Basic Bar/Restaurant HS 7/9 DA 527/81

~~McCarthy Circle St Albans SE 8/9 DA 596/81~~

Car Parking DA for Rich. RSL.

GLENN

Hawkesbury Shire Council

BUSINESS PAPER

8/9/81

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 11th August, 1981 commencing at 7.30 p.m.

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

CONFIRMATION OF MINUTES

418 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Minutes of the Ordinary Meeting of Council held on Tuesday, 14th July, 1981 having been circulated amongst the members of Council be confirmed.

NOTICE OF MOTION

419 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that this Council take whatever action may be needed to bring about the establishment of a Post Office at Glossodia.

Councillor McEwan sought advice regarding the method of procedure when dealing with questions with notice.

The President advised that the questions are referred to the appropriate officer for answers to be given at the next general meeting.

CORRESPONDENCE

A1. M. AALHUIZEN - USE OF PAULLS CAR PARK FOR SUNDAY MARKETS. D2/11.

420 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Henry that the proposal be refused.

A2. GLOSSODIA COMMUNITY INFORMATION & NEIGHBOURHOOD CENTRE - DONATION. D1/1.

421 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that a donation of $500 be made.

A3. DEPARTMENT OF PUBLIC WORKS - VOTE TO ASSIST GRANT 1981/82. G2/134.

422 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that Council apply for the Vote to Assist Grant on a dollar for dollar basis up to a maximum of $2,000 with the following projects to be submitted in order of priority:

1. Kurmond Public School - sealing of bus turnaround in front of school, Bells Line of Road. $4,000
2. Development of Reserve, Manning Close - Andrew Thompson Drive, McGraths Hill - water supply, turf, tree and shrub planting and installation of playground equipment. $4,800
3. McLeod Park, corner George and Campbell Streets, Windsor - improve water supply, tree planting and park seats. $4,000

A4. UPPER HAWKESBURY POWER BOAT CLUB - GALA WEEKEND 12TH-13TH SEPTEMBER, 1981. H5/4.

423 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that:

1. Approval be given to the closure of the boat ramp at Windsor Bridge over the weekend being 12th-13th September, 1981 for the exclusive use of the Upper Hawkesbury Power Boat Club subject to the payment of $40 being the cost for the advertisement regarding this closure.

2. A further report be submitted by the Shire Engineer regarding the further use of the boat ramp at the Windsor Bridge on the completion of the four lane boat launching ramp at the Peninsula and the Upper Hawkesbury Power Boat Club be informed in this regard.

A5. STEWART SEALE - RESIGNATION. S1/8P.

424 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that a reference under Seal be given.

A6. OAKVILLE PROGRESS ASSOCIATION - RIDINGS FOR THE NEXT COUNCIL ELECTIONS. P12/3.

425 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the Association be advised of Council's decision to seek a report on Ridings.

A7. OAKVILLE PROGRESS ASSOCIATION - 1981 RATE VARIATIONS AND DIFFERENTIAL RATES. P12/3.

426 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that the Association be advised regarding the variations in rate increases and Council's decision to levy a differential rate.

A8. THE COUNCIL OF THE CITY OF BLUE MOUNTAINS - 46TH ANNUAL LOCAL GOVERNMENT SPORTING COMPETITIONS. I5/1.

427 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that the invitation be received with appreciation.

A9. N.S.W. BICENTENNIAL COUNCIL - BICENTENNIAL COMMUNITY PROGRAMME. C11/7.

428 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Committee be established and the Shire Clerk submit a report on the composition of the Committee.

A10. DEPARTMENT OF TOURISM - 18TH ANNUAL TOURISM CONFERENCE QUEANBEYAN. C6/3.

429 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that the Tourist Promotion Officer attend the Conference and the details be referred to the Tourist Promotion Committee to determine Council's representation subject to confirmation by the President and Shire Clerk.

A11. DEPARTMENT OF LOCAL GOVERNMENT CIRCULAR NO. 3406 - LEGISLATION IN RELATION TO DOGS. C4/2.

430 RESOLVED on the motion of Councillor Dunn seconded by Councillor Horrex that the general registration fee for dogs in the Hawkesbury Shire be fixed at $9.00 for the registration period 1st September, 1981 to 31st August, 1982.

A12. HAWKESBURY DISTRICT TENNIS ASSOCIATION - FINANCIAL ASSISTANCE. B6/3.

431 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that Council make the amount available towards the cost in accordance with the terms proposed.

A13. M.J. & V.J. GORMAN - ACCESS TO PROPERTY. 753-04, 753-03, 753-01.

432 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that approval to construct dwellings on land Lots 1, 3 and 4 in D.P. 570708 be not given as no direct access is available to a public road in times of flooding.

Councillor Knight stated that he understood a letter came into Council from the Hawkesbury Shire Progress and Ratepayers Association on 31st July and was wondering why it was not in the business paper.

The Shire Clerk advised that the question was discussed with the President who decided that the letter be submitted to the Special Meeting which is being convened for consideration of tenders for the extensions to the building. He stated that a later letter had also been received from the Association and both of these letters will be submitted to the meeting when tenders are being considered.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

433 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that letters B1 to B26 be received and appropriate replies forwarded where necessary.

B1. STIMULUS - APPRECIATION. D1/1, A3/1.
B2. PITT TOWN PROGRESS ASSOCIATION - APPRECIATION. P12/10, R1/1.
B3. DEPARTMENT OF ENVIRONMENT & PLANNING - "BOWMAN COTTAGE", WINDSOR STREET RICHMOND. B7/5, H2/6.
B4. PROSPECT COUNTY COUNCIL - STANDING CHARGE, BUSH FIRE BRIGADES. S11/2.
B5. AUSTRALIAN LIBRARY PROMOTION COUNCIL - GRANT. L3/1.
B6. R. ATKINSON - APPRECIATION. 665-336.
B7. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 3401 - INSTALLATION CODE FOR METHOD OF CONNECTION OF HAEMODIALYSIS MACHINES. C4/2.
B8. DEPARTMENT OF MOTOR TRANSPORT - ACCIDENT STATISTICS. S7/3.
B9. MR. & MRS. K. JANSEN - APPRECIATION. 625-203
B10. THE HON. H.F. JENSEN, M.P. MINISTER FOR LOCAL GOVERNMENT AND ROADS, THROUGH MR. K. ROZZOLI - MAINTENANCE GRANT. G2/130.
B11. PENRITH CITY COUNCIL - JOINT COUNCIL'S RIVER ADVISORY COMMITTEE.
B12. OAKVILLE PROGRESS ASSOCIATION - ADMINISTRATION COURSE. P12/3.
B13. METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD - BOARD'S LAND CNR. WINDSOR AND CHAPEL STREETS, RICHMOND. A6/256.
B14. THE KURRAJONG & DISTRICT HOSPITAL SOCIETY - APPRECIATION. H9/2, 15000-78.
B15. THE HON. R.F. JACKSON, M.P. MINISTER FOR YOUTH AND COMMUNITY SERVICES - OPENING OF GLOSSODIA COMMUNITY CENTRE. C3/16.
B16. MR. & MRS. D.H. JEWELL - APPRECIATION. A3/1.
B17. THE SALVATION ARMY - RED SHIELD APPEAL DOOR KNOCK. A3/1.
B18. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY - DONATION. D1/1.
B19. TRAFFIC AUTHORITY OF NEW SOUTH WALES - DELEGATION OF AUTHORITY TO COUNCILS TO AUTHORISE CERTAIN TRAFFIC CONTROL FACILITIES AND ROAD CLOSURES IN RESPECT OF LOCAL ROADS. T1/1.
B20. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANTS TO LOCAL GOVERNMENT AUTHORITIES FOR PUBLIC LIBRARY SERVICES 1980/81. G2/160.
B21. AUSTRALIAN RED CROSS SOCIETY N.S.W. DIVISION - RED CROSS CALLING APPEAL. A3/1.
B22. THE SALVATION ARMY - RED SHIELD APPEAL 1981. A3/1.
B23. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENT OF ORDINANCES NOS. 4 ("STAFF MATTERS") AND 51 ("GARBAGE") UNDER LOCAL GOVERNMENT ACT, 1919. C4/2.
B24. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENT TO ORDINANCE NO. 30D ("WEIGHT OF LOADS ON VEHICLES ON ROADS AND ON BRIGADES") AND ORDINANCE NO. 39 ("HEALTH AND CONVENIENCE") UNDER LOCAL GOVERNMENT ACT, 1919. C4/2.
B25. DEPARTMENT OF LOCAL GOVERNMENT - STANDARDS FOR SWIMMING POOL AND SPA POOL WATER QUALITY. C4/2, P11/2.
B26. MACQUARIE TOWNS COMMUNITY RADIO - FORMATION MEETING. S20/3.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

Fund	Voucher Nos.	Total
General	010309-010941	1,281,490.29
General Loan Account No. 1	417820 & 417822	192,289.21
General Loan Account No. 8	417819	96,301.62
General Loan Account No. 13	417821	96,123.46
General Loan Account No. 14	417823	295,195.93
Sewerage Local	282061-282079	354,626.53
Sewerage Loan Account No. 2	417818	202,596.00
Trust	000068-000110	1,717,247.44
		$4,235,870.48

SHIRE CLERK'S REPORT

1. OAKVILLE BUSH FIRE BRIGADE. B9/1.

Councillor McEwan sought advice regarding:

1. Whether some provision had been made in the Estimates for the Oakville Bush Fire Brigade.
2. Whether the $4,400 required for equipment would attract a subsidy from the Bush Fire Council.

The Shire Clerk advised that he would submit a report to the next Finance Committee meeting on these matters.

2. INDUSTRIAL MATTERS. S1/1.

435 RESOLVED on the motion of Councillor Michael seconded by Councillor Rotherham that male staff be allowed to dress appropriately to their employment subject to the approval of the Departmental Head and the wearing of ties in air-conditioned premises.

SHIRE HEALTH SURVEYOR'S REPORT

6. SWIMMING CENTRES - ENTRANCE FEES. F4/1, P11/7.

436 RESOLVED on the motion of Councillor Michael seconded by Councillor Knight that the abolition of entrance charges to the swimming centres be considered in the 1982 Estimates.

