for the development of this land it is necessary to extend the drainage line from the corner of Mileham Street and Rifle Range Road past the adjacent land (Portion 295). Drainage of the area calls for a 1200mm pipeline extending from the junction of the two roads to Portion 293 where the main line is routed along a new road providing access into the area.

The catchment contributing to the discharge through this pipe system includes in addition to part of the new residential area other contributing areas being land to the east of Collith Avenue, land on the western side of Mileham Street and land above Woods Road.

In conjunction with an earlier subdivision application, and an appeal to the Local Government Appeals Tribunal, it was agreed between Windsor Municipal Council and the applicant that the costs for construction of the main pipeline required along Mileham Street be equally shared between the two parties. This arrangement is still considered reasonable.

With regard to the work required Council should provide for the extension of the sidelines to the western side of Mileham Street and the additional work required in this street to allow for the reconstruction and bitumen sealing to proceed.

The works required are estimated as follows:

<u>Section</u>	<u>Cost</u>	<u>Council Contribution</u>
Part Portion 295	\$36,900	\$36,900
Part Portion 294	\$34,900	\$17,452
Part Portion 293	\$6,300	\$6,300

To complete drainage:

Mileham Street	\$11,700	\$11,700
Total	\$84,840	\$72,390

The contribution from this developer for the downstream drainage work is \$27,540 and additional funds will be received in respect to other land in the area still to be subdivided.

Although the quotation submitted compares favourably with the estimate of cost for the work, it is considered that tenders should be invited for the work and as the major financial commitment is to be made by Council, that Council invite the tenders and administer the contract.

Recommendation

1. The applicant be advised that Council is prepared to share equally the cost of drainage works past Portion 294.
2. Funds be provided by Council in 1982 to meet the Council cost estimated at \$72,390, such funds to be reimbursed by the contributions to be made in conjunction with the further development of the new residential sector.
3. The applicant be advised that tenders will be invited by Council to provide for the stormwater drainage installation along Mileham Street between Woods Road and Rifle Range Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: ✓

(File P155/8)

CORRESPONDENT:

PROSPECT COUNTY COUNCIL

SUBJECT:

PROPOSED EASEMENT FOR UNDERGROUND MAINS -
RICHMOND CAR PARK NO. 1

The correspondent proposes to install a padmounted substation on Part Lot 1, D.P. 219454 Windsor Street, Richmond, in order to provide an adequate supply of electricity to Flints Department Store, located on this property.

The substation proposal provides for the unit to be connected to the existing underground cableway within the Richmond Car Park, which will necessitate the acquisition of an easement over Council's land between the boundary of the car park and the existing easement.

The correspondent also wishes to be advised whether Council is agreeable to the entry on to the carpark property for cabling purposes pending registration of the easement.

The Shire Engineer has advised that there are no engineering objections to the proposal and no other objections can be raised.

Recommendation

Council advise the Prospect County Council that:

- (A) There are no objections to the establishment on Part Lot 1, D.P. 219454 and the creation of an easement shown on Plan F32960A subject to:
 1. Appropriate permanent marks indicating buried electrical cable.
 2. Restoration of any disturbed works of Council at the cost of Prospect County Council.
- (B) Council is agreeable to the entry on to the carpark property for cabling purposes pending registration of the easement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: *Amended ✓*
 CORRESPONDENT: *DEP* (File DA281/81)
 SUBJECT: N.J.E. JOHNSON
 PREPARATION OF A LOCAL ENVIRONMENTAL PLAN, TO
 PERMIT AN EXISTING BUILDING TO BE USED FOR
 SALE OF FODDER, STOCK FEED AND GRAIN, ETC.
 LAND: LOT 4, D.P. 513000 PITT TOWN ROAD, McGRATHS
 HILL
 ZONING: W.P.S. - NON URBAN 1(b)
 OBJECTIONS:

1. M. VAUGHAN, 93 PITT TOWN ROAD, McGRATHS HILL
2. R.H. YEATMAN, MULGRAVE ROAD, MULGRAVE
3. D.T. GODSELL (MULGRAVE PRODUCE), MULGRAVE ROAD, MULGRAVE
4. R.M. EASTON, LOT 9 WOLSELEY ROAD, OAKVILLE
5. F. PACE, BATHURST STREET, PITT TOWN
6. MRS. JUDY CONNORS ON BEHALF OF MACQUARIE TOWNS PONY CLUB
7. PETITION CONTAINING 305 SIGNATURES

S.P. REPORT

The application to amend the Windsor Planning Scheme to permit the use of the existing building has been advertised following certification under Section 65(1) of the Environmental Planning and Assessment Act, 1979.

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

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

The plan submitted with the application provides adequate parking, loading and vehicle manouvering areas and the proposed use is considered suitable for the building, which is set back approximately 70 metres from the road.

The site is adjacent and opposite to two major mushroom growing and composting operations.

The petition against the proposal stated that they (the petitioners) were against the opening of any more produce or stockfeed outlets in this area. "We have four in close proximity and consider this more than sufficient for a small district."

The objectors, in three cases, are the proprietors of produce businesses in the area and the common grounds of their objection is also that there are already four produce merchants in the area, the land is zoned Non Urban wherein the proposed use is not permitted and the building could be put to better use and help create employment. Another matter raised by some of the objectors refers to the increased traffic hazard at the intersection of Pitt Town Road and Wolseley Road that will be caused by large trailers delivering produce to the site.

The use of the building for a produce merchant has been considered in accordance with the provisions of Section 90 of the Environmental Planning and Assessment Act and on planning grounds there is no objection to the proposed use.

While Section 90 of the Act refers to the "social and economic effect of that development in the locality", that relevant subsection (d) cannot be construed or extended so as to prevent local competition and therefore the major matter raised by the objectors and the petitioners cannot be considered as a proper ground for objection.

Another objection referred to traffic matters and the location of the site close to the Wolseley Road intersection. The existing use of the building has generated a considerable traffic movement without any significant detrimental effect and it is considered that the proposed use will not have any greater impact on the area or on traffic generation, than presently exists.

Recommendation

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

Councillor Horrex declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: ✓ (File DA192/81)

CORRESPONDENT: P. & P.J. SZYMANSKI

SUBJECT: REQUESTING COUNCIL TO VARY A CONDITION OF DEVELOPMENT CONSENT AT 315 WINDSOR STREET, RICHMOND

S.P. REPORT

The correspondent received consent at Council's meeting of 12/5/81 for the conversion of the existing residence to a restaurant, subject to ten conditions.

The condition that the correspondent has requested Council to vary refers to the sealing of parking areas, the usual surfaces being asphalt or concrete. Because of the historic nature of the site, the correspondent would prefer fine gravel or crushed stone.

The Shire Engineer has advised that the Heritage Council favour cobblestone paving as it is dust free.

Recommendation

The correspondent be advised that Council varies development consent No. 535/1981 issued on 15/9/81 as follows:

Condition No. 6 - Parking areas, aisles and driveway accesses to be constructed, drained and sealed using cobblestone paving material or the like to the satisfaction of the Shire Planner and Shire Engineer, full details to accompany the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: ✓ (File P160)

CORRESPONDENT: NORTH SYDNEY MUNICIPAL COUNCIL

SUBJECT: LAND AND ENVIRONMENT COURT

Expressing dissatisfaction with decisions emanating from the Court and requesting Council's support to an approach to the Minister in this respect.

S.P. REPORT

The correspondent sees the following as the matters of concern:

1. The apparent inconsistency between the decisions of individual assessors.
2. The principle of appointed officials being able to overturn the decisions of an elected body and substantial resident objection on merit issues.
3. The peremptory dismissal of Council's planning policies even though they have been supported by extensive research and public participation.
4. The arbitrary published judgements concerning the provisions of Section 90 of the Act with no nexus or establishment of parameters concerning the provisions and the conclusions reached.

While this Council has had some cases before the Court it is not considered that there have been any obvious inconsistencies.

In respect of 2 above it would seem that this is one of the prime functions of this Court and the judicial system in general, such system providing for higher appeals to dissatisfied litigants.

In respect of 3 and 4, this Council has not been involved with decisions of the Court involving the matters outlined.

Recommendations

The correspondent be advised that Council has not had cause for dissatisfaction with the Land and Environment Court and is not prepared to make a joint approach to the Minister concerning its performance.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: ✓ (File DA286/81)

CORRESPONDENT: HALL & HALL, SOLICITORS (ON BEHALF OF CHRISTIAN YOUTH COUNCIL)

SUBJECT: VARIATION OF CONDITIONS TO DEVELOPMENT CONSENT NO. 247/1981 ISSUED ON 13TH MAY, 1981

LAND: LOTS 5, 6 & 7, D.P. 230163 SPRINGWOOD ROAD, YARRAMUNDI

The correspondent has written:

"We note that condition 14 of development consent No. 247/1981 dated 13th May, 1981 provided:-

'Land within thirty metres of the Nepean River dedicated as public reserve free of cost to Council. Such dedication to be completed prior to occupation of the premises.'

We have been instructed by our client to seek from Council a variation of Condition 14. The variation which we seek as an alternative to subdividing and dedicating the land is that the land be transferred to Council subject to a deed of trust whereby Council will hold the land in perpetuity for members of the public for the purpose of a public reserve.

The reason for this request is to safeguard our client from the possibility that Council may resolve to dispose of the land or to use it for some other purpose.

Please advise at the earliest convenience whether the Council will consent to such variation."

S.P. REPORT

Condition 14 was imposed to satisfy the requirements of Clause 77(3) of the Instrument notified in Hawkesbury Local Environmental Plan No. 7, which sub clause reads:

"77. (3) The Council shall, as a condition of consent to the carrying out of development referred to in sub clause (2), require the dedication free of cost to the Council of the land shown not hatched on the map referred to in sub clause 1.

In the circumstances Council is unable to grant a variation to the condition.

Recommendation

Messrs. Hall & Hall, Solicitors, be advised that Council is not empowered to vary condition 14 of consent number 247/1981, which condition was imposed to satisfy the provisions of clause 77(3) of the Planning Instrument.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: ✓
CORRESPONDENT: ✓
SUBJECT: ✓

DEP ✓

(File 2127(W)
J. WHITTY
REQUESTING COUNCIL'S SUPPORT FOR THE
PREPARATION OF A LOCAL ENVIRONMENTAL PLAN TO
PERMIT THE CONVERSION OF THE EXISTING BUILDING
FOR USE AS CONSULTING ROOMS
23-27 JOHNSTON STREET, WINDSOR
W.P.S. - RESIDENTIAL 2(c)
V.S. - RESIDENTIAL 2(a)

LAND:
ZONING:

S.P. REPORT

The subject building is presently being used as flats and the proposal is to convert the building into 9 consulting rooms.

The property is on the fringe of the commercial area and is listed on the historic Buildings Map of the Windsor Planning Scheme. Renovations to the building are currently being undertaken.

Parking is to be provided for nine vehicles at the rear of the building with access from Council's car park at the rear.

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

Recommendation

1. Council support the preparation of a Local Environmental Plan to allow the conversion of the existing building at 23-27 Johnston Street, Windsor for use as consulting rooms, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. COMMISSIONER OF INQUIRY - UNITING CHURCH, EBENEZER. H105/1.

Advising that the inquiry into the above scheduled for 25/9/81 was cancelled as the objections lodged pursuant to S.41 of the Heritage Act, 1977 had been withdrawn.

2. THE NATIONAL TRUST OF AUSTRALIA - BREEN HOLDINGS - MINING IN MACDONALD VALLEY. H105/1.

Advising that the Macdonald/Wollombi Valley has been listed in the Trusts Register and that the Trust regards scenic landscape as a resource in the same way as timber and minerals are considered resources and expressing concern that any mining in the Valleys could effect the extremely fragile environment.

Council might remember that Breen Holdings are the company that applied for mining leases in the Macdonald Valley at the beginning of the year and which was advertised in the local and Sydney press.

The company was informed of the necessity for Development Consent at that time but to date no application has been received by Council.

3. DEPARTMENT OF ENVIRONMENT AND PLANNING - STUDIO FOR A GRAPHIC DESIGNER, LOT 2, D.P. 234687, SCHOFIELD ROAD, PITT TOWN. DA562/81.