437 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that Items 2 to 9 of the Finance Committee's Report dated 28th July, 1981 as recorded on Pages 1 to 4 of the Minutes of the Finance Committee be adopted with the exception of:

Shire Clerk's Report Item 2 - Industrial Matters - Dress - Male Staff
Shire Health Surveyor's Report Item 6 - Swimming Centres - Entrance Fees

which have already been considered by Council, Minute Nos. 435 and 436.

WORKS COMMITTEE'S REPORT

438 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Works Committee's Report dated 28th July, 1981 as recorded on Pages 1 to 4 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

DEVELOPMENT APPLICATIONS

12. F. & D. MANSOUR - LOT 16, D.P. 247521 GROSE VALE ROAD, NORTH RICHMOND - I.D.O. 3 COLO - RESIDENTIAL 2(a1) - ERECTION OF A CLASS "A" RESIDENTIAL FLAT BUILDING CONTAINING 2 UNITS. DA431/81.

439 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that consideration of the application be deferred pending an inspection by the Development Committee.

13. CORNINTON WATER SKI CLUB - LOT 1, D.P. 214131 TIZZANA ROAD, SACKVILLE REACH - I.D.O. 3 COLO - NON URBAN 1(b1) - ESTABLISHMENT OF A WATER SKI CLUB WITH THE PROVISION OF ACCOMMODATION FOR MEMBERS AND OUTDOOR FACILITIES. DA400/81.

440 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that this development application be considered in conjunction with Item 2 of the Shire Planner's Report to this meeting.

CORRESPONDENCE

12. CUTLER, HUGHES & HARRIS, SOLICITORS ON BEHALF OF BRALIAMA DEVELOPMENTS PTY. LTD. - CONSTRUCTION OF A CONCRETE WATER TANK ON LOT 32, D.P. 261139, LT. BOWEN ROAD, BOWEN MOUNTAIN. DA94/81.

441 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Henry that approval be granted in accordance with plans numbered 81.005, site plan dated 16/2/81, elevation plan dated 22/4/81, application dated 18/2/81 and letters received 23/4/81 and 10/7/81, subject to the following conditions:-

1.-2. Standard conditions (a) and (c).
3. A detailed plan of landscaping of the site to be submitted with the building application.
4. Capacity of storage tank to be increased to 600,000 litres or provision of an additional motorised pump at the source having a daily capacity of 120,000 litres.
5. Water supply to the tank to be via an approved suitable main.
6. The pumps on the tank to be in duplicate and to be of dimension and capacity as determined by the Shire Engineer.
7. Disposal of all waste sump oil and fuel used with the pump shall be disposed of to the satisfaction of the Shire Health Surveyor.
8. All pumps to be sited and housed as directed by the Shire Engineer and Shire Health Surveyor.
9. Provision of an access road to the storage tank pumps to the Shire Engineer's requirements.
10. The chlorination plant shall be fully automatic, installed and operated to the satisfaction of Council's Health Surveyor and the Health Commission of New South Wales. A break point chlorination method shall be used with break point chlorination of 1 ppm for 60 minutes leaving a residual of free chlorine of 0.5 ppm.
11. The pH shall be maintained at 7 at all times, and treatment and removal of excessive iron shall be to the Shire Health Surveyor's requirements.

12. Council's Health Surveyor shall have access to the draw-off point at the pump site and to the storage tank directly after chlorination for sampling of all water to ensure that it complies with current Health Commission drinking water quality criteria.
13. 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.
14. Discharge of sediment from reservoir and discharge of any waste from the treatment of the water to be to the requirements of the Shire Health Surveyor and Shire Engineer.
15. The payment by the operators of the scheme of all Council's costs incurred in the supervision of the operation.
16. The provision of on-site storage capacity for 30,000 litres of water for each lot.

SHIRE HEALTH SURVEYOR'S REPORT

2. PREMISES, LOTS 1, 3 AND 4, D.P. 570708 COMMERCIAL ROAD, VINEYARD. 753-01, 753-03, 753-04.

See Minute No. 432.

TOWN PLANNER'S REPORT

2. LOCAL ENVIRONMENTAL PLAN - RESTAURANT WITH DRIVE IN TAKE AWAY FACILITIES - CORNER KABLE AND MACQUARIE STREETS, WINDSOR. P7/95.

442 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that a spokesman for the petitioners from the gallery be heard.

Mr. Ron Stewart spoke on behalf of the petitioners and emphasised the use made of the car park by a large percentage of old people because of the flatness of the area, and asked Council to give this its consideration.

4. NORTH RICHMOND COMMERCIAL AREA. 913-3.

Councillor McEwan declared an interest in this matter.

443 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Knight that the Development Committee's Report dated 28th July, 1981 as recorded on Pages 1 to 10 of the Minutes of the Development Committee be adopted with the exception of:

Development Application Item 12 - F. & D. Mansour
Development Application Item 13 - Corninton Water Ski Club
Correspondence Item 12 - Cutler, Hughes & Harris
Shire Health Surveyor's Report Item 2 - Premises Lots 1, 3 and 4, D.P. 570708 Commercial Road, Vineayrd

which have already been considered by Council, Minute Nos. 439, 440, 441 and 432.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

444 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the Shire Clerk's Report be received.

1. WORD PROCESSING & COMPUTER INSTALLATION. 01/1.

445 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the report be received.

2. FUNDING FOR CHILDREN'S SERVICES - REPORT BY COMMUNITY PROJECT OFFICER.

446 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that Council write to both Federal and State Parliamentary representatives, requesting them to bring before their respective Parliaments the need for a greater funding allocation in their 1981 budgets for children's services in rapidly growing areas such as the Western Sydney Region, which has such a high proportion of:

(a) 0-5 year olds.
(b) Mothers of young children, who are in the workforce.
(c) Low income groups.
(d) Single parent working families.

3. COMMUNITY TRANSPORT SEMINAR HELD AT THE BLACKTOWN WORKERS CLUB ON SATURDAY 27TH JUNE, 1981 - REPORT BY COMMUNITY PROJECT OFFICER.

447 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that:

1. Council's Community Project Officer be appointed to the New South Wales Community Transport Organisation, so that Council and the local community can be kept fully informed on new community/public transportation initiatives and funding programmes.
2. Council's Shire Planner and Community Project Officer carry out a study into the adequacy of the local transportation system for inclusion in the Corporate Plan.
3. Council support the recommendations of the Seminar, and a letter to this effect be forwarded to the Minister for Transport.

Councillor Horrex stated that there is a group in the Golden Valley area looking at the possibility of ownership of a small vehicle and asked whether a report could be brought forward regarding the feasibility of the joint use with Council of such a vehicle.

It was decided that consideration would be given to this aspect when the study is being carried out into the adequacy of the local transportation system for inclusion in the Corporate Plan.

4. CONTRACTS AND DOCUMENTS FOR EXECUTION.

448 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that the Seal of Council be affixed to the undermentioned document:

Articles of Association & Memorandum of Association ... W.S.R.O.C. Group Apprentices Ltd.

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

449 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the report be received.

6. NORTH RICHMOND MARKET TOWN PTY. LTD. - LEASE WITH COUNCIL. L1/97.

450 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that:

1. Council adhere to the terms of the agreement.
2. A further notice be given to the Company requiring the erection of the hoarding and the removal of all building debris and rubbish within twenty one (21) days.

SHIRE ENGINEER'S REPORT

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

1. CONSTRUCTION
2. MAINTENANCE
3. THE PENINSULA
4. PARKS & GARDENS
5. SEWERAGE
6. BUILDINGS
7. OTHER ACTIVITIES

Received.

8. PLANT TENDERS

452 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that:

(1) Loader Class 2 - Replacement of Caterpillar 920 Loader

The tender of Waugh & Josephson Pty. Ltd. be accepted for the supply of one Caterpillar 920 loader with trade-in of Council's Caterpillar 920 loader and Caterpillar D5 Dozer at a changeover cost of $24,346.

(2) Roller - Replacement of Coates Vibratory Roller - Estimate Provision $13,200

The tender of Pannell Plant Pty. Ltd. be accepted for the supply of one R91 Vibratory Roller on the basis of no trade for the sum of $12,850.

(3) 2½ Tonne Tipper - Estimate Provision $10,600.

The tender of Dwyers Pty. Ltd., 31-33 Crown Street, Wollongong, be accepted for one only KT25 Isuzu Cab and Chassis fitted with body and hoist to specification with trade-in of Council's Toyota Tipper HVC-908 at a changeover cost of $10,020.

(4) 7 Tonne Tipper (Estimate provision $14,900)

Council accept the tender of Wollongong Toyota for the supply of a Toyota DA115H truck fitted with body by F. Blackwell at the price of $13,875.

(5) Replacement of 10 tonne tipper - Estimate Provision $32,000.

Council accept the tender of Stipwich Agencies Pty. Ltd. for the supply of a U.D. Nissan CW41-HD truck fitted with body by F. Blackwell at the price of $25,391.

(6) Trailing mower 3.5m Width of Cut. (Estimate provision $3,300).

Council accept the tender of Nayjon Pty. Ltd. for the supply of one Nayjon Trailing Mower in the sum of $3,940.60 and that Council's existing unit be sold to Paul Scott Turf for $700.

9. PEDESTRIAN ACCESS ON THE SOUTHERN SIDE UNDER THE RAILWAY BRIDGE IN GEORGE STREET, WINDSOR. 665-731.
10. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY
11. SUBDIVISION APPEAL - J.J. ROCHE & ANOR. V HAWKESBURY SHIRE COUNCIL. S81/27.
12. REPLIES TO QUESTIONS WITHOUT NOTICE - ORDINARY MEETING 14TH JULY, 1981
13. STATE EMERGENCY SERVICES - HAWKESBURY LOCAL CONTROLLER'S REPORT FOR THE MONTH OF AUGUST, 1981. C5/1.

Received.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

453 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that the Shire Health and Building Surveyor's Report be received.