At its meeting of 8/9/81, Council resolved to support under State Environmental Planning Policy No. 1 a home industry for the above use in a building of 80m² where normally a maximum of 30m² only is permissible.

The matter was forwarded to the Department, the Director has concurred and the formal consent has now been issued with conditions as outlined in the previous report in the matter.

4. HERITAGE COUNCIL OF N.S.W. H105/1.

Advising that the Minister for Planning and Environment has made an Order pursuant to S.130 of the Heritage Act, 1977 in respect of approximately 250 buildings located in the towns of Windsor, Richmond, Clarendon and Pitt Town.

Advising that these buildings are considered to contribute to the overall character of these historic towns. Advising that the Order does not impose any restrictions unless demolition or alterations to the buildings are proposed. A list of the affected buildings is attached.

5. DEPARTMENT OF ENVIRONMENT AND PLANNING - STATE ENVIRONMENTAL PLANNING POLICY - DEVELOPMENT WITHOUT CONSENT. P160.

Referring to recent press announcements by the Minister concerning implementation of the above policy and stating that explanatory notes are being produced and will be forwarded when available.

(S.P. - The policy has not been gazetted as yet and a further report will be submitted to Council when this takes place.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

HERITAGE ACT, 1977
ORDER UNDER SECTION 130

I, the Minister for Planning and Environment, in pursuance of section 130 of the Heritage Act, 1977, do, by this my order, declare that such buildings as are specified in the Schedule hereto shall not be demolished except in accordance with Division 8 of Part VI of the said Act. (78-10901 (Z) 1)

ERIC BEDFORD,

Minister for Planning and Environment.

Sydney, 9th October, 1981.

SCHEDULE

Shire of Hawkesbury
TOWN OF RICHMOND

Bosworth Street:

Houses: Nos 19-21.
House: No. 24.
Houses: Nos 25-29.
House: No. 42.
Houses: Nos 49-51.

Bourke Street:

House: No. 1A.
House: Railway cottage adjacent railway.

Burgess Street:

House: No. 8.

Chapel Street:

House: No. 2, "Josieville".
House: No. 7, "Inew Cottage".

Dight Street:

House: "Clarendon Farm".

Drift Road:

House: Part portion 49, "McMahon's Homestead".

East Market Street:

Hotel: "Royal Hotel", corner Windsor Street.
Railway Station: Richmond Railway Station.

Edwards Road:

House: Lots 1 and 2, Georgian Farmhouse.

Francis Street:

House: No. 21, "Tara".
House: No. 60.
House: No. 61, "Benson House".
House: No. 67.
House: No. 130, "Kjalla".
House: No. 132, "Zeta".

Lennox Street:

House: No. 72.
House: No. 74.
House: No. 102.
House: No. 112.
House: No. 114.

Londonderry Road:

Administration Building: Hawkesbury Agricultural College "Administration Block", off Londonderry Road.
House: "Stable Square".
House: "Blacksmiths Shop".

March Street:

House: No. 1, railway house adjacent railway.
House: No. 9.
House: No. 16.
House: No. 22.
House: No. 56.
House: No. 80.
House: No. 102.
House: No. 104.
House: No. 106.
House: No. 118, "Pangelis".
House: No. 120.
House: No. 130.
House: Nos 154-158, "Rutherglen".
House: No. 155.
House: No. 190.
Former Council Chambers: "Former Richmond Council Chambers", adjacent to West Market Street.
School of Arts: "School of Arts", corner of West Market Street.

Moray Street:

House: Railway cottage adjacent railway.

Paget Street:

House: No. 9.

Pitt Street:

House: No. 31.

West Market Street:

Shop: No. 11, former barn.
Church: "St Andrew's" Uniting Church.
Hospital: Richmond Community Nursing Home.
Hall: "St Andrew's" Uniting Church Hall.
Hall: Masonic Hall.
House: No. 30.
House: No. 38.

Windsor Street:

House: No. 63.
Gate Posts: No. 93, Gate Posts of "Kamilaroi".
House: No. 112.
House: No. 125.
House: No. 127.
House: No. 129.
House: No. 131.
House: No. 133.
House: No. 135.
Theatre: No. 145, Theatre.
Pavilion and Statue: Pavilion and Statue in Richmond Park.
Post Office: No. 286, Post Office.
Court House and Police Station: No. 290, Court House and Police Station.
Bank: No. 294, CBC Bank.
Stables: No. 294, CBC Bank Stables.
Shops: Nos 239-243.
Shop: No. 301, corner of Bosworth Street.
House: No. 312.
House: No. 315.
House: No. 317, "Elkham".

Houses: Nos 335-337.

Former Inn: Former "Black Horse Inn", corner of Bosworth Street.

House: No. 354.

House: Nos 368-370 "Bowman House".

Church: "St Peter's" Anglican Church.

Church Rectory: Anglican Church Rectory.

Cemetery: Anglican Cemetery.

Hall: Anglican Hall.

TOWN OF WINDSOR

Anschau Crescent:

House: No. 1, "Anschau House".

Baker Street:

House: No. 3, "Uralla".

House: No. 9.

House: No. 11.

Beddek Street (McGrath's Hill):

House and Barn: "Spring Hill Farm" and Barn.

Brabyn Street:

House: No. 21.

Bridge Street:

House: No. 17.

House: No. 20.

Old Stables: Old Stables at rear of Police Station, off Court Street.

Ruins: "Lock Up" Ruins.

Wall: Old Barrack Wall, corner of North Street.

Toll House: "Toll House".

Catherine Street:

Former Inn: Nos 2-4, Former Bell Inn.

Houses: Nos 5-7.

Clare Crescent (McGrath's Hill):

House: No. 4, "Killarney".

Day Street:

House: "Trevallyn".

Fairfield Avenue:

House: "Fairfield House".

Fitzgerald Street:

House: No. 29, "Mackenzie House".

Forbes Street:

House: No. 12.

House: No. 16.

George Street:

House: No. 27.

House: No. 31.

House: No. 32.

House: No. 34.

House: No. 35.

House: No. 40.

House: No. 43.

House: No. 45.

Shop: No. 90.

Shops: Nos 92-98.

Shops: Nos 115-119.

Shop: No. 123.

Shop: No. 127.

Shops: Nos 129-131.

Shops: Nos 133-135.

Shops: Nos 134-136.

Shop: No. 137.

Bank: No. 141, CBC Bank.

Bank: No. 146, Bank of N.S.W.

Bank: No. 156, Commonwealth Bank.

Hotel: Nos 157-161, "Fitzroy Hotel".

Shops: Nos 158-160.

Shops: Nos 162-166.

Post Office: No. 180, Post Office.

Shops: Nos 181-187.

Shop: No. 182.

Shops: Nos 194-196.

Shops: Nos 198-202.

Shops: Nos 199-201.

Shops: Nos 204-206.

Hotel: Nos 205-209.

House: No. 226.

House: No. 265.

House: No. 267.

House: No. 271.

Theatre: No. 266, "The Royal Theatre".

House: No. 301.

House: No. 303.

House: No. 307.

School: Public School, corner of Dight Street.

Shop: No. 394.

Hotel: No. 419, "Railway Hotel".

House: No. 456.

House: No. 458.

House: No. 465.

Railway Station: Windsor Railway Station.

House: No. 494.

House: No. 540.

House: No. 546.

House: No. 550.

House (former school): No. 607.

Greenway Crescent:

Houses: Nos 29-29A.

Kable Street:

Hall: Masonic Hall.

Little Church Street:

Houses: Nos 1-3.

House: No. 17.

House: No. 21.

Houses: Nos 23-25.

Macquarie Street:

Church: Uniting Church, corner of Fitzgerald Street.

Hall: Uniting Church Hall.

House: No. 49, former Methodist Parsonage.

House: No. 95.

Mileham Street:

House: No. 8.

New Street:

House: No. 1.

Hall: No. 7, "St Matthew" Hall.

Percival Street:

House: No. 12, "Jonhlyn".

Richmond Road:

House: "Claremont Cottage".

Tebbutt Street:

House: No. 2, "Fitzroy Cottage".

House: No. 4.

Church: "St Matthew", Roman Catholic Church.

The Terrace:

House: "Sunny Brae".

House: No. 74.

House: No. 80, "Crescentville".

House: No. 84, "River View Cottage".

House: No. 88, "Hill Crest".

House: No. 94, "Lindfield House".

House: No. 100.

Windsor Road (McGrath's Hill):

Hotel: McGrath's Hill Inn.

TOWN OF CLARENDON

Richmond Road:

House: Nos 42-42A.
Houses: No. 63, pair of houses.
House: No. 65.

TOWN OF PITT TOWN

Bathurst Street:

House: Rear of No. 24, "Samuel Cox's House".
House: No. 80.
Former Inn: No. 81, former "Bird in Hand", corner of Eldon Street.
Barn: No. 89, Barn.
House: No. 110, "Vine House".
Church: No. 99, "Scot's Church".
Church: Anglican Church, "St James".
House: "Bona Vista".
House: No. 126.

Buckingham Street:

House: No. 22, "Strathmore", corner of Chatham Street.
School and Residence: Public School and Residence.

Chatham Street:

Barn: Rear of No. 2, Barn.
House: No. 4.

Grenville Street:

House: No. 1, "Royville", corner of Eldon Street.
House: No. 7.
House: No. 10.

Hall Street:

House: "Wilbows Stone Cottage".
House: "Cleary's House".

Hawkesbury Street:

House: "Lone Acre".

Main Cattai Road:

House: "Ulamurra", adjacent to Cattai Public School.

Pitt Town Road:

Shop: Blacksmith's Shop.
House: No. 41, "Lynwood".

Pitt Town Bottoms Road:

House and Barn: No. 37, House and Barn.

Punt Road:

House: Former Manse Farm.

Threlkeld Drive:

House: "Macquarie Retreat".

SHIRE PLANNER'S REPORT

ITEM 1 : ✓ (C44/7)

SUBJECT: ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

Section 94 of the Environmental Planning and Assessment Act, 1979 allows the consent authority (Council) to require either the dedication of land free of cost or the payment of a monetary contribution or both where, in its opinion, development will require the provision of or increase the demand for public amenities and public services within the area.

The Department of Environment & Planning have forwarded lengthy advice regarding the Section, particularly as a result of issues that have arisen regarding its practical application.

It is indicated that the Land and Environment Court has addressed the issue in a number of cases and as a result been critical of the lack of research undertaken by Councils to justify their requirements. Additionally, they have been critical of Councils trying to claim contributions to make up for past deficiencies or backlogs rather than to meet the demands of development on a pro rata basis with the general standard of services and amenities in the area.

The Department has indicated guidelines for the successful operation of the Section requiring Council to establish the demand for services by necessary research on

- the projected population;
- demographic characteristics;
- services required for each expected population group;
- agreed standards for these services;
- level of services current in existing residential areas;

indicated services to which contributions can be applied including: the acquisition of land for open space; construction of local roads and drainage systems; development costs associated with open space and recreation; acquisition of land and development of a range of community facilities.

Further comment has been made regarding the developing of appropriate standards, costing of services and assigned portions and the general administration of the Section.

It was partly in view of this Section of the Act and the preparation of Council's corporate plan that the document "Population Distribution and Profile" was prepared in May of this year, and this plus the Residential and Rural Lands Strategies will be used to develop Council's approach to Section 94 of the Act.

Recommendation

That the information regarding Section 94 of the Environmental Planning and Assessment Act, 1979 be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*Peny
Frank to do.*

SHIRE PLANNER'S REPORT

ITEM 2: (DA 94/81)

SUBJECT: PRIVATE WATER SUPPLY SYSTEM - BOWEN MOUNTAIN

At the last meeting of council Councillor Horrex requested that the letter from the National Parks & Wildlife Service regarding the private water supply scheme at Bowen Mountain be produced in full. The following is the text of the letter dated the 17th August, 1981 and received by Council on the 21st August, 1981.

"It has come to our attention that recently a Council Committee made recommendations and approved the supply of water to Belvedere Estate, Bowen Mountain from Burralow Creek.