1. BUILDING APPLICATIONS

Received.

2. COMPLAINTS TO COUNCIL

454 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that Council adopt the following procedure as policy:

(a) When a complaint is lodged the complainant should be advised that the source of complaint will be made known to the person of whom they are complaining should circumstances warrant.
(b) The investigating officer be free to reveal the complainant's name to the person of whom the complaint is made.
(c) No action be taken on anonymous complaints which refer to persons or their property.

Councillors Horrex and Knight asked that their names be recorded as being against the resolution.

3. APEX CLUB OF HAWKESBURY STALL - REST-A-WHILE.

455 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the matter be referred to the Bicentenary Park Committee with the suggestion being made to the Committee that it give consideration to a permanent building being constructed and leased by Council. Such facility to be operated at least on weekends and holidays with income being allocated towards construction and maintenance of the Bicentenary Park along The Common, and approval be given to the Apex Club of Hawkesbury to continue to trade as they have done in the past until the matter has been resolved by the Bicentenary Park Committee.

4. RIDING OF TRAIL BIKES - REFERRED ORDINARY MEETING 14TH JULY.

456 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Knight that the the report be received.

5. COMPLAINTS REGARDING DOGS.

457 RESOLVED on the motion of Councillor Knight seconded by Councillor Rotherham that the information be received.

6. PETITION FROM 109 RESIDENTS, BILPIN AREA - GARBAGE CHARGES. 270-6.

458 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the petitioners be advised of Council's decision and that the reduction in charge referred to be applied in relevant cases.

7. CLEANSING OF PUBLIC TOILETS.

459 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rotherham that the information be received.

8. LIMITATION OF GARBAGE BIN SIZE. 270-6.

The Health Surveyor outlined the difficulties being experienced with the contractors and the variation of the Sanitary and Garbage (State) Award.

The Shire Clerk stated that he was greatly concerned regarding the inferior service being rendered to the residents on the other side of the river. He stated that Council officers had done their utmost to upgrade the service by negotiation with the contractor but satisfactory agreement could not be reached.

460 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that a report be submitted by the Health Surveyor on the upgrading of the garbage service in the former Colo area.

SHIRE PLANNER'S REPORT

461 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the Shire Planner's Report be received.

1. PROPOSED RESTAURANT, CORNER KABLE & MACQUARIE STREETS, WINDSOR. P7/95.

Received.

2. DEVELOPMENT APPLICATION - CORNINTON WATER SKI CLUB - PROPOSED WATER SKI CLUB, TIZZANA ROAD, SACKVILLE. DA400/81.

See Development Application Item 13.

462 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that Council agree to the withdrawal of development application No. 400/81 as requested by the applicant, and to refund all fees paid.

3. PROPOSED SUBDIVISION - DUKE ROAD, WILBERFORCE. DA469/81.

463 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that approval be granted in accordance with the plan submitted with the application subject to the following conditions:

1.-4. Standard conditions (subdivision) 2, 8 ($650), 9 and 12.

4. PROPOSED RECREATIONAL COMPLEX - LOWER PORTLAND. DA442/81.

464 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that Portland Country Club be advised that Council sees merit in the proposal to establish a recreation complex within the principles outlined on the plan prepared by architects, Anthony NG and Donald Barker, but would require the submission of the following to enable full consideration to be given to the development application:

- Sufficient engineering details in the form of longitudinal and cross sections to show the practicality of the relocation of Greens Road as proposed.
- Elevation of the development as proposed, as it would appear from the Hawkesbury River frontage of the property and from the proposed relocated road.
- Details of the water supply and sewerage disposal methods to be utilised for the development.
- Details of on site parking.

5. DR. J.N. PARIKH - REQUESTING COUNCIL TO VARY A CONDITION OF PREVIOUS DEVELOPMENT CONSENT - LOT 111 REDHOUSE CRESCENT, McGRATHS HILL. DA248/81.

465 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that condition 3 of consent for development no. 368/1981 issued on 15/7/81 be altered to now read:

"The proposed addition may be constructed with a pitched roof of such slope such as to not enlarge the shadow effect on adjoining properties from that created by construction with a flat roof. In this respect a plan of the proposal is to be submitted and approved by the Shire Planner prior to submission of the required building applications."

CHIEF LIBRARIAN'S REPORT

466 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the Chief Librarian's report be received.

1. EXTENDED LIBRARY HOURS. L3/1.

467 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that, with the exception of Thursday night at Richmond, 8 p.m. to 9 p.m., the extended library hours should now become permanent.

2. AUSTRALIAN LIBRARY WEEK, SEPTEMBER 18-26. L3/1.

AMNESTY ON OVERDUE FINES

468 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that overdue fines be waived for the month of September, 1981 and for the last Friday in every month thereafter.

Councillor McEwan asked if the P. & C. organisations could be included in the invitations to be forwarded to the official opening of LERN on 22nd September, and the Librarian advised that this would be done.

3. CHILDREN'S BOOK WEEK, 1981

469 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the information be received.

4. LIBRARY DISPLAYS

470 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the information be received.

QUESTIONS WITH NOTICE

The questions with notice were referred to the appropriate officer for answers to be submitted to the Special Meeting to be held on 25th August, 1981.

QUESTIONS WITHOUT NOTICE

Councillor Dunn referred to an item on the front page of tonight's Gazette regarding the Vacation Play Centres.

The Shire Clerk gave details of the provision in the Estimates for the operation of play centres throughout the area during 1981, and the Centres conducted by the two former Councils.

Moved by Councillor Dunn seconded by Councillor Rotherham that Council maintain two centres at a cost of $2,850 at Richmond and Glossodia in August/September.

471 An amendment was moved by Councillor Michael seconded by Councillor McEwan that Council provide Play Centres through the August/September holidays, the same as provided during the May holiday period.

The motion was withdrawn.

The amendment then became the motion which was put and carried.

Councillor McEwan sought advice regarding the current situation in relation to Golac Pty. Ltd.

The Shire Planner advised that the matter was heard before the Judge at the Land and Environment Court about two weeks ago. The company gave undertakings in relation to their area of workings, the access to East Kurrajong Road via Roberts Creek Road and subsequent access from East Kurrajong Road to Putty Road. The matter is now returnable by affadavit to the Land and Environment Court on 25th August following which the Court will arrange a full hearing on the matter.

The Shire Clerk advised that three interlocutory injunctions had been granted to Council and in compliance the company had given an undertaking to Council.

Councillor McEwan referred to the burning down of the Girl Guides hut at Windsor last week and urged Council to give favourable consideration as soon as possible to the provision of an alternative site for the erection of a Girl Guides hut.

The Shire Clerk advised the he had had discussions yesterday with Mrs. E. Rowell, Nepean Valley Region Commissioner and Mrs. G. Silk, Hawkesbury Division Commissioner of the Girl Guides Association. He stated that they wished to rebuild on the site; they understood they will be fully reimbursed for the cost of the new building because of the blanket cover the Girl Guide Movement has. He stated that he had asked them if that was the best site for their use and they advised that it was as it was near the park which they were able to use in conjunction with the Girl Guide activities. He stated that he had advised the Girl Guide representatives to forward a letter which would be submitted to the Finance Committee with a recommendation that they be allowed to rebuild on the existing site.

Councillor Rose asked if there had been any plans prepared or funds allocated to the dedicated small park opposite Long Street in the area at Hobartville which has just been completed.

The Shire Clerk advised that it is proposed to submit a report to the Finance Committee in this regard.

Councillor Knight stated that a Mr. Bowbrick from Freemans Reach had contacted him today regarding the open drain near Jewels Supermarket at Richmond and stated that the drain had been left open an excessively long time.

The Engineer stated that as far as he was aware, Council was not carrying out any works in this area.

Councillor Dunn stated that it was the result of sewerage connection to the toilets in Paulls Car Park.

Engineer for investigation.

Councillor Knight stated that he had been contacted by Mr. Cadman's office regarding a suitable date for the deputation to the Minister of Telecommunications. He stated that the date was not suitable to him but he wished the matter to proceed.

The Shire Clerk advised that he had not been contacted in this regard.

Councillor Knight referred to the advertisement in the paper calling for applications for an Ordinance Inspector and asked if this would be an additional employee.

The Shire Clerk advised that this would be an additional employee, that Windsor Council had employed an Ordinance Inspector but due to the amalgamation it was considered necessary to employ another inspector to cope with the added area.

Councillor Knight advised that he had noted the Ordinance Inspector delivering pamphlets in mail boxes regarding the oversized garbage bin problem.

The Health Surveyor stated that the services of the Ordinance Inspector was used in this regard in conjunction with his other duties, that the matter was urgent and it was considered that this was the quickest possible way of distribution and would be cheaper than posting and addressing envelopes.

Councillor Knight asked why tenders were called for the extensions to the building before the Councillors had had a chance to view the plans.

The Shire Clerk stated that the Council's resolution provided that Council proceed with the plans for the development; the question was discussed with the President and the President had expressed the opinion that it would be preferable for the plans, together with the tenders to be submitted to Council at the same time for consideration. He pointed out that Council was not dealing with the consideration of a new building in the normal sense and that the elevations are the same.

The Shire Clerk advised that all matters relating to the building extensions including plans, tenders, report from the architect including fees, the answers to the questions with notice and the letters from the Hawkesbury Shire Progress and Ratepayers Association would be presented at the Special Meeting of Council to be held at 9.30 a.m. on 25th August.

He pointed out that the calling of tenders was strictly in accordance with the provisions of Ordinance 23 of the Local Government Act, 1919, as amended, Clause 6 in particular.

Councillor Horrex stated that he understood that the tender appearing in the Sydney Morning Herald only allowed 16 days to the closing date.

The Shire Clerk advised that this would be one of the questions which would be answered at the Special Meeting.

Councillor Buttsworth referred to the lowering of the footpath and kerbing and guttering in George Street, Windsor from Coles to Fitzgerald Streets. He stated that the work is included in this year's programme and asked if the Windsor Chamber of Commerce could be notified.

The Shire Clerk advised that this would be done.

Councillor Nicholson asked if a copy of the questionnaire regarding the survey of the needs of the disabled could be delivered to householders within the Shire as near as possible.

Shire Clerk for investigation.

Councillor Nicholson asked if the sign post which had been knocked down on the corner of Francis Street could be re-erected.

Engineer for attention.

Councillor Henry referred to the factory sites between Groves and Park Avenues, Vineyard and asked if the Town Planner had had an opportunity to look at the rear entrances to the properties.

The Shire Clerk stated that a report would be brought forward regarding the acquisition of a strip of land to provide rear access to these properties.

Councillor McEwan referred to his previous request for information regarding meeting dates in December and January.

The Shire Clerk advised that the proposed dates would be available within the next couple of days.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 9.40 p.m.

Submitted to and confirmed at the meeting of Council held on 8th September, 1981.

..... President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 25th August, 1981 commencing at 9.30 a.m.

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

An apology for absence was received from Councillor Knight.

472 RESOLVED on the motion of Councillor Rose seconded by Councillor Horrex that the apology be accepted.

Mr. John Brindley, Architect of Davey, Brindley & Vickery Pty. Limited was also present at the meeting.

1. CONSIDERATION OF TENDERS FOR THE EXTENSION OF THE ADMINISTRATIVE BUILDING. CONSIDERATION OF ARCHITECT'S REPORT.

Councillor Horrex sought advice as to the total cost of furnishings and floor coverings. The architect advised that the tender price included carpets.

The Shire Clerk advised that the total estimated costs for extension of the building, architects and furnishings would be:-

Extension of building including carpets	$289,274
Architect's fees	30,000
Furnishings	25,000
	$344,274

473 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the fixed lump sum tender of Allan C. Smith Constructions Pty. Ltd. for the sum of $289,274 be accepted and the Council seal be affixed to the contract documents.

2. SHIRE CLERK'S REPORT

1. Extensions to Administrative Building - Funds. B6/14

474 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the building extensions be financed from the proceeds of the Reserve for Capital Works and proceeds of land sales.

3. CORRESPONDENCE

1. Ratepayers Association - Extensions Administrative Building. B6/14/1.
2. Ratepayers Association - Extensions Administrative Building. B6/14/1.
3. Grose Wold Progress Association - Extensions Administrative Building. G. Fayne-Scott, Hon. Secretary. B6/14/1

475 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the Associations be advised of Council's decision and the total cost involved.

Councillor McEwan asked if any advice had been received regarding the outcome of the deputation to the Minister.

The Shire Clerk advised that the deputation was received by the Minister last Tuesday afternoon and the Acting Under Secretary had advised him that he had hoped to have a letter to Council for today's meeting, however the Acting Under Secretary rang him on Thursday afternoon and advised that the letter could not be forwarded in time for the meeting but authorised the Shire Clerk to advise the Council that the deputation had been received by the Minister and that the Minister had advised the deputation that the question of the building extension was entirely a decision to be made by this Council. The Minister had undertaken to clarify two questions:-

(1) The question of funding.
(2) The question regarding disposal of land and proceeds being used for the existing building and the proposed extensions.

The Shire Clerk stated that he had advised the Acting Under Secretary that he had already prepared a report for Council's consideration recommending that the extensions be financed entirely from reserves.

In relation to the second question regarding disposal of land for financing the proposed extension and the previous extension he pointed out that a letter had already been received from the Ratepayers Association requesting certain details and that he had advised the Acting Under Secretary that the information would be supplied as soon as practicable. The Under Secretary acknowledged and accepted both replies and stated that he would advise the Ratepayers Association accordingly.

4. QUESTIONS WITH NOTICE - ORDINARY MEETING 11TH AUGUST, 1981
By Councillor A.L. Knight

476 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that the information be received.

Councillor McEwan referred to the requirements of the Ordinance for the advertising period and stated that he felt the ordinance should be a little more explicit if the intention was that the period of display be 21 days both locally and in the Sydney metropolitan area.

The Shire Clerk pointed out that the provisions of the ordinance are directory only and not mandatory and that Ordinance 23 only requires 21 days notice in one paper and that it is not the intention for the advertisement to give 21 days notice in a Sydney paper as well as a local paper or vice versa.

The meeting terminated at 9.57 a.m.

Submitted to and confirmed at the meeting of Council held on 8th September, 1981.

..... President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury, held on site at Lot 2 Greenway Crescent, Windsor on 27th August, 1981 commencing at 9.00 a.m.

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

Apologies for absence were received from Councillors Knight and Rose.

RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that the apologies be accepted.

1. FILLING OF LAND AND CONSTRUCTION OF AGRICULTURAL SHED BY T. ALLEN ON LOT 2, GREENWAY CRESCENT, WINDSOR.

The Health Surveyor reported to the meeting details of discussions held with Messrs T. Allen and K. Arndell the previous day as follows:

(a) The proposed building would be sited in the original position proposed by Mr. Allen near the north eastern corner of the allotment, that cut and fill levelling of the building site would be carried out to the mean of the existing levels which would result in the floor level of the building being at approximately 16 metres.

(b) That the area of the allotment currently being raised would be filled to 16 metres at the eastern end sloping to 15.5 metres at the western end and battered to the existing ground level. The fill would be extended to the southern side of the allotment to the edge of an existing cut receiving stormwater drainage which is at an average height of approximately 15.5 metres.

477 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Henry that Council accept the compromise as explained, that the proposed filling be approved and that the building be sited a minimum of 3 metres and a maximum of 5 metres from the boundaries of the allotment with a hard stand area being provided adjacent to the southern elevation of the building for vehicular movement.

2. SITE OF WATER BOARD PUMPING STATION FOR GLOSSODIA RETICULATION AND STATE EMERGENCY SERVICES BUILDING, WINDSOR.

The Shire Clerk reported to the meeting aspects regarding land in Catherine Street, Windsor in the ownership of the Water Board and Hawkesbury Shire Council, a proposal of siting the pumping station in the existing position of the SES Control building, some suggested uses of that building in a suitable alternative location, and the occupation of the old Council Chambers in George Street, Windsor by the SES Control.

478 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that a report be submitted to Council's next Ordinary Meeting to be held on Tuesday, 8th September detailing all aspects of the proposal for Council's consideration and determination.

The meeting terminated at 9.50 a.m.

Submitted to and confirmed at the meeting of Council held on 8th September, 1981.

..... President

NOTICE OF MOTION

ORDINARY MEETING - 8TH SEPTEMBER, 1981

By Councillor I.T.McEwan :

That a full investigation of future community and Council use of the Wilberforce Council buildings and grounds be undertaken and that no further lease or action to dispose of any part or the whole of the property be undertaken until the results of the investigation are examined by the Council.

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PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 8TH SEPTEMBER, 1981

SECTION A - LETTERS SUBMITTED FOR ATTENTION

A1. UNITED NATIONS ASSOCIATION OF AUSTRALIA (NEW SOUTH WALES) - NUCLEAR ENERGY. C5/1.

Stating that there is worldwide concern about the dangers of the incorrect use of nuclear weapons and nuclear energy resulting in the establishment by councils of Nuclear Free Zones. Advising that late in 1980, the Council of the City of Sydney joined the growing list of councils which have established such zones. Enquiring as to whether Council will join the list of councils which have declared Nuclear Free Zones.

A2. LAND BOARD OFFICE - ROAD OPENING APPLICATION - BOWEN MOUNTAIN ROAD - BRALIAMA PTY. LTD. 665-1105-2.

Advising that the above application had disclosed the area proposed to be resumed and dedicated as public road as already having this status as from 27th February, 1981, and accordingly Council's application cannot be proceeded with and has been refused.

Stating that should the owners of the land adjoining those two parcels proposed to be closed desire title to these areas they will be required to lodge a Road Purchase Application on the relevant form A400. Irrespective as to whether or not Council desires reimbursement for these roads proposed to be closed a value will have to accompany any application lodged to enable assessment of stamp duty. Any such application received would be considered solely on its merits and at present it would not be possible to guarantee its success or otherwise.

The partial crediting of these monies to any Road Purchase Application received from Braliama Development Pty. Limited will be considered if and when such application is received.

(S.E.: Application has been received from Braliama Development Pty. Limited for the closure and purchase of part of Bowen Mountain Road. The two areas concerned are surplus to Council's requirements and were agreed to by Colo Shire Council in 1979 as compensation for road widening proposals. For technical reasons related to achieving registration of this subdivision, the applicants now have to re-submit the closure application to the Lands Department and the Seal of Council is required on the application. The applicant has offered a nominal amount of $100.00 compensation and in view of the original agreement this is considered reasonable.

IT IS RECOMMENDED THAT:-

(1) 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.

(2) The price of $100.00 for the land in the public road as offered by the applicant is applicable.

(3) The Seal of Council be affixed to the relevant documents.

A3. DEPARTMENT OF CORRECTIVE SERVICES - LIBRARY BUILDING, FITZGERALD STREET, WINDSOR - LEASE. L1/80.

Making a formal commitment on behalf of the Crown to take a lease over 730 square feet of office accommodation in the above premises on the following basis:

1. Rental - $7.50 per square foot per annum, i.e. $5,475 per annum inclusive of one car parking space.
2. Term - three (3) years from 11th August, 1981 with provision for an option of a further three (3) years.
3. Rent reviews every two (2) years based on current market rental.
4. Outgoings - increases only in Council and Water Rates with the base years as 31.12.81 and 30.6.82 respectively. Base years to be updated at each rental review period.
5. The accommodation being adequately secured from the remainder of office space.

(S.C.: This matter was considered by Council at its meeting of the 11th August, 1981, the decision being that the lease be granted subject to standard conditions.

The Department advises that further clauses have been required by the Crown to be incorporated in the lease agreement. These additional clauses are standard and is felt are in order.

In accordance with the provisions of Section 519 of the Local Government Act 1919, as amended, the Minister's approval to the proposed lease has been sought.

IT IS RECOMMENDED THAT the lease be granted with the necessary amendments.

A4. BOARD OF FIRE COMMISSIONERS - NEW FIRE STATION AT WINDSOR A6/115.