The Committee's recent decision was based upon a submission by the proponent.

My staff have reviewed that submission and there are a number of matters relating to the effect on the Burralow Creek environment that require comment.

Firstly, it appears that a very scanty assessment of the effects on the flora, fauna and marine life of the Burralow Creek environment has been made. Blue Mountains National Park boundary is located on Burralow Creek and to our knowledge no investigation of the above nature has been undertaken on the western side of the creek. For this reason it is bewildering to read in the proponent's submission "the existing pump and dam have operated for some 12 years and such operation has not affected marine life and other fauna and flora in the vicinity of the creek." The proponent's submission then reads "No statutory authority, corporation or citizen has had cause to complain nor made complaint in relation to environmental or ecological damage through the use of existing water supply system..." The National Parks and Wildlife Service is concerned about the possible effects on the ecology and environment generally in the pump vicinity. To this end the Service has been investigating the natural resources and the recreational value of the Burralow Creek environs.

The proposal to pump a significant quantity of water on a regular basis from the creek requires much closer investigation.

It is noted that Council's Committee recommended approval subject to a number of conditions. Condition number 13 referred to "approval of and 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".

The National Parks and Wildlife Service has a substantial concern for the environment of Burralow Creek and it would be appreciated if you could also refer the proponent specifically to the Service for its evaluation and comment on the proposal.

At present the National Parks and Wildlife Service is not satisfied that all possible environmental effects have been considered and therefore appropriate ameliorative measures cannot be effectively incorporated into the proposal."

Council considered the development application regarding the proposal on a number of occasions and resolved to grant consent at its meeting on the 11th August, 1981. As a result of the National Parks and Wildlife Service letter and submissions made by the applicant regarding conditions of approval the Service was included in a recommendation to Council at its meeting of the 13th October, 1981. An onsite meeting has been arranged between the applicant, Council officers and officers of the National Parks & Wildlife Service to clarify a number of their conditions including the siting, servicing and location of the pumps on Burralow Creek.

SHIRE PLANNER'S REPORT

(ITEM 2 CONTINUED)

Recommendation

The information regarding the National Parks and Wildlife Service submissions for the proposed private water supply scheme to Bowen Mountain be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: *No reply required* (P160)

SUBJECT: PROPOSED DEVELOPMENT OF LAND - RICHMOND RAILWAY STATION

Council considered correspondence from J. Perrottet at its meeting in September relating to a proposal for use of land at the Richmond Railway Station. As a result of that matter the following letter has been received from Mr. Perrottet:

"I refer to my letter to Council which sought from Council an indication of Council's support or otherwise to planning principals involved in my proposal should the subject land become available for tender and we were the successful tenderers.

That we were aware of the proposal was, we thought, a reward for effort and we were aware council would not be granting an approval for use of the land with conditions enumerated.

We were of the opinion the recommendation to council was reasonable and of assistance having regard to the request made.

Words fail me to express my annoyance at what is the net result of this approach to council, which it:

- A) What was a prior and private knowledge of the proposal is now public knowledge.
- B) Council has openly expressed its intention of taking advantage of the proposal to its own interests.

It appears obvious that council does not intend to restrict its activities to the public sector but seeks to take advantage of private initiatives which by law must be referred to council; whereupon council takes for itself that of the initiatives of value as it wishes, and only proposals of little or no commercial merit escape unscathed from council's interference."

The Council dealt with the matter in accordance with normal procedures as it would with all planning and development proposals. It is intended to reply to the correspondent in this matter and to indicate that at this time Council has only indicated its intention to seek further information regarding the possible future use of public lands in the area.

Recommendation

Mr. J. Perrottet be advised that Council dealt with his correspondence relating to a proposal for use of public lands at Richmond Railway Station in the manner in which it deals with all development and planning matters and at this time is only seeking further information regarding the proposal prior to any final decision being made.

SHIRE PLANNER'S REPORT

ITEM 4 : ✓ (600-2084C)

SUBJECT : DEVELOPMENT OF RESIDENTIAL LAND AT NORTH RICHMOND

Earlier this year discussions took place with the owner of the major land holding involved in the proposed residential release of North Richmond, Mr. L. Peel. At that time it was seen that the land was one of the parcels that could be released for residential development at an early time, particularly if Council and the landowner could be involved in implementing release plans and co-ordinating services.

Council will be aware of the shortage of residential land in the Shire and the complications involved in a number of the release areas.

North Richmond was one of the few areas with least complications and its early development was considered to be in the overall community interest. Mr. L. Peel has now written to Council referring to previous discussions and recent discussions with the Shire Planner. He indicates that he shares with the Council the desire for early and organised development of the land and sees some advantage in development of the land jointly with Council, particularly in regard to the community benefit that would be derived. In the circumstances he seeks the basis on which any joint development proposal could be undertaken.

Some considerable time has elapsed since the original discussions earlier this year and Council will be aware that it currently has before the Department of Environment and Planning a complete release programme. In the circumstances it is considered that the correspondent should be requested to advise Council of the basis on which he sees joint development being undertaken.

Recommendation

Mr. L.M. Peel be requested to advise Council of the basis on which he seeks joint development of the residential release land at North Richmond with Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 5 : ✓ DA 663/81

SUBJECT: PROPOSED EXTRACTION OF MATERIAL - HAWKESBURY RIVER
NORTH RICHMOND

Council has received an application from Bridge Sands Pty. Ltd. proposing the extraction of sand and gravel from the bed of the Hawkesbury River on land on the western side of the Hawkesbury River just upstream from the North Richmond Bridge owned by Mr. C. O'Dea.

In accordance with the Environmental Planning & Assessment Act, 1979, the matter was referred to the Department of Environment & Planning being one of designated development. At the same time it was pointed out to the Department that the lengthy and costly process of dealing with designated development applications should not apply to those where the development is an extension of existing operations and where they form part of an overall policy.

In this regard it is pointed out that the requirements for designated development usually have a time lapse of nine to twelve months between the date of submission of an application and the granting of consent at a cost in fees to the applicant of not less than fifteen hundred dollars and thousands of dollars in the preparation of impact statements. While it is essential that Council make all efforts to protect the environment this particular matter is only over a short section of the river and within an area for which an overall policy has been determined. Additionally, there has been considerable environmental studies completed in the location and the cost either to Council or the applicant of making a new application in accordance with designated development is not considered warranted.

The Department of Environment & Planning have indicated that should Council see the proposal as one involving an alteration or addition to existing development, then it may waive the statutory requirement for the preparation of an environmental impact statement in accordance with the requirements for designated development.

The applicant has submitted an application together with details of the proposal, an environmental impact statement prepared in June 1980 for an adjoining property and it is considered that in these circumstances the Council should deal with it as an alteration rather than a new application.

The matter has been referred to the Department of Main Roads regarding any possible impact on the North Richmond Bridge area and been advertised for public comment.

Recommendation ✓

The Department of Environment & Planning and Bridge Sands Pty. Ltd. be advised that Council is prepared to deal with the application for extraction of sand and gravel from the bed of the Hawkesbury River at Lot 1 DP 544786 and Lot 19 DP 260220 as one involving an alteration or addition to existing development in accordance with the Council's policy to allow the extraction of sand and gravel from the bed of the Hawkesbury River in the subject locality. ✓

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 6 : ✓ (C55)

SUBJECT: PROPOSAL FOR REMOVAL OF BUSH ROCK - CROWN LAND

Council has received correspondence from the Land Board Office with respect to an application for the proposed removal of bush rock from an area in the Parish of MacDonald.

Council receives a number of applications in this regard and with respect to a similar matter earlier this year resolved to advise the Land Board Office that the proposal was one of designated development requiring the consent of Council prior to the issue of any licence.

The matter of bush rock removal is one of some concern considering the adverse impact of some operations in the area.

It is a situation where a co-ordinated policy should be determined by the Land Board Office to the operations overall rather than individual applications being presented to Council at considerable expense, both to the applicants and the Council.

Recommendation

The Land Board Office be advised with respect to the proposed removal of bush rock in the Parish of MacDonald that the development is one that requires the consent of Council in accordance with the Environmental Planning & Assessment Act, 1979. Further, that in view of the considerable cost of making such applications, both to the applicants and to the Council, that the office prepare an overall plan for bush rock removal with a view to implementing a co-ordinated policy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 7 : ✓ (68A/112/78)

SUBJECT: PROPOSED EXTRACTIVE INDUSTRY ON LAND BEING PORTION 67
PARISH NEPEAN

Council has received correspondence from P.S. Graham & Associates regarding a proposal to remove material from the above land. The matter has been considered by the former Shire Council on a number of occasions and by the present Council earlier this year. The most recent correspondence from the applicants provides information from the Water Resources Commission and the Department of Agriculture regarding regrading of the land and the removal of topsoil.

The original proposal before the former Shire Council was for the regrading of the land to enable the establishment of a turf farm with the grade of the land being suitable for flood irrigation. The initial proposal was seen as a sham in an effort to achieve an extractive industry. Extractive industries are prohibited within the current zone on the land.

As a result of previous submissions the former Shire Council requested specific details from the applicant should he wish to pursue the matter including substantiation of his claims regarding the agricultural suitability of the land, the effect on the flood plain and future uses of the area. This resulted in considerable detail being submitted in the form of plans and information from various authorities including the Soil Conservation Service, the Department of Agriculture and the Water Resources Commission.

Additionally, the New South Wales Department of Environment & Planning have identified this land as part of an overall major recreation area being at the confluence of the Grose, Nepean and Hawkesbury Rivers. Verbal discussions have been held with officers of the Department and they see some merit in the application, in part, being allowed to proceed with subsequent dedication of a substantial area between the Springwood Road and the Nepean River being dedicated as public reserve.

The matter involved is properly considered as an extractive industry with subsequent uses. As with most extractive industries the major consideration is the end land use and in this circumstance it is considered that there are reasonable controls that can be implemented to achieve a satisfactory result for a subsequent agricultural and recreational use. The appropriate authorities have identified criteria and in general supported the proposal.

The recommendation made here is similar to that made and adopted by the former Shire Council in February 1980.

Recommendation

Tilmunda Pastoral Company Pty. Ltd. be advised with respect the proposal to regrade and remove material from Part Portion 67 in the Parish of Nepean that Council is prepared to concur with the proposal provided that the works are in accordance with the following criteria:

- a minimum of two metres of topsoil is to remain over the alluvial deposits along the river terrace of the property;
- a minimum of one metre of topsoil is to remain or be established over the alluvial-podsolic soil areas of the property;
- the maximum grade to be established within the area to be regraded is not to exceed eight per cent;
- the requirements of the Water Resources Commission;
- no removal of vegetation within the provisions of Council's Tree Preservation Order without the prior approval of Council

SHIRE PLANNER'S REPORT

(ITEM 7 CONTINUED)

Should the applicant concur with the proposal and submit the following:

- Engineering plans in accordance with the above criteria;
- cross-sections indicating the depth of soil to be retained on the property;
- quantities of material to be removed from the property;

then Council will support a variation to the current planning instrument to provide for the removal of the surplus material from the property as an extractive industry. Plans to be submitted with the rezoning application is to include the dedication of an area adjacent to the present extractive industry on the northern end of the property for public open space with the residue area shown as being subdivided into lots of not less than ten (10) hectares.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: ✓ (S196/8)

SUBJECT: FREEMANS REACH SCHOOL

Over recent months there have been discussions between Council's officers and officers of the Department of Education regarding the relocation of the primary school at Freemans Reach. The school is within the one in one hundred year flood frequency and the Department in accordance with State policy have investigated rebuilding of the school on a new site.

The Department has now written to Council indicating its intentions to acquire approximately three hectares of property in Hibberts Lane, Freemans Reach, just south of the Kurmond Road. The site is within the proposed Freemans Reach/Glossodia Water Supply area and considered ideally suited to the proposed purpose.

The Department have requested that Council indicate its attitude to the proposal and if it would support a rezoning of the site to allow the school.

Recommendation

The Department of Education be advised that Council raises no objection to the relocation of the Freemans Reach Public School on the site indicated in Hibberts Lane and further that Council would support a suitable rezoning of the land for such a purpose.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

✓ *No reply required*
SHIRE PLANNER'S REPORT

ITEM 9: (File 68A/354/78, 68A/249/79, 68A/413/74, 5065)
 SUBJECT: LAND AT WHEENY CREEK - A.H. BOW

The first development application formally submitted to Council relating to the subject land was in October 1974. Prior to this the area was mainly used for grazing, with some passive recreational use on the area adjoining a public road at Wheeny Creek.

The application submitted in October 1974 proposed a passive recreation area incorporating holiday accommodation in the form of cabins. The Development Committee of Council inspected the site in November 1974 and subsequently approved development at its meeting of 23rd December, 1974 subject to 13 conditions. The development approved was "The establishment of a passive recreation centre incorporating four double and 16 single self-contained holiday cabins."

Submitted with the development application the applicant gave details of a cabin as would constitute the development. A single cabin was 7.3m (24ft) x 3.65m (12ft) consisting of a bedroom, kitchen and toilet. The double cabin was two of these units joined together.

Some of the conditions of approval pertaining to this report were:

- Provision of vehicular access to each cabin site to the satisfaction of Council's Engineer.
- No holiday cabin shall be erected except as a unit of a group, such group to consist of not less than 6 cabins.
- Submission of a plan to the satisfaction of Council's Engineer indicating the overall development of the proposed land and including the location of any proposed structures and sites for individual activity usage.
- No person shall use or occupy any cabin in a group for any period exceeding in the aggregate 6 weeks in any period of 12 months.....

There is no record in Council's file of the overall plan of development being submitted and approved by Council's Engineer.

Mr. Bow did submit more detailed plans in April 1975 indicating the proposed location of all cabin sites and giving layout and sections of the proposed cabins. These will be made available to the Committee.

With regard to access, Council's Engineer submitted a report to the meeting of 25th February, 1975 approving public road access through Portion 15 and an adjoining leased area. This indicated that access to the development was to be along the valley floor from Wheeny Creek.

The only correspondence from Mr. Bow regarding access from Comleroy Road in any other location than that along the Wheeny Creek valley floor is a letter dated the 6th August, 1979 that reads as follows:

" Because of the load limit on Wheeny Creek Bridge which is on the road to Portion 15 now under development. (Cabins)

I've decided to build my next cabin on Portion 141, County Cook, Parish Merroo, which is accessible from Comleroy Road.

I told this to Steve and John of Health and Building who said that it would be wise to advise you.

Yours faithfully,
 Bert Bow."

SHIRE PLANNER'S REPORT(ITEM 9 CONTINUED)

On the 28th May, 1979, Mr. Bow submitted a development application to Council proposing to erect a residence on Portion 59 in the Parish of Merroo. The matter was referred to the then Planning & Environment Commission as a result of a direction served on Council regarding the study area of the Wollom National Park. The Commission eventually replied indicating that Council could deal with the application. Council then considered and approved the erection of the dwelling subject to eight conditions. One of those conditions was the production of documentation indicating satisfactory vehicular access to the land and another that vehicular access was to be constructed to the land to the satisfaction of the Shire Engineer. Again, Council's file contains no evidence of Council's Engineer's approval to the matter.

On the 28th April, 1980 Mr. Bow again wrote to Council as follows:

" To gain access to my cabin development on Portion 141 I need to build a bridge across Wheeny Creek where Portion 58 meets Portion 59 and I must advise that in doing so, soil will be removed from the approaches.

Simultaneously the swamp on Portion 58 will be landscaped to prevent accumulation of stagnate water and mosquitoes and excess soil will be removed. The work will commence on the 26th May next.

I have advised the P.E.C. of this and enclose for your perusal a copy of my letter to them.

Yours faithfully,
Bert Bow."

Council's reply was to advise Mr. Bow that consent was required for all development carried out on the property and that should the works be undertaken without consent Council would take appropriate action.

The other major matter of concern relating to development of the property was a development application proposing the extraction of material and this was subsequently refused by the Council and the Department of Environment and Planning, and is not a matter in question at this time.

The plans of the land attached to the development applications plus those of the building applications will be available to the Committee. It is hoped that a reply will be received from the Minister in time for Council's Committee Meeting regarding the outcome of the National Park Study area.

No action is recommended in this matter until advice has been received from the Minister for Environment and Planning.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

The Shire Planner advised that he had had further discussions with Mr. Bow who had produced early this morning a building permit which had some notations by a previous Shire Inspector which is relevant to the applicant.

COMMITTEE'S RECOMMENDATION

THE MATTER OF additional action not take place until the matter is confirmed with the former Shire Inspector.

*Advertising?*SHIRE PLANNER'S REPORT

ITEM 10 : (P7/20)

SUBJECT : WINDSOR TOWN CENTRE

A report has been prepared that assesses the town centre of Windsor and makes recommendations regarding the construction of a pedestrian mall and the implementation of traffic management proposals.

Recommendation

The report be adopted and recommended to the Windsor Town Committee for action.

COMMITTEE'S RECOMMENDATION

THE REPORT BE forwarded to the Windsor Town Development Committee for consideration and recommendation, and the proposal be advertised for public comment.

ITEM 11✓ : (P7/44)

SUBJECT : NON URBAN LANDS STRATEGY

Enclosed with the business paper is a report assessing the non urban lands throughout the Shire and making recommendations. The report is of considerable length due to the complexity of issues that have arisen. A summary has been provided within the report.

Recommendation

The report and its recommendations be adopted.

COMMITTEE'S RECOMMENDATION

THE REPORT AND its recommendations be deferred for consideration at a Special Meeting of Council.

ITEM 12: ✓

Objectors ✓
DEP ✓

(File 2193)

SUBJECT:

ADDITIONAL COMMERCIAL AREA AT KURRAJONG

At its meeting on 14th July, Council resolved to support an application for a draft local environmental plan to allow use of Lot 27, D.P. 13541 Grose Vale Road, Kurrajong, for shops and commercial premises.

The Director of the Department of Environment and Planning has issued his certificate under Section 65 of the Act, the matter has been advertised and surrounding owners notified with two letters of objection being received.

These letters are from H. & L. Rourke and I. & J. Thompson who have objected on the grounds of loss of amenity, increased traffic, loss of privacy, noise, etc.

While the points raised by the objectors are valid for consideration, it is considered that the increase in commercial area is for the benefit of a majority of Kurrajong residents and should be further supported.

Recommendation

1. The draft plan be forwarded to the Department for the Minister's approval and gazettal procedures.
2. The objectors be notified accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: ✓

Objector ✓
Amendment ✓
DEP ✓

(File 992-4)

SUBJECT:

SUBDIVISION OF LOT 15, D.P. 240411 CEDAR RIDGE ROAD, KURRAJONG

At its meeting on 14th July, 1981, Council resolved to support an application to excise a 1 ha. lot from the above land leaving an area of 10.12 ha.

The Director of the Department of Environment and Planning has issued his Certificate under Section 65 of the Act, the matter has been advertised and one letter of objection received from G. & C. Edds. An extract from this letter follows:

"We object to the proposed amendment for the following reasons:

1. We can not accept "personal hardship" as a ground for changes in the planning scheme. In times of financial constraint many of the Shires ratepayers could mount such a case. Such a precedent would result in many ratepayers subdividing their land holdings to finance the building of granny flats or extensions to house aged parents or growing family numbers. This type of "personal hardship planning scheme" would make a mockery of any proposed planning scheme Council may like to devise.

Council rightly offers no compassion to people living in uninhabitable conditions and in fact instigates proceedings that in some cases add to the "personal hardship" of these people.

Would Council allow people who purchase acreages and then proceed to live in sheds on the property divide off a portion of their land to enable them to build a habitable dwelling?

How can Council allow people who have assets such as large land holding, house and garage, cars, thoroughbred livestock and a well established business to use "personal hardship" as grounds for a change in the zoning.

2. Regarding Mr. Lindsay's statements in his letter applying for a change in the zoning we offer the following comments.

- The property is surrounded by ten (10) hectare properties not half (.5) hectare properties as stated."

The statement of the surrounding lot sizes made by the objector is substantiated as the majority of lot sizes are considerably larger than 0.5 ha. Additionally the proposed lot is extremely affected by the Electricity Commission easement which traverses the lot and is considered undesirable for subdivision in the manner proposed.

The former Chief Planner recommended against Council support for this subdivision and it is now considered that Council should not further support the amendment to I.D.O. 3 Colo to allow the use as fragmentation of rural lands on non planning grounds is not in the best interests of the general public and should only be allowed should careful and complete planning consideration of all relevant factors indicate subdivision to be acceptable.

This consideration has been given in the Rural Lands Assessment and the land is not one recommended for subdivision potential in this assessment.

Recommendation

Council not further support the preparation of a draft local environmental plan to allow subdivision of Lot 15, D.P. 240411 Cedar Ridge Road, Kurrajong, into one lot containing 1ha. and a residual lot of approximately 10.12 ha.

Mr. Lindsay addressed the meeting and stated that the purpose of the subdivision was to allow him to complete his home as it was necessary for him to provide accommodation for his mother-in-law who was ill and required constant attention.

COMMITTEE'S RECOMMENDATION

COUNCIL FURTHER SUPPORT the preparation of a draft local environmental plan to allow subdivision of Lot 15, D.P. 240411 Cedar Ridge Road, Kurrajong, into one lot containing 1ha. and a residual lot of approximately 10.12 ha.

ITEM 14: ✓ (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER
DELEGATION OF AUTHORITY

The following Development Applications were approved under Delegated Authority subject to conditions:

Dwelling Houses

<u>Applicant</u>	<u>Land</u>
G.J. & L. Stevens	Lot 35 Keda Circuit, North Richmond
T.J. & K. Laws	Lot 2 Grandview Lane, Bowen Mountain
Berringdale Homes Pty. Ltd.	Lot 5 Terrace Road, North Richmond
G. Houston	Lot 3 Comleroy Road, Kurrajong
D.J. Bailey	Lot 36 Edward Street, Kurrajong Heights
Jiral Pty. Ltd.	Lot 5 Clergy Road, Wilberforce
N. & D. Finger	Lot 545 McKenzie Place, McGraths Hill
G.M. Wearne	Lot 3 Terrace Road, North Richmond
Davis Homes Pty. Ltd.	Lot 402 Old Hawkesbury Road, McGraths Hill
Masterton Homes Pty. Ltd.	Lot 109 Panorama Crescent, Freemans Reach
T. Lipovac	Lot 3 Kurmond Road, Freemans Reach
U. Burt	Lot 2 Grose Wold Road, Grose Wold
Markham Homes	Lot 158 Mileham Street, South windsor
G. McCann	Lot 13 Stanley Avenue, Kurrajong Hts
Masterton Homes Pty. Ltd.	Lot 93 Snailham Cres, Windsor
P.A. Neale Pty. Ltd.	Lot 7 East Kurrajong Rd, Sackville
Graham Huxley Const. P/L	Lot 300 Golden Valley Drive, Glossodia
N.B. Buttsworth	Lot 311 Nightingale Sq, Glossodia
R.K. Field	Lot 48 Settlers Road, Wisemans Ferry
J.H. & L.H. VanGerwen	Lot 361 Golden Valley Drive, Glossodia
P. Ackling	Lot 3 East Kurrajong Road, East Kurrajong
P. Smith	Lot 611 Roberts Place, McGraths Hill
P.R. & P.A. Wood	Lot 8 Wheelbarrow Ridge Road, Colo Heights
Costain Australia P/L	Lot 2 Uralla Road, Kurmond
M. Wilson	Lot 250 Mitchell Drive, Glossodia
R.A. & D.A. Ross	Lot 138 Lt. Bowen Drive, Bowen Mountain
R. Shearer	Lot 207 Lt. Bowen Drive, Bowen Mountain
F. Zofrea	Pt.Por.83 Kurmond Road, Kurmond
Stan Kos P/L	Lot 35 Balmain St, McGraths Hill
N.B. Buttsworth	Lot 8 Mower Place, Windsor
L. Cerone	Lot 1 & 2 Singleton Road, Colo Heights
D. Kay	Lot 24 Woodburn Road, Kurrajong
Marquette Homes	Lot 3 East Kurrajong Road, Blaxlands Ridge
M. Spalding	Pt.Por.98 Cnr. Freemans Reach Rd & Gorricks Lane, Freemans Reach
D.T. Pinsent	Por.53 Upper Macdonald
Graham Huxley Const. P/L	Lot 8 Ham Street, Windsor
W. West	Lot 10 Kurmond Road, Freemans Reach
I.J. Johnston	Lot 20 Hawkesbury Street, Pitt Town
J.M. & L.G. Mulders	Lot 7 Kurmond Road, Freemans Reach
J.M. & L.G. Mulders	Lot 13 Kurmond Road, Freemans Reach
Grid Developments P/L	Lot 15 Drummond Road, Kurrajong
P. Doolan	Lot 179 Chestnut Drive, Glossodia
Davis Homes P/L	Lot 13 Singleton Road, Wilberforce