Advising that because of the severe financial constraints on the Board's expenditure, the Board is unable to include a new Fire Station for Windsor in its 1982 Building Programme.

(S.C. - It is unfortunate that the Board cannot see its way to construct the new Fire Station in its 1982 building programme.)

IT IS RECOMMENDED THAT a letter be forwarded to the Board expressing regret concerning the decision and asking that a policy decision be made by the Board to include a new station in the 1982/83 financial programme.

A5. MR. F.E. POGSON, UNDER SECRETARY, DEPARTMENT OF LOCAL GOVERNMENT - APPRECIATION. A3/1.

Stating that with his retirement from the Public Service on 14th August, 1981 he desires to express appreciation of the co-operation and many courtesies extended to him by elected members and the staffs of Councils throughout New South Wales during his career with the Department.

SHIRE CLERK: Mr. Pogson has been an excellent Under Secretary and IT IS RECOMMENDED THAT a letter be forwarded to him expressing appreciation for his co-operation and assistance to Council during the period of his appointment as Under Secretary.

A6. McMAHON PARK COMMITTEE - CLOSURE OF McMAHON PARK, KURRAJONG. 625-7.

Requesting permission on behalf of the Richmond Rotaract Club to close McMahon Park on Saturday, 19th September, 1981 for a day and night function. The Club advises that an entry fee of $2.00 per adult will be charged, and those under the age of 18 years will be admitted free.

Also requesting that the appropriate measures be taken to prepare the Park and for Council to place the usual advertisements in the local newspapers prior to the event.

S.C. - IT IS RECOMMENDED THAT:

1. Council authorise closure of McMahon Park on Saturday, 19th September, 1981.
2. An admission fee of $2.00 per adult be fixed for that day, and authority be granted to the Richmond Rotaract to collect the fee.
3. Council place advertisements in local newspapers of the closure of the Park.

A7. STATE SUPERANNUATION BOARD - RENEWAL OF LOAN 62.

Offering a Renewal Loan of $161,653.10 for Loan No. 62 which matured on 1st September 1981. The loan is for a period of ten (10) years with interest being charged at the maximum rate attaching to private loans as at the date of the Governor's approval. The loan will be repaid by equal and consecutive half-yearly instalments of principal and interest combined, the first of which is due on 1st March, 1982. Based on the current interest rate of 16% per annum, the amount of each instalment would be $16,464.73.

(D.S.C. - This offer was received on 27th August, 1981 and as a prompt response was requested, a letter of acceptance has been forwarded.)

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

A8. D.J. GOOLEY - RESIGNATION. S1/8P.

Tendering his resignation as from Friday 2nd October, 1981 to travel around Australia. Thanking Council for the experience gained and wishing Council all the best for the future. Requesting a reference under seal.

(D.S.C.: Dennis commenced work with Colo Shire Council as Rates Clerk in July, 1977. He is a very competent and experienced employee who has carried out his duties in a most satisfactory manner.)

IT IS RECOMMENDED THAT a reference under seal be issued.

A9. R. PENNELL - SPEED LIMIT ON GROSE VALE ROAD. 665--722.

Objecting to Councillor Horrex's proposal that a 60km speed limit be imposed on Grose Vale Road. Stating that the road conditions and traffic volume are such that the proposal is inappropriately low and would cause conflict and may provoke overtaking and cause accidents. Stating that Councillor Horrex has no mandate to set speed limits and it is only his personal view which is not shared by the writer or neighbours, and the writer does not believe it is shared by other users of Grose Vale Road. Supporting Council's intention to bring about the erection of advisory speed signs on Grose Vale Road.

Also requesting resealing of damaged sections of Cabbage Tree Road which are becoming quite dangerous.

S.E. - IT IS RECOMMENDED THAT:-

(1) The speed limit on Grose Vale Road be referred to the Local Traffic Committee.
(2) That road maintenance attention be given to the disturbed surface of Cabbage Tree Road.

A10. NORTH RICHMOND PARKS COMMITTEE - DELEGATES. A7/4, 625-9.

Advising of the appointment of delegates from local associations. Also advising that the Hawkesbury District Touch Football Association be granted permission to use certain facilities available at the Park for the conduct of their competition.

(D.S.C.: The former Colo Shire Council appointed a Committee under Section 527 for the care, control and management of the North Richmond Park.

IT IS RECOMMENDED THAT Council endorse the decision of the Committee and that Mr. Brian Smith be accepted as a delegate from the Hawkesbury District Touch Football Association with Mr. Peter Bowd as an alternative and that Mr. Gordon Lawson be accepted as delegate from the Hawkesbury District Cricket Association in lieu of Mr. F.B. Strachan.

A11. GROSE WOLD PROGRESS ASSOCIATION - GARBAGE CHARGES. P12/16.

Referring to the $33 per annum garbage charge imposed on residents and stating that at their last meeting a motion was passed condemning Council for the manner in which it imposed this charge. Stating that some landowners will still have to carry their own garbage up to a mile. Requesting Council to answer their repeated enquiries on this matter and assure them that proper consideration will be given to landowners with more than 2 acres.

(H.S. - As Council is aware it was resolved at a Special Meeting of Council on 23rd March, 1981 that a garbage service charge of $33 p.a. be made for a once weekly service to each premises within the defined scavenging districts of the former Colo Shire area.

At a meeting of Council held on 14th April, a motion was submitted that Council grant exemption from garbage charges within the scavenging districts provided:

1. that such properties are no less than 2ha. in area; and
2. that such premises are suitable for the on-site disposal.

That motion, however, was lost.

The two previous letters from the Grose Wold Progress Association referred to, being on 10th April and 15th May, were answered on 8th May and 1st June respectively.)

IT IS RECOMMENDED THAT the Association be again advised of Council's decision in this matter.

A12. ROTARY CLUB OF KURRAJONG - 11TH ANNUAL WINDSOR ROTORACT RAFT RACE. 625-6.

The 11th Annual Windsor Raft Race will be held on 26th September, 1981. The Rotary Club of Kurrajong have requested permission to sell intoxicating liquor on 26th September at Macquarie Park. The Club have advised that the Licencing Sergeant attached to the Windsor Police Station has no objections.

IT IS RECOMMENDED THAT permission be granted to the Rotary Club of Kurrajong to sell intoxicating liquor on Saturday, 26th September, 1981 at Macquarie Park.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - 1981 ANNUAL CONFERENCE, NOMINATIONS FOR ELECTION AS OFFICE BEARERS AND EXECUTIVE MEMBERS. C6/26.

Advising of the nominations which have been accepted in connection with the Elections to be conducted at the 1981 Annual Conference:

Metropolitan Vice-President	-	Ald. D.W. Sutherland, A.M.
Country Vice-President	-	Ald. V.H. Marland, M.B.E.
Treasurer	-	Ald. F. Zions

These candidates were unopposed and are therefore declared elected for the term of office commencing at the close of the Annual Conference. The President, Ald. the Hon. J.W. Kennedy, M.L.C. was elected for a two (2) year term at the 1980 Annual Conference. Listing the names of candidates for Metropolitan Member of the Executive and Country Member of the Executive.

B2. DEPARTMENT OF YOUTH & COMMUNITY SERVICES - YOUTH WORKER. Y1/4.

Referring to the application from the Hawkesbury Youth Group, and Council's representations, for a subsidy to help towards the costs of employing a full time Youth Worker. Advising that as the Youth Group had already obtained financial support as provided by the Western Suburbs Assistance Area Scheme, the Youth Grants Council declined to make funds available for the project for the 1980/81 financial year. Stating that advice had been forwarded to the Youth Group of the situation and that the Department would be pleased to consider a new application from the organisation after the Budget for 1981/82.

B3. RICHMOND LITERARY INSTITUTE - APPRECIATION. A3/1.

Thanking Council for its donation of the rates paid by the Institute. Also expressing appreciation for the assistance of technical officers of the Council in connection with the restoration and renovation programmes currently in hand as a result of assistance under the W.S.A.A.S.

B4. PENRITH CITY COUNCIL - JOINT COUNCILS' RIVER ADVISORY COMMITTEE. H5/11, S7/65.

Forwarding copy of the minutes of the Joint Council's River Advisory Committee meeting held on 14th August, 1981. Advising that when the question of whether or not the role of the Joint Councils' River Advisory Committee should be altered or expanded in the light of the findings of the Nepean/Hawkesbury Study, it was resolved that:

1. The committee examine in more detail the role of an expanded committee.
2. Discussions and investigations take place to find and pursue the benefits of an expanded committee that would concern itself with overall river management.
3. The discussions and investigations be carried out by the Town Clerk of Penrith, the City Engineer of Blue Mountains and Councillor Horrex.
4. Another meeting of the Joint Councils' River Advisory Committee take place in four weeks time.

B5. DEPARTMENT OF EDUCATION - HOBARTVILLE PUBLIC SCHOOL - PERMISSIVE OCCUPANCY OVER COUNCIL LAND. E3/3.

Thanking Council for its assistance in granting occupation of a strip of land adjacent to Hobartville Public School and undertaking to keep the land in a clean and tidy condition at all times.

B6. APEX AUSTRALIA - APPRECIATION. A3/1.

Thanking the President, on behalf of the National Administrative Committee of Apex, for his generous welcome to the Shire and wishing the combined Shire the best of luck in the future.

B7. WINDSOR HIGH SCHOOL PARENTS & CITIZENS ASSOCIATION - APPRECIATION. A3/1, P19/1.

Thanking Council for the generous gesture of waiving the fee for the renting of screens for the recent Art and Crafts Sale held at Windsor High School which was very successful.

B8. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION - PREVIOUS CORRESPONDENCE. B6/14/1, P12/6.

"Two letters were handed in at the Council Chambers on Friday, 3rd July from the above Association.

Could you please inform me as to why these letters were not read at Council meeting on Tuesday, 11th August and on whose authority they were held over till the 25th August, 1981.

We feel it was a matter of great importance and concern to 98% of members.

Would you please ensure that this letter is presented to Council meeting 8th September, 1981.

Thanking you."