<u>Applicant</u>	<u>Land</u>
M.L. Land	Lot D Comleroy Road, Kurrajong
M.K. Rutter	Por.443 Blacktown Road, Freemans Reach
M.L. Bennett	Lot 22 Don Street, Kurrajong Heights
Velham Developments	Lot 5 Phillip Place, McGraths Hill
Velham Developments	Lot 2 Phillip Place, McGraths Hill
Velham Developments	Lot 3 Phillip Place, McGraths Hill
G.J. Smyth & E.A. Bennetts	Lot 22 Kurmond Road, Freemans Reach
Maxlyn Homes P/L	Lot 82 Snailham Crescent, Windsor

<u>Applicant</u>	<u>Land and Application</u>
G.A. Elliott	Lot 3 Singleton Road, Wilberforce - erect a dwelling house and a freestanding garage
Windsor Sheetmetal	Lot 5 Walker Street, Windsor - use unit 5 for sheet metal manufacturing
M. Kieselbach	Lot 29 Coromandel Road, Ebenezer - erect a boat shed
Gleeson Building Co. P/L	Lot 2 Browns Road, Kurrajong - erect a dwelling house, tennis courts, pool and stables
Richmond Barn P/L	Lot 1 Bells Line of Road, Kurmond - use the existing shop as an antique and second hand furniture shop
P.S. James	Lot 12 Price Lane, Agnes Banks - erect a rural workers cottage
E.J. & P.V. Tosh	Lot 1 Grose Vale Road, Grose Vale - erect a utility and storeroom for use in conjunction with an existing tennis court
Lynch Constructions	Lot 1 Redbank Creek Road, North Richmond - erect a dwelling house and a freestanding farmshed
E. Nyburg	Lot 248 Mitchell Drive, Glossodia - erect a dwelling house and a freestanding domestic garage
J.A. Staniland	Lot 1 Bells Line of Road, Kurmond - alter kitchen in existing take-away food shop and delicatessen
A. & D. Davis	Lot 2 Schofields Road, Pitt Town - establishment of a home industry in a building of approximately 80m ² for use by a graphic designer
R.J. Morey	Lot 135 Lt. Bowen Drive, Bowen Mountain - erect a garage
R. Pinfield	Lot 16 Comleroy Road, Kurrajong - erect a dwelling house and stable

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: ✓

(File DA402/81)

SUBJECT:

PROPOSED FACTORY - BELLS LINE OF ROAD, NORTH RICHMOND

At its meeting of 13th October, 1981 Council considered but deferred an application by Decks Building Supplies Pty. Ltd. for the erection and use of a factory building for the manufacture and wholesaling of building materials and the retention of existing dwelling for a managers residence.

The application has been further discussed with the Department of Main Roads who have indicated that they will be acquiring the front portion of the land for road widening with the result that the effective road frontage would be increased to approximately 18 metres making satisfactory access provisions. The use of the land is not for retail sales and there will only be minimal traffic movements each day.

On this basis it is considered that approval be granted with temporary access as indicated on the application until such time as the Department of Main Roads widening takes place.

Recommendation

Approval be granted for the use of Lot A (Resub. Pt. Por. 120, Parish Currency), Bells Line of Road, North Richmond, as per the application, subject to:

- 1.-13. Standard conditions (a), (b), (c), (e), (g), (h), (i) 8, (j), (l), (p), (q), (v) and (w).
14. There being no retail sales from the premises at any time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

APPLICANT ✓
DEP ✓

ITEM 16:

(File P160/19)

SUBJECT:

TWO STOREY RESIDENTIAL FLAT BUILDING, LOT 10 WILLIAM STREET, NORTH RICHMOND

At its meeting of 14th July, 1981 Council considered an application for a Draft Local Environmental Plan to allow the above and resolved to further consider the matter upon the submission of an amended plan showing the building to face the adjacent Council land and having some of the required parking spaces underneath the building.

The revised plan has been submitted and conforms with this request and is considered satisfactory with the exception of the bland exterior architectural design. This is something that can be "sorted out" at D.A. and B.A. stage and not something that should further hold up the Draft Local Environmental Plan.

Recommendation

Council resolve to prepare a Draft Local Environmental Plan over Lot 10 William Street, North Richmond, to allow a two storey residential flat building containing 12 units and that the Department of Environment and Planning be advised that in Council's opinion a map or environmental study is not required and that the matter be forwarded to the Department of Environment and Planning along with the necessary information required by Clause 5 of the Regulations to the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham stated that he would like to recommend to Council an inspection by the Development Committee of the cottages which are affected by improper building procedures in Agnes Banks.

The Health Surveyor advised that he is at present conferring with the Builders' Licensing Board and Council's insurance company and the assessors who are carrying out the investigation. He stated that he proposed to submit a report to the Ordinary Meeting next week and asked that if any further investigation is considered necessary it be considered after the report has come before Council.

The Shire Clerk advised that there were a number of matters involved and it was hoped that the report would clarify all the issues and if an inspection was still desired that it be made after the report had been considered.

Councillor Rose stated that he had received a number of telephone calls suggesting that the business, namely Bridgegifts, was operating at Richmond without approval.

The Shire Planner stated that there is a retail operation taking place from premises in Richmond for which there is no consent. Action was instituted by the forwarding of two letters from Council and an interview with the operators and the owners. On Thursday morning the applicants produced an application for Council's consideration on reportedly existing use rights. The matter should be ready for submission to the full meeting of Council.

Councillor McEwan asked what was the current situation regarding Golac.

The Shire Planner stated that since the last meeting of Council he had contacted the State Pollution Control Commission by phone on two occasions and ascertained that the Commission had approved a structure partly existing in the water course as a silt trap. They were aware of some deficiencies and were requiring some rectification action to be taken.

Councillor McEwan asked that a written report be obtained from the State Pollution Control Commission and the Department of Mineral Resources and Development regarding the silt traps. He referred to the failure of the silt trap last evening which created a major problem of pollution of Roberts Creek.

The Shire Planner undertook to make the enquiries from the other Departments.

Councillor McEwan referred to the bulldozing down of a large area of timber on Blaxland's Ridge Road and sought details regarding this matter.

The Shire Planner stated that there was a problem of identifying the owner of the land and that contact was being made to ascertain why the works were undertaken.

The meeting terminated at 12.29 p.m.

Report of the Meeting of the Extractive Industry Committee held at the Council Chambers, Windsor on Friday, 16th October, 1981 commencing at 10.00 a.m.

PRESENT : Councillor B.E.Brown, President and Councillors F.E.Henry, P.A.Dunn, C.Sullivan, R.F.Rotherham, A.L.Knight, the Shire Clerk and the Shire Engineer.

The Committee interviewed representatives of the following Companies :

Collier & Co.
Perry & Son
Davidson Washed Sands
Tipping Bros.
Boral Industries
Benedict Haulage

Discussion took place regarding equipment, method of operation and possible interest in Council inviting tenders for winning, processing and marketing raw material, subject to payment of an amount to Council, either at a per tonne rate, or percentage, etc.

The Committee decided that tenders be invited for the extraction, processing and marketing of material from the area known as Cordners Corner.

Extension of Cordners Corner Operation - Argyle Reach & Venn's Point.

In view of the heavy inundation of the river with sand along Argyle Reach, the large deposit at Venn's Point and the concern regarding the likely damage to the flood mitigation works on the river bank on the other side of Venn's Point, it was felt that the Cordners Corner works should be extended along Argyle Reach and as far as Venn's Point.

It was decided that an approach be made to the Department of Lands and the Department of Public Works for authority to extend the Cordners Corner operation to include Argyle Reach and Venn's Point.

The meeting terminated at 1.35 p.m.

Report of the first meeting of the Wilberforce Council Chambers Committee held at the Council Chambers, Windsor on Thursday, 22nd October, 1981 commencing at 2.30 p.m.

PRESENT : Councillor B.E.Brown, President, and Councillors P.A.Dunn, E.A. Buttsworth, I.T.McEwan, G.G.Michael and the Shire Clerk.

The Committee RECOMMENDS that in principle, Council retain the Council Chambers land and buildings at Wilberforce for public use, the President and Shire Clerk be authorised to bring forward a further report regarding :

1. The establishment of a Neighbourhood Centre Committee to manage and operate the former Council Chambers for public use,
2. The use of portion of the building for a Pre-School Centre, and the President and Shire Clerk have discussions with interested community groups.

The meeting terminated at 3.25 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1981

The President and Councillors,

Gentlemen :

1. PREPARATION OF BUSINESS PAPERS - CLOSING TIME & DATE. C50

At the meeting of Council on 23rd December, 1980 it was resolved that correspondence close at 4.00 p.m. on the Wednesday before the Ordinary Meeting.

The resolution does not refer to Notices of Motions or Rescission Motions, and it is felt that it would be preferable if the time and date for the closing of correspondence, Notices of Motions and Rescission Motions, coincide.

IT IS RECOMMENDED THAT Notices of Motions and Rescission Motions for the Business Papers close at 4.00 p.m. on the Wednesday before the Ordinary Meeting.

2. COMPOSITION - WINDSOR TOWN DEVELOPMENT COMMITTEE. C50/2

At the Special Meeting of Council on 29th September, because of the election of Councillor Brown as President, nominations were invited to fill the vacancy on this Committee with Councillor Rotherham being appointed to the Committee.

In the Minutes of that meeting the composition of the Committee was set out with Councillor Sullivan being stated as Chairman of the Committee. However, it is understood that the intention was that Councillor Brown, the newly elected President, be the Chairman of the Committee. The matter has been discussed with Councillor Sullivan, who has agreed that this was the intention and therefore the composition of the Committee should be :

Councillor B.E.Brown, Chairman
Councillor I.T.McEwan
Councillor E.A.Buttsworth
Councillor R.F.Rotherham
2 Members Chamber of Commerce
1 Member Traffic Authority
1 Member Police Department
Shire Engineer
Shire Planner

IT IS RECOMMENDED THAT the report be received.

3. PUBLIC WORKS DEPARTMENT SEMINAR - 4TH DECEMBER, 1981. F84/6

The Public Works Department will be conducting a Seminar on building in flood areas at the Community and Cultural Centre on Friday, 4th December commencing at 9.30 a.m. The Seminar will be opened by the Minister with the President chairing the proceedings.

There will be a smorgasbord luncheon served at 1.00 p.m. and Members of Council are advised in order that they may attend if they so desire. Would Members wishing to attend please advise Mrs.Pye as soon as possible in order that arrangements may be made for catering.

4. SISTER CITY CONVENTION - HOBART - 23/26TH OCTOBER. C48/4

The Convention was chaired by the Deputy Lord Mayor of Hobart, Ald.Brian Broadby, and the guest speaker was The Hon. D.A.Lowe, Premier of Tasmania. A Civic Reception was given by the Lord Mayor on Friday, 23rd October and an Official Dinner was held on 24th October. The function was attended by approximately 100 delegates including a team of six from Japan and representatives from Penang, New Zealand, and all States of Australia.