(S.C. - At the meeting of Council on 11th August the Shire Clerk advised that all matters dealing with the building extensions would be dealt with at the Special Meeting on 25th August.)

B9. DEPARTMENT OF EDUCATION - APPRECIATION. L3/9.

Thanking Miss J. Brown and Mr. P. Poulson for spending time with a member of their staff, Mrs. P. Hall, and Mr. L. Whitmore, a co-ordinator of SERV from South Australia. Expressing gratitude to Miss Brown and Mr. Poulson for giving up an entire day to show and explain the developments in LERN to date.

B10. ANTI-AIRPORT CAMPAIGN COMMITTEE - MEETING HELD FRIDAY, 5TH JUNE, 1981. A8/3.

Forwarding the Minutes of the Hawkesbury/Nepean Rivers Basin Anti-Airport Campaign Committee meeting held at the Blacktown Civic Centre on Friday, 5th June, 1981. Advising that at that meeting it was resolved that:

- The Hawkesbury/Nepean Rivers Basin Anti-Airport Campaign Committee is opposed to any retention of land for special purposes (airport) in the western area of Sydney, as it would directly affect in excess of one million people.

- Mr. Ralph Hunt, Minister for Transport, be asked to advise, in view of his viewpoints expressed in an article in The Sydney Morning Herald on 3rd June, 1981 regarding the close-spaced parallel runway, why is it that the Commonwealth Government, if it considers such a runway to be essential, does not act under its constitutional powers, under which it has the right to acquire property for a Commonwealth purpose and under which it has full powers in respect of civil aviation.

- The Committee write to the various chambers of commerce and all relevant councils indicating the height of planes on take-off and landing over the business centres of Campbelltown, Fairfield, Penrith, St. Marys and Liverpool.

- Member councils be asked to donate an amount of $200 to purchase further bumper stickers, if no funds were remaining for this purpose.

B11. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - BUS SHELTER AT RICHMOND NORTH PUBLIC SCHOOL. 717-16, B5/1.

Stating that he has received representations from the P. & C. Association of the Richmond North Public School in respect of the behaviour of a number of high school students congregating at the bus shelter located at the corner of Grose Vale Road and William Street, North Richmond. Requesting Council's support in this matter and advising that he has approached the Richmond Police for assistance in the problem.

(S.E.: See report, Item 2 Correspondence, Works Committee 25/8/81).

B12. AUSTRALIAN RED CROSS SOCIETY - RED CROSS CALLING APPEAL. A7/2.

Advising that the final figure for the 1981 Red Cross Calling Appeal is $454,145 which is some $20,000 less than their record figure of last year, the amount collected in the Hawkesbury Shire being $3,573.

B13. DEPARTMENT OF THE VALUER GENERAL - VALUATIONS. R4/8.

"I refer to your letter of 27th July, 1981 and advise that it is proposed to carry out a General Valuation of the whole of Hawkesbury Shire during 1982-83. On this basis, the valuations would be applicable for 1984 rating."

(D.S.C.: This advice is in response to Council's request that any re-valuation apply to the whole of the Hawkesbury Shire.)

B14. ALAN CADMAN, M.P. MEMBER FOR MITCHELL - POST OFFICE AT GLOSSODIA. P5/1.

Advising that he has made representations on Council's behalf to the Minister for Communications, The Rt. Hon. I. Sinclair, strongly supporting the need of a Post Office at Glossodia.

B15. THE McDONALD VALLEY SPORTS AND RECREATION CLUB - APPRECIATION. A3/1.

Thanking Council for their generous donation and advising that the gymkhana raised just over $2,000.00.

B16. MRS. J. CLEMINSON - APPRECIATION. A3/1.

Expressing sincere thanks for the help Council made available to her son, Phillip Long, and herself on the loss of Dean Long in Darwin on 8th August. Also conveying thanks to Mr. Owen McPherson, Manager of Richmond Lawn Cemetery.

B17. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - LOCAL GOVERNMENT AND COMMUNITY ARTS. C4/3.

Enclosing a special approach from Mr. Murray Edmonds of Murray Edmonds Management Services who has a brief from the Community Arts Board of the Australia Council to form a national overview of the current involvement of local government in the development of the cultural life of communities throughout Australia and requesting Council's responses.

(D.S.C.: The information sought by Mr. Edmonds has been forwarded.)

B18. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 3407. C4/2.

Enclosing a copy of the Department of Public Works' notes regarding hazards associated with working in confined spaces.

B19. DEPARTMENT OF MAIN ROADS, N.S.W. - SPEED ZONING. T1/1, 665-722.

Enclosing copies of Direction to Restrict Nos. 91/10 and 91/11 for the alteration of speed limits on Grose Vale Road, Grose Vale:-

(1) A speed limit of 60 km/h from a point 0.9 km west of Grose River Road to a point 4.5 km west of Grose River Road, a distance of 3.6 km.

(2) A speed limit of 80 km/h from a point 1.1 km east of Grose River Road to a point 0.9 km west of Grose River Road and from a point 4.5 km west of Grose River Road to a point 0.01 km south of Boggs Road.

(S.E.: A plan denoting the zones will be available at the meeting.)

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 25th August, 1981 commencing at 4.25 p.m.

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

Apologies for absence were received from Councillors Knight and Rose and accepted.

The following recommendations were passed as resolutions of the Committee:

1. ACCOUNTS PAID

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	010942-011704, 10659	1,438,291.31
General Loan Account No. 1	417825	96,318.19
Sewerage Local	282080-282104	284,084.61
Sewerage Loan Account No. 2	417824	165,566.65
Trust Fund	000111-000175	
	282405-282409	2,488,751.53
Main Roads Trust	262205	23,311.79
		$4,496,324.08

2. STATEMENT OF BANK BALANCES, INVESTMENTS & FORM 2

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

3. CORRESPONDENCE

ITEM 1: (File 625-7)

CORRESPONDENT: KURRAJONG FESTIVAL COMMITTEE

SUBJECT: McMAHONS PARK, KURRAJONG

SHIRE CLERK'S REPORT

The Kurrajong Festival Committee will be conducting its 24th Annual Kurrajong Festival and Gymkhana on Sunday, 1st November, 1981. The Committee has written to Council requesting permission to have McMahons Park closed and to be able to charge an entry fee of 50¢ per adult, children to be admitted free.

The care, control and management of McMahon's Park, Kurrajong, has been vested in a Committee formed under Section 527 of the Local Government Act.

Recommendation

1. Council authorise closure of McMahons Park on Sunday, 1st November, 1981 subject to the concurrence of the 527 Committee.

2. An admission fee of 50¢ per adult be fixed for that day.

3. Authority be granted to the Kurrajong and District Improvement Association to collect the fee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P12/10, B6/1)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: MEETING HALL

Advising that it is not always convenient to hold meetings at the Pitt Town school or the church halls and requesting Council to consider the erection of a small meeting hall in Pitt Town on Council owned land near the Pitt Town Tennis Courts.

S.E. REPORT

The population of the community of Pitt Town is increasing with the development occurring in that township and consideration should be given to the provision of a community hall with other projects in the five year capital works programme.

Recommendation

That the request by the Pitt Town Progress Association for the provision of a community hall be referred for consideration in the preparation of the five year capital works programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-213)

CORRESPONDENT: PITT TOWN TENNIS CLUB

SUBJECT: NEW TOILET BLOCK

Stating that as the toilets in the Pitt Town Park and Tennis Club area will now have to be connected to the sewer line, they would like Council to consider building a new toilet block as the present toilet sheds are of a delapidated weatherboard construction which are not lined or weatherproof.

S.E. REPORT

Council made provision in the current capital works programme for provision of new toilet facilities at Brinsley Park, Pitt Town however no provision has been made for Memorial Park. It is considered that this item should be referred for consideration in the five year capital works programme.

Recommendation

That the provision of a new toilet block in Memorial Park, Pitt Town be considered in conjunction with the formulation of the five year capital works programme and the Pitt Town Tennis Club be so informed.

COMMITTEE'S RECOMMENDATION

THE PROVISION OF a new toilet block in Memorial Park, Pitt Town be included in conjunction with the formulation of the five year capital works programme and the Pitt Town Tennis Club be so informed.

ITEM 4: (File T1/1, 665-722)

CORRESPONDENT: RICHMOND NORTH PUBLIC SCHOOL

SUBJECT: SUPERVISION OF PEDESTRIAN CROSSING

Advising that a substantial portion of the school population live east of Grose Vale Road and are required to cross the road twice daily. A pedestrian crossing is provided to the front gate of the school, but this crossing is not supervised in the mornings and motorists tend to be travelling at such a speed down the straight hill, that in many instances, stopping is out of the question. Requesting the employment of a "lolly-pop" person to supervise the crossing both in the morning and afternoon.

S.E. REPORT

There are some 27 primary schools in the Shire of Hawkesbury, the majority of which would have a children's crossing over a busy road for access to the primary school. It is not considered appropriate for Council to enter into the role of providing paid "lolly-pop" persons to supervise school children crossings as these people are authorised and employed by the Police Department, employed locally and given basic training. They are employed for approximately three hours per day, 1½ hrs. in the morning and 1½ hrs. in the afternoon, for approximately $100 per week.

To obtain such a person an application should be made, a marked crossing must already be at the location and it must not be a dangerous crossing. A warrant is necessary, relating to such particulars as the number of children using the crossing and the number of cars passing over the crossing.

It is understood that applications are placed on a priority list which is statewide. Priority is based on need, not necessarily in order of receipt of application.

Recommendation

That the principal of the Richmond North Public School be informed that the provision of "lolly-pop" persons is a function of the N.S.W. Police Department and that application for provision of "lolly pop" persons should be made to the N.S.W. Police Department Traffic Branch.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File L1/1)

CORRESPONDENT: GIRL GUIDES ASSOCIATION (NEW SOUTH WALES) - HAWKESBURY DIVISION

SUBJECT: RE-ERECTION OF WINDSOR GIRL GUIDES HALL

Seeking Council approval for the re-erection of the Windsor Girl Guides Hall, should the insurance company decide the fire damaged building will prove too costly to repair. Stating that if the insurance company decides that it will be too costly to repair, they will proceed with the demolition as soon as possible and submit plans for a new building.