The Convention adopted a constitution in principle. The organisation will be known as the "Council of Affiliated Cities in Australia" and the principal object of the Council shall be to promote the affiliation of Australian cities, municipalities and towns, with those of other countries. Australian cities, towns, etc. have Sister relationships with towns in America, Japan, China, Malaysia, Singapore, United Kingdom, New Zealand and in many other countries.

The Premier of Tasmania commended Sister relationships because they provide a means for people in one country to relate with people in another country and it is not possible to do this through the normal diplomatic channels.

Council was represented by Councillor Dunn and the Shire Clerk and this is the second Convention which we have attended; four having been convened altogether. We believe that there are considerable advantages to be gained in a Sister City arrangement and that people in areas where arrangements have been undertaken become very dedicated to the task of ensuring that the proposal succeeds. It also seems to have many benefits for the individual areas either through social, sporting, cultural, business and other activities.

It is noted too that visiting takes place between respective areas and that people on normal tourist holidays from one area tend to visit the area in the other country and that they are received with considerable enthusiasm and given assistance which normally would not be available.

Windsor Council had a loose arrangement with the Borough of Windsor and Maidenhead in the United Kingdom but we feel that Council should give consideration to entering into a firm arrangement with a city or town to be decided upon. We also believe that this can only be successful if all members of the community are closely involved in the determination of the area and the establishment and operation of the arrangement.

It is proposed that a Committee of three Councillors and the Shire Clerk be appointed to consider the establishment of a Sister City arrangement and that this Committee be authorised to make all necessary investigations and consult with necessary authorities and members of the public. The Committee would be required to report on the possible establishment of a Citizens' Committee and how this would be achieved to gain maximum public involvement, what procedures should be adopted to determine whether or not the community should enter into a Sister City Relationship - once again closely involving the community, and the method of selecting which country and therefore "City" whether by public nomination or otherwise.

IT IS RECOMMENDED THAT the Committee be established.

5. 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 October, 1981 :

<u>Date of Engagement</u>	<u>Purpose</u>		<u>Person or Body Responsible for Engagement</u>
1st/6th/7th/13th/			
14th October	Concert	*	Hawkesbury District Eisteddfod Soc.
3rd October	Wedding	*	Mr.Silk
3rd October	Engagement Party	*	Mr.Dean
4th October	Party	*	Mr.Craig
6th October	Rehearsal		Macquarie Towns Symphony Orchestra
10th October	Wedding	*	Mr.Conway
10th October	Wedding	*	Mr.Case
12th October	Dinner	*	Gideons International
13th October	Rehearsal		Macquarie Towns Symphony Orchestra
16th October	Dinner	*	Windsor Junior Rugby League Football Club
17th October	Concert	*	Macquarie Towns Symphony Orchestra
19th October	Dinner	*	Windsor Chamber of Commerce

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
19th October	Concert	* Windsor Primary School
20th October	Earth Week Presentation	Hawkesbury Shire Council
22nd October	Blood Bank	Windsor Branch, Australian Red Cross Society
23rd October/ 31st October	Art Exhibition	Hawkesbury Shire Council
30th October	Official Opening - Art Exhibition	* Hawkesbury Shire Council
		* Paying functions.

6. BLUE MOUNTAINS BUSH FIRE PREVENTION ASSOCIATION BOUNDARIES. B27/3.

The Association has advised that following the amalgamation the matter of membership has been considered by it and the Outer Sydney Bush Fire Prevention Association and the Bush Fire Council of New South Wales.

The Association have advised:

"In the light of the major bush fire problem being related primarily to the area formerly known as Colo Shire Council it was considered appropriate that membership of the Blue Mountains Bush Fire Prevention Association should be retained and accordingly, the Co-ordinating Committee of the Bush Fire Council of N.S.W. in its letter of 14th August, 1981 approves of the boundary re-distribution to include in the Blue Mountains Association area, that area formerly known as the Municipality of Windsor."

The matter has been discussed with the Fire Control Officer and it is recommended that the above proposal be adopted.

IT IS RECOMMENDED THAT Council concur with the boundary re-distribution to include the whole of the Hawkesbury Shire Council area in the Blue Mountains Association area.

7. DATA PROCESSING. R4/33.

Negotiations have been completed with Penrith City Council concerning the sale to that Council of the Univac UTS 400 Terminal System which was used in relation to that Council's computer bureau.

Now that the rating system has been installed on Council's own computer Council will have no further use for the UTS 400 Terminal System.

Penrith City Council have indicated that they are prepared to offer the sum of \$12,000 for the purchase of the system.

Council at present has a lease agreement with Univac for this equipment which expires in September, 1984.

Univac have indicated that under the terms of the agreement Council will be required to pay \$24,000 to obtain ownership of the equipment.

This would mean that there would be a cost to Council of \$12,000 for the termination of this agreement.

This amount will be paid in 1982 and as charges of \$24,000 in that year will not be payable for the lease of the equipment and the Bureau service, net gain to the Council will be \$12,000.

This offer is considered reasonable and therefore recommended for acceptance.

IT IS RECOMMENDED THAT Council accept the offer of Penrith City Council for the purchase of the UTS 400 Terminal System.

8. GIRL GUIDES ASSOCIATION. 625.

The Girl Guides Association has written to Council requesting assistance in the allocation of suitable sites for their four divisions at Kurrajong, Grose Vale, North Richmond and Wilberforce.

Preliminary investigations have been undertaken and a further meeting has been arranged with the Girl Guides Association.

When this meeting has been held a full report will be submitted to Council.

9. CONTRACTS & DOCUMENTS FOR EXECUTION.

IT IS RECOMMENDED THAT the Seal of Council be affixed to the undermentioned documents :

Old System Grants of Easement (2) ... Prospect County Council - easements over
& Transfers Granting Easements (2) Paull's Carpark, Richmond.

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1981

The Shire Clerk,
WINDSOR

1. GENERAL

Rain over the period 18th-21st October revitalised the country and filled dams and storage reservoirs.

Further rain 31st October - 3rd November has saturated the ground. The bridge on the Colo River was closed to traffic, the deviation on Terrace Road at Redbank Creek cut by the floodwater and water overtopped the bridge at Yarramundi for a short period. Operation of ferries at Sackville and Lower Portland was suspended on 3rd November. Runoff cut Boundary Road near Windsor Road and the levee South Creek was overtopped.

2. CONSTRUCTION

Creek Ridge Road. The Telecom cables have been relocated and work has recommenced on formation and preparation of the subgrade.

Laneway, South Windsor - between Macquarie and Mileham Street from Campbell Street to James Street. Reconstruction and sealing has been completed.

Windsor Street, Richmond - north side East Market Street to Toxana. The reconstruction of the footpath with paving stones has been completed through to Toxana.

3. MAINTENANCE

Boundary Road, Maraylya. Completion of the minor improvement programme to provide for extension of pipe culverts and improvement to drainage. Resealing of the pavement chainage 0.04 - 0.86 km. has also been completed.

Attention has also been undertaken on the following roads - Terrace Road, Comleroy Road, Horans Lane, Avoca Road, Ashtons Road, Freemans Reach Road, Gorricks Lane, Reserve Road, Settlers Road, West Portland Road, Pitt Town Bottoms Road, Grono Farm Road, MR 519 and the Glossodia and North Richmond areas. Grading of MR 181, Burralow Road, Blaxland Ridge Road, Lower Colo Road, Stannix Park Road, Portland Head Road, Old Stock Route Road, Brennans Dam Road and Fairy Road, Windsor.

Replacement of buckled concrete pavement slab Windsor Street, Richmond, opposite the Bargain Centre.

4. THE PENINSULA

Boat Launching Ramp and Park Development. Erection of signs, installation of seats and benches, barbeques, with fencing of the traffic areas in progress.

5. FLOOD MITIGATION

Rockwork - Argyle Reach. The storwater drainage pipeline from Cornwallis Road was carried through to the river to provide safe discharge of runoff. Grading of the river banks is well advanced but has been interrupted twice by rain.

6. BICENTENARY PARK, HAM COMMON

Grading of the area from Richmond to the Rest-a-while has been substantially completed. Rain has shown a few low areas that require filling. Trees have been ordered to provide for the first planting in this area.

7. PARKS & GARDENS

Attention has been given to mowing of parks and reserves throughout the area. Construction of soil bin for cricket pitch soil at North Richmond is in progress.

8. COUNCIL CHAMBERS EXTENSION

Placement of concrete for the ground floor with work proceeding on columns and brickwork to support the first floor slab.

9. OTHER BUILDINGS

Construction of the extensions to the Dog Pound have been completed.

Work is proceeding on the alterations of the amenities building at South Windsor Park for the Netball Association. Floodlighting of a further four courts is being undertaken by the Association.

Repairs are in progress at Reverend Turner Cottage.

Attention has also been given to the following Council buildings - painting Maraylya Hall, Windsor Pool, School of Arts, Wilberforce; and repairs to South Windsor Pre-School, Upper Colo Bush Fire Shed and Richmond C.W.A.

10. OTHER ACTIVITIES

Relocation of the watermain Dight Street, Richmond at Bowman Street is in progress.

Attention to road openings Windsor Street, Richmond and Day Street, Windsor and footpath, George Street, Windsor.

Construction of drainage inlet and vehicular entrance Faithfull Street, Richmond.

11. SEWERAGE

Construction of a sludge lagoon at the McGraths Hill Waste Water Plant to accommodate a heavy build up of this material.

12. SUBDIVISION DEVELOPMENT

Private subdivision, Macquarie Road, Wilberforce. Drainage has been completed, the pavement boxed out and preparation for kerb and gutter is in progress.

Crown Subdivision, Ham & Berger Streets, Windsor. Roadworks have been completed. Sewer installation will proceed shortly.

Subdivision Cnr. Woods Road & Mileham Street. Roadworks and siteworks for two sections of the development of Portion 296 have been completed.

13. VANDALISM

Vandalism which occurred during the month of October was as follows:

Door from male toilet and slab over tank removed from toilet block, Upper Colo.

Cistern broken, toilets, Howe Park, Windsor.

Two toilets broken in new toilet and floor drainage vandalised in alteration to amenities building, South Windsor Park.

Copper pipes removed, Campbell Street toilets, North Richmond.

Petrol bomb thrown into passageway grandstand Richmond Park.

Damage to toilet block Smith Park. Remains of dead animals left in area.

Further trees removed from George Street and at Tamplin Field trees were broken. There are now no trees left standing around the amenities block on this ground.

14. WRIGHTS CREEK ROAD - OPENING OF NEW ROAD (FILE NO.665-2324)

In my report to the Works Committee, Section B, Item 5 of 3rd November, 1981, in respect of advices from the Prospect County Council that objection to closing of the old Wrights Creek Road had been lodged by Prospect County Council, it was indicated that a further report would be submitted to Council.

The objection by Prospect County Council to the closure is due to the presence of electricity mains on part of the old road system, primarily in three sections, affecting the properties owned by Munns and Tidswell. The objection of Prospect County Council may be overcome by one of the following alternatives:

1. The payment to Prospect County Council for the relocation of the electricity mains to the new road reserve, or
2. The creation of easements for electricity purposes over those sections of old road to be closed.

It is not considered economical to bear the cost for the relocation of the affected electricity supply mains, however the alternative of creating easements for electricity purposes has some procedural difficulties as there is no provision under the Public Roads Act for creating easements in respect of closing roads. Further, there will need to be negotiation with the affected landholders in that the road to be closed (10 metres wide) was being offered as a compensation to offset the land contained within the new roads (20 metres wide) where parts of the roads to be closed will be affected by an easement for electricity purposes.

IT IS RECOMMENDED THAT:

- (a) The landholders affected by the road closing/opening application that is, Mr. & Mrs. Munns and Mr. & Mrs. Tidswell, be informed that sections of the road proposed to be closed will be subject to an easement for transmission line and requesting their agreement to complete the necessary documents for the creation of such easement, so that the formality of road dedication may proceed.
- (b) That Prospect County Council be informed that Council will ensure the creation of an easement for transmission line over those sections of Wrights Creek Road to be closed.
- (c) The Land Board Office be advised of the action taken in (a) and (b) above.