Shire Clerk's Recommendation

Council agree to the re-erection of the building on the existing site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File B6/14/1, P12/6)

CORRESPONDENT: RATEPAYERS ASSOCIATION

SUBJECT: EXTENSIONS TO ADMINISTRATIVE BUILDING

"In August 1979, the Council of the Municipality of Windsor resolved to proceed with the construction of additions to the existing Administrative building and a new library.

In a Finance Committee report of 31/7/79 it was stated that the project would not impose any costs to ratepayers, and it would be financed in part by the sale of property as follows. Proceeds in reserve $300,000: further sales to be made including library $400,000.

Would you kindly advise as follows:

1. The date of settlement of Lot 1 Ham Street, Windsor.
2. What property sales were included in "proceeds in reserve".
3. What further property apart from the old library building was it proposed to sell.
4. How much of that property has been sold.
5. Is it still proposed to sell the old library building.
6. To what extent were ratepayers funds used to finance the entire project including the new Rest Centre and Coffee Shop, Fitzgerald Street, Windsor and extensions to library at Richmond.
7. The total cost of the Rest Centre and Coffee Shop at Windsor and the cost of operating the same.

Your prompt reply would be much appreciated."

SHIRE CLERK'S REPORT

A considerable amount of time would be involved in obtaining the information required by the Association.

At the present time the staff are fully engaged in completing the 1980 Statements of Accounts for both Councils as well as endeavouring to get the 1981 accounts up to date. It is hoped that we will be able to do this by the end of the year and that the Windsor Statements of Accounts will be completed by the end of August and Colo accounts shortly thereafter. These matters are urgent and have a high priority.

It is proposed that the information be given to the Association when this situation has been reached.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File A7/5, D1/1)

CORRESPONDENT: HAWKESBURY AREA REHABILITATION CENTRE

SUBJECT: FINANCIAL ASSISTANCE

Advising that the Hawkesbury Area Rehabilitation Centre was established 16th February, 1981, with the Centre's aim being to provide social and physical rehabilitation to elderly and disabled citizens so they may achieve a measure of physical, psychological and social independence.

Requesting financial assistance from Council, as the Centre is rapidly growing and they are in need of various equipment.

Shire Clerk's Recommendation

Council make a donation of $250 to assist with the establishment of this Centre, and the question of further donations in subsequent years be considered when Council has had the opportunity to assess the functions and operations of the Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 486, P12/6)

CORRESPONDENT: RATEPAYERS ASSOCIATION

SUBJECT: KURRAJONG WATER SUPPLY SCHEME

"Could enquiries be made as to why levies, which were fixed in the early years of the Kurrajong water reticulation scheme, have been increased in recent years, when the promise was made that they would be reduced over a period of time.

How is it that more recent subdivision residents are not levied in some areas, while being served by same scheme.

If payment was made in some form by those non-levied residents - how much was it that enabled them to be free of being levied.

It is hoped that Council will consider what is best for the district."

SHIRE CLERK'S REPORT

The Kurrajong water local loan rate was first levied by the former Colo Shire in 1975 for the provision of water in the Kurrajong/Kurmond area. This scheme was constructed as a Government assisted scheme with Council and the New South Wales Government meeting half the cost each. Council's contribution was made from loan funds and a local loan rate was levied to meet the repayments. This local loan rate also is to meet any deficiencies incurred by the Water Board in the operation of the scheme. The rates levied have been as follows:

1976	$65
1977	$65
1978	$65
1979	$85
1980	$85
1981	$103

Deficiencies payable to the Water Board have been:

Year ending 30th June	1976	$1,706.57	
	1977	$8,432.50	
	1978	$9,460.61	
	1979	$10,564.70	
	1980	$10,691.69	
	1981	$17,400.00	(Estimated)

The deficiency on the operation of the scheme has necessitated an increase in the local loan rate.

Within the benefit area of the Kurrajong water supply scheme a subdivision was carried out (approximately 70 lots), and as the subdivider paid a capital contribution to the Metropolitan Water Sewerage and Drainage Board for the provision of water the loan rate was not levied.

Recommendation

The report be received, and the Ratepayers Association be advised accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and a report be submitted on the possibility of the 70 lots involved contributing towards the deficiencies incurred by the Water Board in the operation of the scheme.

ITEM 9: (File L1/97, 913-3)

CORRESPONDENT: CONWAY, MACCALLUM & CO.

SUBJECT: NORTH RICHMOND MARKET TOWN PTY. LTD - LEASE OF LOTS 10 & 11, SECTION B AND LOTS 20, 21 & 22, SECTION A, D.P. 17017 BELLS LINE OF ROAD

Referring to their clients lease of the above premises and various representations made for amendments, and stating that as the outcome of these negotiations has failed to satisfactorily resolve the situation, their client has made arrangements for the assignment of the lease to S.H.B.A. Pty. Limited. Requesting Council to consent to the assignment and urgently advise of any information required to support the application for consent.

SHIRE CLERK'S REPORT

Subject to any directions from Council, Council's Solicitor is seeking certain information regarding S.H.B.A. Pty. Limited. Mr. Walmsley will then submit a report to Council.

Recommendation

The letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1 : (File L1/95)

SUBJECT : HOBARTVILLE NEIGHBOURHOOD SHOPPING CENTRE - CONSTRUCTION OF ADDITIONAL SHOPS

In response to enquiries Council resolved on 10th March :

> "A proposal for the additional shops at the Hobartville Shopping Centre be advertised seeking prospective tenants, the type of business to be carried out and the rental which would be paid with the size of each shop determined following discussion between the prospective tenant and Council."

Firm enquiries have now been received for space for a newsagency and space for a take-away food shop. The newsagency is prepared to pay $7.50 per square foot plus annual C.P.I. for 90 square metres and the prospective lessee of the take-away food shop is prepared to pay $100 per week plus C.P.I. for 45 square metres. Both rentals are approximately the same as the amounts which are now being paid for the same area of space in the existing Centre. The prospective lessees are prepared to enter into an agreement that they will rent the shops for the amounts stated before construction.

It is estimated that to extend the shopping centre providing two shops 10m. x 9m. and two shops 10m. x 4.5m. would cost $160,000 based on present costs. It is felt that there would be no difficulty in leasing the other two shops, and it would be unwise not to construct the four shops at this stage. The estimated total return would be approximately $24,000 which would be a yield of approximately 15% in the first year increasing annually with Consumer Price Index variations.

It is proposed that the amount be financed from the Long Service and Sick Leave Reserve, which is estimated to have a balance of $393,000 at the end of this year.

Recommendation

Subject to lease agreements being entered into with the two prospective tenants, the extensions be constructed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File C11/4)

SUBJECT : EXECUTION OF CONTRACTS

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

Owner	Property	Price
Hawkesbury Shire Council	Lot 4, Phillip Place, McGraths Hill. to M.K.Long	$19,500
"	Lot 9, Phillip Place, McGraths Hill to G. Sait & J.M.Cuthbert	$22,500
"	Lot 11, Phillip Place, McGraths Hill to A.T.Mudiman	$19,000
"	Lot 13, Phillip Place, McGraths Hill to R.F. & A.R.Tuttlebee.	$22,000

SHIRE CLERK'S REPORT

ITEM 2 Continued :

Recommendation

The report be received and the Memorandums of Transfer be executed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3 : (File S13/39)

SUBJECT : SALE OF LAND AT McGRATHS HILL.

A letter has been received from J.J.Roche Pty.Ltd., Estate Agents, Windsor, advising that Hooker Homes are prepared to purchase the remaining seven allotments at McGraths Hill (9 lots have been sold and/or subject to settlement), for the sum of $119,000; stating that they consider that as the land is filled requiring extensive pier and beam footings and close to a main road, they believe the amount is a good offer; also under present market conditions it would take some considerable time to sell at the prices being sought.

Proposing that it would be to Council's benefit to sell all seven allotments as one parcel with the advantage that the proceeds could be invested in the short term money market, which would enhance the gross income from the sale of the land.

Finally advising that if the allotments are sold separately, commission would amount to $6,495, whereas sold as one parcel, the commission would be $3,480, a saving of $3,015.

Council fixed the price of these allotments on 14th July, the total being $156,500. The net yield after commission would be $150,005. The offer by Hooker Homes would yield a net of $115,520, a difference of $34,485. Negotiations took place regarding an increase in the offer but the Company was not prepared to do this.

The amount offered is only $17,000 per allotment whilst Council is seeking the following amounts :

Lot 2	@	$19,000
Lot 3	@	$22,000
Lot 5	@	$23,500
Lots 7, 8, 14, & 15	@	$23,000

Since the Council's resolution of 14th July fixing the prices, four allotments have been sold ranging in price from $19,000 to $22,500.

Recommendation

The Company be advised that the offer is not acceptable.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 4 : (File V1/1)

SUBJECT : VACATION PLAY CENTRES - SPRING SCHOOL VACATION REPORT BY RECREATION OFFICER

"I am pleased to report that the Western Sydney Vacation Care and Play Centre Co-Ordinating Committee has approved Council's application to conduct five centres during the coming holiday period subject to the subsidy being supplied by the Department of Sport & Recreation at :

Glossodia Community Centre	one week
McMahons Park, Kurrajong	one week
Oakville Public School	one week
South Windsor Primary School	two weeks
Richmond Primary School	two weeks

The cost of these Centres will be approximately :

Salaries	$3,946.76
Equipment	500.00
Petty Cash - $20 per Centre per week	140.00
Advertising	50.00
	$4,636.76
Department of Sport & Recreation Subsidy	1,973.38
Council contribution	$2,663.38

The Department of Sport & Recreation has since informed me by telephone that the subsidy has been approved and that a letter of confirmation is in the post."

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File A6/208)

SUBJECT: ACQUISITION - MACQUARIE & GEORGE STREETS, WINDSOR

The subject land is known as Lot 1, D.P. 54785 and owned by J.R. Eadie. Council has offered the owner the sum of $20,000 to acquire the land, the compensating amount determined by Council's valuer.