15. BRIDGE CONSTRUCTION - BRIDGE OVER REDBANK CREEK ON TERRACE ROAD,
NORTH RICHMOND (FILE NO. 47-7)

The Department of Main Roads have advised that a grant of up to \$70,170 for a Bridge Subsidy for the above construction based on 50% of the estimated cost, but the final amount of the grant will be determined at 50% of the approved final cost of the work.

Tenders have been received, for the contract works, as listed below:

<u>TENDERER</u>	<u>AMOUNT</u> \$
Maric Bros. Constructions	159,080
Gervay Constructions Pty. Ltd.	198,000
Ripma Constructions	208,594

Works not included in the contract include;

Demolition of existing bridge	\$ 3,000
Superintending Officer	10,000
	\$13,000

Subject to approval by the Department of Main Roads it is anticipated that construction could commence prior to the end of 1981.

IT IS RECOMMENDED THAT 1) the tender by Maric Bros. for the construction of the bridge over Redbank Creek at North Richmond, in the amount of \$159,080 be recommended for acceptance to the Department of Main Roads, and 2) that upon receipt of advices from the Department of Main Roads, that the tender of Maric Bros. is acceptable, the contract be then completed under the common seal of Council.

16. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

FILE S81/51. Applicant: Bennetts Real Estate. Owner: Dr. J.P. Laguna. Subdivision of Portion 137 and Lot 96 D.P.214752 Parish of Currency, Spinks Road, Glossodia, creating two allotments having areas of 1.557 ha. and 41.63ha.

FILE S81/107. Applicant: R.K. Cambridge & Co. Owner: T.J. Laws & D.L. Robertson. Subdivision of Lot 8 D.P.591511 and Lot 2 D.P.618123 Grandview Lane, Bowen Mountain, creating two allotments having areas of 6.194 ha. and 1.236 ha.

FILE S81/106. Applicant: Wallis & Moore Pty. Ltd. Owner: Hawkesbury Valley Holdings (No.2) Pty. Ltd. Subdivision of Lots 1 and 2 D.P.11069 Pecks Road, North Richmond, creating four residential allotments each not less than 1000m² and a residual allotment having an area of 4.42 ha.

FILE S81/105. Applicant/Owner: R.W.D. Clewett. Subdivision of Lots 1 and 3 D.P.237869, Grose Vale Road, Grose Vale, creating two allotments having areas of 10.12 ha. and 1.56 ha.

FILE S81/98. Applicant: P.M. McCartney. Owner: D.L. Alcock. Subdivision of Portion 13 and Part Portions 12 and 53, Parish of Macdonald, Main Road 181, Central Macdonald, creating three allotments having areas of 12.2 ha., 20 ha. and 30 ha.

FILE S81/97. Applicant: P.S. Graham & Assoc. Owner: J.R. Warren. Subdivision of Lot 11 D.P.605262, Warks Road, Kurrajong, creating two allotments having areas of 1406m² and 1582m².

FILE S81/92. Applicant/Owner: J.A. Godfrey Engraving Pty. Ltd.
Subdivision of Lot 3, D.P. 2844 and Portion 124 Baileys Lane, Kurrajong,
creating two allotments having areas of 5625m² and 8ha. approximately.

FILE S81/112. Applicant/Owner: J.C. Kershaw. Subdivision of Lots 15 and
16 D.P. 230848, Grose Vale Road and Bells Road, Grose Vale, creating two
allotments having areas of 8.64 ha. and 1.88 ha.

17. ROAD CLOSURE APPLICATION - LAGOON ROAD, PITT TOWN. 665-1214.

Item 7 of the Shire Engineer's Report to Works Committee 3/10/81 will be
considered at this meeting, where part of the recommendation was:

"2. A valuation be obtained to assess the purchase price, on the basis that
the road, if purchased, must be consolidated with the adjoining
land.----"

An assessment has been made by Council staff of the valuation for this land
and it is noted that the price per hectare paid by the applicant in the
purchase of the adjoining land in 1978 was \$2,415.

A recent sale of similar flood affected land attracted a price of \$2,875
per hectare. The land contained in the road closure is approximately 1.14
hectares and on this basis the land at the rate of \$2,875 per hectare would
be equivalent to \$3,277.

In view of the fact that the applicant will be required to pay all costs
associated with the land purchased in the closed road to be consolidated
and held in one title with his adjoining property the amount for purchase
of the land of \$3,000 is considered a reasonable recommendation.

IT IS RECOMMENDED THAT Council require the payment of \$3,000 for the land
(approximately 1.14 hectares) contained within Lagoon Road, proposed to be
closed.

18. CONRAD STREET, RICHMOND - KERB & GUTTER (FILE: 665-362)

The Works Committee, in consideration of a proposal for the street lighting of
Conrad Street, requested a report concerning the continuation of the kerb and
gutter in this street. Conrad Street has kerb and guttering on the southern
side for the full length, however, the kerb and guttering on the northern side
terminates at the rear of the property No. 33 Burke Street.

Negotiations for the acquisition of a portion of this land to enable the construction
of Conrad Street to its full width were never completed. To enable the completion
of the kerb and guttering on the desirable alignment, it will be necessary to
acquire road widening over No. 33 Burke Street.

IT IS RECOMMENDED THAT authority be given for the acquisition of road widening
over 33 Burke Street to enable the completion of the construction of Conrad
Street through to Burke Street.

19. BUS SHELTER SHED - CORNER WILLIAM STREET & GROSE VALE ROAD, NORTH RICHMOND
- LIGHTING (FILE:

Advice has been sought from Prospect County Council regarding the provision of
lighting at this location to illuminate the surrounding area.

Upon request, that Council, can erect a 250 watt Mercury Vapour fluorescent light
on an existing pole on the corner of William Street and Grose Vale Road facing
William Street. At a mounting height of 8 metres this should provide adequate
lighting in the vicinity of the bus shelter shed in addition to the provision of
security lighting within the shelter.

The option of an internal light within the shelter was not favoured due to the vulnerability to vandalism of the necessary wiring and fitting. The annual charge for such a light is approximately \$107.

IT IS RECOMMENDED THAT Prospect County Council be requested to install a 250 watt mercury vapour lantern facing William Street, at the corner of Grose Vale Road and William Street, North Richmond.

20. RICHMOND PARK - REGULATION OF INTOXICATING LIQUOR. 625-202.

Councillors will be aware of increasing vandalism within public areas of the Shire. Recent discussions with police officers indicate that the Richmond Park is an area that tends to generate problems of this nature.

This is partly due to the practice of youths, some of whom are apparently under age, consuming quantities of intoxicating liquor within the park, then dispersing to other areas.

By regulating the hours in which liquor can be taken into and consumed within the park, an area of potential vandalism can be minimised.

The prohibition of liquor in the park between the hours of 6.00 p.m. and 6.00 a.m. would allow normal social activities in sporting events to proceed and provide the police with legal measures to regulate undesirable activities.

IT IS RECOMMENDED THAT Council resolve to prohibit the taking of intoxicating liquor, in Reserve No. 202 Richmond Park between the hours of 6.00 p.m. and 6.00 a.m. daily.

(Note: A full report will be submitted regarding consumption of intoxicating liquor in other reserves throughout the Shire.)

21. REPLIES TO QUESTIONS WITHOUT NOTICE. 665-2312.

At the Works Committee Meeting on 3rd November Councillor McEwan referred to the dangerous bend on Kurmond road between Silks and Slopes Road.

This section of road involved is approximately 200 metres in length and it is deficient in vertical and horizontal alignment, sight distance and pavement width. A 60 km/h speed limit exists on this section of road but it should be noted that traffic engineering practice does not recognise this as being a substitute for a dangerous or substandard situation.

An engineering design and plans for the reconstruction of this bend have been prepared by Council staff and the total cost for this work significantly boosted by underground Telecom relocations would be \$19,000.

No funds have been provided for this expenditure in the 1981 programme.

IT IS RECOMMENDED THAT the upgrading of the above bend be referred for consideration in a future road works programme.

22. ANNUAL LEAVE - SHIRE ENGINEER. S1/8P.

It is intended that a portion of annual leave be taken commencing 25th November to 2nd December, 1981.

IT IS RECOMMENDED THAT leave be granted.

23. PROPOSED CLOSURE, MOUNTAIN AVENUE, YARRAMUNDI. 665-1319.

In consideration of complaints concerning the use of Mountain Avenue, Yarramundi and adjoining fire trails by motor bikes Colo Shire Council at its meeting held on 23rd December, 1980 resolved that the proposal for the road closure of the western end of Mountain Avenue for a length of approximately 200m. be advertised in the local press and the Government gazette inviting objections to this proposal. The proposal has been advertised and no objections have been received.

The closure was to be in the nature of a locked gate at the end of the bitumen surface opposite Lot 4 D.P. 579215 with the two affected land holders and the Yarramundi Bush Fire Brigade to be issued keys to enable the opening of the gate for access.

Should Council decide to proceed with this proposal it would be necessary to follow the guidelines of the Traffic Authority of New South Wales prior to the erection of any vehicular barrier.

IT IS RECOMMENDED THAT Council proceed with the erection of a vehicular barrier in the nature of a locked gate at the end of the bitumen surface at Mountain Avenue, Yarramundi in accordance with the procedures established by the Traffic Authority of New South Wales.

R.F. Cranston,
Shire Engineer.

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 10/11/81

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications approved since Council's last meeting. Approvals for the corresponding period during 1980 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
41 (67)	New Dwellings	\$1 756 123	(\$2 462 628)
73 (64)	Additions to Dwellings	360 417	(245 923)
3 (-)	Residential Flat Buildings	185 000	(-)
16 (19)	New Buildings other than Residential	114 750	(128 200)
9 (4)	Additions to Buildings Other than Residential	1 600 084	(239 000)
13 (18)	Swimming Pools	73 183	(110 160)
<u>155 (172)</u>		<u>\$4 089 557</u>	<u>(\$3 185 911)</u>

Building applications approved to date during 1981. Approvals for the corresponding period during 1980 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
532 (702)	New Dwelling	\$20 727 799	(\$24 222 115)
567 (521)	Additions to Dwellings	2 942 981	(2 252 213)
9 (7)	Residential Flat Buildings	714 000	(395 500)
139 (145)	New Buildings other than Residential	2 218 258	(2 191 610)
66 (29)	Additions to Buildings Other than Residential	2 650 954	(910 684)
98 (96)	Swimming Pools	628 454	(598 000)
<u>1 411 (1 500)</u>		<u>\$29 882 446</u>	<u>(\$30 570 122)</u>

Government Contracts let to date during 1981	\$642 338
Government Contracts let during corresponding period 1980	\$1 796 052
Total value of development to date 1981	\$30 524 784
Total value of development for corresponding period 1980	\$32 366 174

2. COTTAGES, PRICE LANE, AGNES BANKS. B25.

As requested the following report is submitted to inform Council of the history of events in respect of the construction of these buildings and subsequent complaints being lodged by the present owners to the Builders Licensing Board.

Building applications were lodged on various dates during August, 1979 to Windsor Municipal Council in respect of the nine lots being Lots 2-10, Price Lane, Agnes Banks, by the builder Gooding Constructions & Design of 16 Kathleen Street, North Ryde on behalf of the owner, Mr. F.E. Salmond of 6 James Street, Guildford. Each cottage was to be of similar basic construction being brick veneer on concrete slab floor with concrete tiled roof. Construction proceeded with all of the relevant inspections and re-inspections when necessary being carried out at stages throughout the construction in accordance with normal procedure.

Cottages were completed on various dates during February and March, 1980 and a Certificate of Compliance under Section 317A of the Local Government Act was issued in respect of each cottage within a few days of the completion and a final inspection being carried out.

These cottages were subsequently sold to various owners who allege that serious defects particularly in relation to the floor slab perimeter beams were noticed. Complaints were subsequently lodged with the B.L.B. in respect of eight of the nine cottages involved.

Following inspection and investigation the Board directed the builder to obtain a design for rectification works and have those works carried out upon approval of design of the Board. The builder failed to carry out the direction in the time specified and I have been informed that appropriate punitive measures will be taken in this regard.

As the B.L.B. agreed that rectification works were necessary the owners were then requested to engage a consulting engineer to specify the required works and to obtain quotes to carry out the works. This was done and the report from the engineer and quotes received were forwarded to the Board for approval for the required works to be carried out under the Board's insurance scheme.

At this time Council received a letter from one of the owners, Mr. N. Barber, stating that as the cost of rectification works in respect of his cottage is likely to exceed the maximum available under the insurance scheme and that as Council had issued Certificates under Section 317A in respect of all of the cottages he considers that Council should be responsible to the owners for expenditure in excess of that maximum of \$12,500. In accordance with Council's resolution a letter and all details were forwarded to Council's insurers, G.I.O. for their comment. The G.I.O. subsequently commissioned R.G. Givens & Co. Loss Assessors to investigate the matter and several inspections and interviews have since been carried out.

The engineer's report from which subsequent quotes were obtained to carry out the work was prepared for the owners by A. D'Urso & D.J. Hall Pty. Ltd. The report contained reference not only to items which were considered to be defects but also to items which some owners considered should have been included in the original construction notwithstanding the fact that the houses were purchased after completion and the owners would have been well aware of the standard of finish, provision of fittings, fixtures, fencing and the like. Apart from the many items in the report which the B.L.B. do not consider to be allowable claims as indicated above, the Deputy Chief Inspector of the B.L.B. has indicated to me that the rectification procedures specified appear to be in excess of that required for satisfactory rectification.

Hence the Board have subsequently commissioned another firm of structural engineers, Everingham, Platt & Partners, to prepare a further report to specify rectification needed together with appropriate methods and procedures.

This report has been prepared and the Board is now to advise the respective owners of details of works which are considered to be allowable claims upon which quotations may be obtained to carry out these works. It is understood that the normal procedure of arbitration is available to owners who feel they are disadvantaged by the Board's listing of allowable claims.

There is some differing of opinion in regard to some items which the consulting engineer has listed as defects. An example of this is the roof frame construction. On some of the cottages it has been specified that significant strengthening of the roof structures is required. Several building inspectors from the B.L.B. and the Department of Consumer Affairs and Co-operative Societies have inspected the roof structures and agree that while some minor additional strutting would be desirable to obtain strict compliance with the relevant code, the structures which now have been loaded for a considerable time have shown no deflection and the methods adopted would normally be acceptable.

It is believed that by far the most serious alleged defect common to all the cottages is that relating to the floor slab perimeter beams. As reported earlier to Council there is grave suspicion that the excavations for these beams were interfered with following Council's inspection prior to pouring to the extent that reinforcement steel was found to be exposed to the foundation material and it is beyond reasonable belief that such a situation could have existed at the time of inspection. In fact while the majority of inspections were carried out by Senior Health & Building Surveyor, R. Clifford, two of these floor slabs being Lots 9 & 10 were inspected by myself on the 29th August, 1979. Those two slabs show the same defect as the others.

As mentioned previously in this report all of the inspections throughout construction which are normally carried out being, site inspection, internal and external drainage, floor slab prior to pouring, frame inspection and final, together with follow up inspections on those occasions where defects were noted and the builder requested to rectify before proceeding. There were a total of 12 re-inspections of this type during the course of the construction.

All of the inspections concerned were carried out by either Mr. Clifford or myself, both of whom are well experienced in the supervision of this type of construction.

Bearing in mind that Council's insurers are presently continuing their investigations of this matter, that the owners involved and the Builders Licensing Board have not at this stage reached agreement on works allowable under the Board's insurance scheme, the fact that two separate reports have been commissioned from firms of structural engineers which it is understood differ in major respects and the general complexity of the matter no good purpose can be seen to be served by Council carrying out a Works Committee inspection at this stage.

Further reports will be submitted to keep Council informed of developments as they occur.

IT IS RECOMMENDED THAT the report be received.

Since writing this report a letter has been received from R.J. Givens & Company, Chartered Loss Adjusters on behalf of Council's insurers, Government Insurance Office, in response to Council's advice to them of a claim from Mr. N. Barber in respect of these properties.

This letter is printed in full for Council's information:

"We refer to our recent telephone conversations and would confirm that we have been requested by your Professional Liability Underwriters, the Government Insurance Office of N.S.W. to undertake investigations into the circumstances giving rise to the allegations made by the owners and/or occupiers of the above properties. The issues presented are matters of considerable legal complexity, not the least of which is the respective responsibilities of Council, the builder and the developer.

Several inspections have been undertaken by the writer and officers of other organisations, such as the Builders Licensing Board and a representative of the Minister for Housing and Cooperative Societies, Valuers appointed by mortgagees of the properties, Engineers appointed by the respective bodies and it is apparent that disputes exist in relation to defects alleged to have occurred during construction and the means of rectification thereof.

We are also waiting for the Builders Licensing Board to signify their position in respect of the faults listed by the Engineers D'Urso & Hall.

A preliminary report however has been prepared and forwarded to the Government Insurance Office for perusal. However it is likely that further information will of necessity have to be collated and submitted with the view to obtaining appropriate legal advice.

Whilst we again assure you that these matters will be dealt with as expeditiously as possible you will appreciate that the task of correlating information in relation to some eight houses and the review of the problems associated with the claims must result in some delay. We will however keep you informed of all developments.

In the meantime the opportunity is taken to bring to your attention Condition (2) of the policy which indicates that Council must not admit liability for, or settle any claim or incur any costs or expenses in connection therewith without the written consent of the office.

As mentioned we shall advise you of any significant developments."

3. REMOVAL OF VEHICLE BODIES FROM WASTE DEPOTS. G90/10.

Derelict vehicles are presently received at the East Kurrajong Waste Depot without charge and at frequent intervals the car bodies have been compacted and removed by Simsmetal Pty. Ltd. from Mascot.

On 3rd September, 1979 the company entered into a Deed of Agreement with the former Shire Council for exclusive rights for removal of derelict car vehicles from private properties within the Shire and the waste depot. The agreement was for a two year period and the company paid Council \$300 p.a. for such rights.

As the agreement has now expired the company has advised verbally and will confirm in writing that due to the effects of spiralling operational costs and a continuing decline in world metal prices it will be necessary to levy a charge of \$20 per tonne for future collections.

The company's estimate to compact and remove the considerable number of vehicle bodies now at the waste depot is \$2,000 and because of this unforeseen expenditure it is considered that quotes should now be obtained from interested firms for the removal of these vehicle bodies from Council's waste depots and from private properties within the Shire. A charge of \$17 applies for the disposal of a derelict vehicle at the Windsor waste depot and it is suggested that a similar charge be applied at Kurrajong to be effective immediately to offset Council's costs in this regard.

IT IS RECOMMENDED THAT:-

- (a) A charge of \$17 similar to the charge existing at the Windsor Depot be applied at the East Kurrajong Waste Depot to take effect immediately for the disposal of vehicle bodies.
- (b) Quotes be obtained from interested firms for the removal of vehicle bodies from Council's waste depots and from private property within the Shire.

4. IMMUNISATION CLINICS. H103/2.

Following the recent completion of the Community Centre at Glossodia regular immunisation clinics are being conducted at this venue for the convenience of residents in that area together with clinics at North Richmond, Richmond, Windsor and Wilberforce.

It is considered that it would be an advantage to residents in the outlying areas of the Shire to conduct occasional clinics in these areas. Council will be conducting an immunisation campaign in outlying areas of the Shire to cater for pre-school children, school children and adults for protection against poliomyelitis, whooping cough, tetanus, diphtheria and measles where appropriate. The campaign will provide a service to those residents who have previously had limited access to clinics conducted in the more populated and central areas of the Shire.

Approvals have been obtained from the headmasters of the various schools involved for use of the school premises for venues of the clinics and appreciation is expressed for their co-operation in this regard. The clinics will be conducted at the Bilpin, Colo Heights, Lower Portland and Central McDonald public schools on the 7th and 8th December, 1981, 15th and 16th February, 1982 and the 19th and 20th April, 1982. Follow up clinics will be conducted as required and the proposed clinics will be advertised.

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,
Shire Health & Building Surveyor.

2642/81

Box 3
Wesley St.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 10TH NOVEMBER, 1981

The Shire Clerk,
WINDSOR.

1. DEVELOPMENT APPLICATION. DA742/81

APPLICANT:	✓	S.J. KING
OWNER:		ESTATE LATE G. NOLAN
LAND & LOCATION:		LOT 1 D.P. 505696 SINGLETON ROAD, WILBERFORCE
ZONING:		I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:		PROFESSIONAL CONSULTING ROOMS WITHIN AN EXISTING RESIDENCE FOR USE AS A SURGERY FOR MEDICAL DOCTORS AND DENTISTS.

S.P. REPORT

The plan submitted with the application denotes the existing residence divided into three surgery areas with associated toilet facilities. An area is also shown on-site for vehicular parking. The area of the land is approximately half an acre and adequate to contain the proposed development. The proposal is an allowable use within the zone as Professional Consulting Rooms which by definition is to be used for not more than three medical practitioners or dentists employing not more than three other employees.

IT IS RECOMMENDED THAT the application be approved subject to:

1-9. Standard conditions (a),(b),(c),(h),(i-6),(j),(p),(v).

ITEM 2 : ✓ (File 68A/260/80)

SUBJECT : *No reply necessary* PROPOSED EXTRACTIVE INDUSTRY AT EAST KURRAJONG -
T.M.McINERNEY

In December, 1980 an application proposing extraction of soil and sand on land at East Kurrajong was refused on a number of grounds. The applicant re-approached Council and in May 1981 following further consideration the application was again refused.

The matter was then subject of an appeal by the Land & Environment Court in July. On Wednesday 28th October, the Court called the parties back to indicate an intention to approve the application on the basis of a small one-man type operation. Council was requested to submit for the Court's consideration, conditions of approval.

Council's standard conditions with those seen as applicable to the particular site were submitted with ensuing debate regarding contribution for road maintenance and bonds for compliance with the conditions.

It is expected that a decision will be handed down in the matter in the near future.

Recommendation

The information regarding the appeal by T.M.McInerney be received.

*garry &
Frank to
reply*

2.

SHIRE PLANNER'S REPORT

ITEM 3 : (DA 94/81)

SUBJECT: PRIVATE WATER SUPPLY SYSTEM - BOWEN MOUNTAIN

The Council has referred to Item 2 of the Planner's Report in the Development Committee.

Further to Council's resolution of the 13th October, 1981 and the recent onsite meeting:

- the main has been determined as suitable;
- the siting, housing and access requirements have been indicated and the requirements of the Health Commission.

With regard to conditions 4 and 6 relating to capacity of the storage tank and the duplication of the pumps, the applicant has requested that the pumps be duplicated following completion of 18 of the possible 45 homes in the subdivision.

This augmentation would be via a suitable Deed of Agreement requiring the applicant company and their successors in title to undertake the development and/or additional storage at the specified stage of development.

Recommendation

With respect to conditions 4 and 6 of Council's approval for the construction of a concrete water tank as proposed by Bralima Developments Pty. Ltd that the applicants be advised that Council is prepared to agree to the duplication taking place, following the development of 18 homes in the area served by the supply, provided that a minimum of three (3) days storage is always available within the storage tank to the satisfaction of the Shire Engineer. This requirement to be contained in a Deed of Agreement between Council and the applicant and its successors in title.

G. McCully,
Shire Planner.

CHIEF LIBRARIAN'S REPORT.

ORDINARY MEETING - 10th November, 1981.

The Shire Clerk,
WINDSOR.

1. PUBLIC LIBRARY STATISTICS: 1980 - STATE LIBRARY OF N.S.W.:
PUBLIC LIBRARIES DIVISION.

The publication "Public Library Statistics: 1980" has been received from the State Library of N.S.W.: Public Libraries Division.

The document compares statistics from all public libraries in the State of N.S.W. It is too difficult to draw comparisons and the 'Note' in the front of the publication states that "the statistics are quantitative and imply no comment upon the quality of service".

The publication is available at the Central Library.

For Council's information.

IT IS RECOMMENDED THAT the report be received.

Julia Brown,
Chief Librarian.