Subsequent to the offer, the owners of the land have advised through their valuer, Fuller Flanders & Associates, that they are not prepared to accept Council's offer but state they feel the land is worth $46,000 plus costs of $4,000. They also advise that they are prepared to take the matter to the Land and Environment Court for determination.

Fuller Flanders further advise that their client is prepared to agree to Council compensating them with $20,000 now with the remainder of the monies, if applicable, being paid at a later date. Advice has been received from Council's Solicitors, who can see no good reason for making a part of advance payment to Mr. Eadie of $20,000.

The area of dispute with the amount of compensation appears to be with a right-of-way and an alleged interest in land fronting George Street. Due to a subdivision, the right-of-way appears to have been abandoned. A search of title has been undertaken and Council's Solicitors have confirmed that it cannot be established that the right-of-way exists, or that Mr. Eadie has an interest in the adjoining land. Council is waiting for further advice from Fuller Flanders on these matters.

Recommendation

1. Fuller Flanders & Associates be advised that, at this stage, Council is not prepared to make a part payment of $20,000.
2. The matter will be re-considered by Council upon further information being supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File T4/7)

SUBJECT: HAWKESBURY SHIRE TOURIST PROMOTION COMMITTEE - REPORT BY TOURIST PROMOTION OFFICER

The Hawkesbury Shire Tourist Promotion Committee at its meeting of 4th August, 1981 resolved that Council be requested to:

(a) Make available to the Committee the donations of $500 each as pledged by the former Windsor Municipal Council and Colo Shire Council for the preparation of a Tourist Information Booklet.

(b) Investigate suitable sites for the establishment of a Tourist Information Centre.

(c) Alter the name of the Committee to the Hawkesbury Shire Tourism Promotion Committee.

1. The former Windsor Municipal Council and Colo Shire Council resolved to make a donation of $500 each for the preparation of a Tourist Information Booklet.

2. The selection of a suitable site and the establishment of a Tourist Information Centre is a very involved process and will take some time in investigation in relation to suitable sites and funding that may be available to assist with the acquisition of the site and/or the establishment of a Tourist Information Centre.

3. Reference to the Index of Tourist Organisations in New South Wales indicate that a considerable number use the name Tourist while an equal number use the name Tourism.

The Department of Tourism in Sydney has been contacted and they advised that either name is appropriate.

Recommendation

1. $1,000 be paid to the Tourist Promotion Committee for the preparation of a Tourist Information Booklet.
2. Investigations be carried out to determine the most suitable site for the establishment of a Tourist Information Centre and that all sources of finance be investigated which may be available for the acquisition of a site and/or the construction of a Tourist Information Centre.
3. The name of the Committee be left as the Hawkesbury Shire Tourist Promotion Committee.

COMMITTEE'S RECOMMENDATION

1. $1,000 BE PAID to the Tourist Promotion Committee for the preparation of a Tourist Information Booklet.
2. Investigations be carried out to determine the most suitable site for the establishment of a Tourist Information Centre and that all sources of finance be investigated which may be available for the acquisition of a site and/or the construction of a Tourist Information Centre.
3. The name of the Committee be changed to the Hawkesbury Shire Tourism Committee.

ITEM 7: (File B9/1)

SUBJECT: OAKVILLE BUSH FIRE BRIGADE

At the Ordinary meeting of Council held on 11th August, 1981 advice was sought regarding:

1. Whether some provision had been made in the Estimates for the Oakville Bush Fire Brigade.

2. Whether the $4,400 required for equipment would attract a subsidy from the Bush Fire Council.

1. No specific provision was made in Council's Bush Fire estimates for the Oakville Bush Fire Brigade.

2. The amount of $2,200 for the provision of radios would attract a subsidy from the Bush Fire Council and this will be included in the 1982/83 submission to the Bush Fire Council.

The remaining $2,000 represents installation of a call-out system similar to that previously provided by Baulkham Hills Shire Council and this item will not attract a subsidy in the Bush Fire Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5. SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File S1/1)

SUBJECT: UNIFORM - ORDINANCE INSPECTOR

REFERRED ORDINARY MEETING 11TH AUGUST, 1981

Council requested that an investigation be made regarding the provision of a suitable uniform for the Ordinance Inspector. It is considered that an appropriate uniform would be desirable and would assist in ready identification of this officer when approaches are made to members of the public. This matter has been discussed with the Ordinance Inspector who also feels that the wearing of a uniform would be a distinct advantage.

Clothing selected should be reasonably hard wearing and be of smart appearance, and it is suggested that the Permanent Press range produced by Yakka would be appropriate.

It is suggested that short trousers and a short sleeved shirt would be suitable for summer wear and a matching jacket over long sleeved shirt and long trousers for winter would be appropriate. A tie would be worn with both uniforms and an emblem stating Hawkesbury Shire Council Ordinance Inspector would be displayed on the sleeves and breast pockets.

Two summer and two winter uniforms can be provided for a total cost of approximately $150.

Recommendation

The uniforms be provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File B7/3)

SUBJECT: PREMISES PART PORTION 25 TRIANGLE LANE, RICHMOND

The owners of this property, Mr. and Mrs. N. Vassallo, have been occupying a converted agricultural shed on this property for some considerable time. The history of this matter is as follows:

10/10/79 A complaint was received that an agricultural shed was being occupied and that proper sanitary facilities were not available.

17/10/79 Inspection of premises carried out which revealed that the complaint was justified.

9/11/79 Notices under Sections 306(2) and 317B(1A) of the Local Government Act were served requiring that the building not be used for habitable purposes and illegal building works be demolished within six months.

A covering letter with the Notices was sent stating that as the land was below the level of 12.2 metres above Standard Datum, approval to erect a dwelling could not be granted.

3/4/80 A letter was received from Mr. A. Cadman making representations on the owners' behalf.

15/4/80 Reply sent to Mr. Cadman pointing out that:

(a) No approval from Council was sought to occupy the building or to carry out the building works.
(b) The unsatisfactory living conditions which exist.
(c) The provisions of Council policy regarding residential development on flood prone land, and the requirements of the Windsor Planning Scheme Ordinance.
(d) That approval to erect a dwelling on the land could not be granted.

25/5/80 A further letter was received from Mr. Cadman again making representations on the owners' behalf.

4/6/80 A reply was sent to Mr. Cadman stating:

(a) The relevant clause of the Windsor Planning Scheme Ordinance.
(b) The levels of Mr. Vassallo's land.
(c) The problems generally which are associated with residential development on flood prone land.

23/10/80 A further inspection revealed that the Notices were not complied with.

28/10/80 A letter was sent to the owner inviting him to make written representation as to why Council should not institute further action.

2/11/80
(a) A reply was received from the owner stating that the building was occupied by himself, his wife and four children and they were experiencing financial difficulties.
(b) Seeking approval to fill the land and erect a new home.
(c) Absolving Council from any liability in the event of damage caused by flood.

The structure being occupied is a bush timber framed shed clad externally with second hand corrugated iron and lined internally with asbestos cement. It is divided into three bedrooms, bathroom, kitchen and lounge and no approval was sought or granted for these alterations.

The structure is situated on the highest part of the land which is 11 metres above standard datum. The building is structurally unsound and the sanitary facilities available are unsatisfactory with all waste being discharged untreated into a hole excavated in the ground.

Recommendation

1. That final Notice be served under Section 306(2) of the Local Government Act on the owners, S. & N. Vassallo, of premises Part Portion 25 Triangle Lane, Richmond, requiring the vacation of the building within six months from the date of the Notice.
2. That final Notice be served under Section 317B(1A) of the Local Government Act allowing six months to demolish the unauthorised alterations.
3. Notices to be accompanied by covering letter pointing out that:

(a) Approval to erect a dwelling on the land cannot be granted because of the level of the land, and the requirements of the Windsor Planning Scheme Ordinance.
(b) Consideration will be given to granting approval for the conversion of the existing building for a storage shed for agricultural purposes subject to a building application with appropriate plans and specifications being submitted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-6)

SUBJECT: MACQUARIE PARK HOUSE - RICHMOND COLLECTIVE

As Council is aware a meeting was held with representatives of the Richmond Collective at which Council was represented by Councillor Sullivan, Councillor Rotherham, the Shire Clerk and the Shire Health Surveyor to discuss and determine details of the proposed use of the building and desirable or necessary alterations to the building to render it appropriate to the new use.

It was agreed that as the use of the building would be substantially unchanged, the requirements of Ordinance 70 in relation to upgrading fire safety of the building would not be necessary, however, it was felt that as the existing stair was narrow and awkward, an additional stair should be provided to allow safe and convenient egress, and that fire extinguishers should be provided to allow ready suppression of fire breakout.

The Collective agreed to provide full details of the management of the proposed accommodation project at Macquarie Park, which have been received and are summarised as follows:

Permanent residents

It is envisaged that there would be 3 to 4 permanent residents who would have responsibility as supervisors and caring adults in the household and caretakers of the building. One of these people or a member of the household management group would be present at all times.

Residents

In addition, there would be accommodation for up to six other residents in dormitory style rooms. The length of stay would be limited to six months and residents would contribute a proportion of their income each week for board. Although each individual's privacy would be respected as far as possible all are expected to share in the life of the household and in particular to household duties.

Household Management Group

A management group comprising permanent residents, other representatives of the Richmond Collective, representatives of the Hawkesbury Crisis Accommodation Association and interested community groups would establish the overall policy and rules of the household which would include bans on drugs and alcohol, restricted areas for smoking, general discipline and the like.

Admission

Before becoming a resident, anyone interested in joining the household would have an interview with at least two members of the management group and would also meet with other residents. Anyone in a crisis situation and requiring specialised assistance or counselling would be referred to other more appropriate agencies. It is not expected that there would be any residents under 16 years of age except under exceptional circumstances and with the recommendation of a District Officer of the Department of Youth and Community Services.

Support

Apart from contact with wider community through the household management group, residents would be strongly encouraged to take part in the activities of the Richmond Collective, the Richmond CYSS programme, St. Miguel Family Life Centre and other community groups as appropriate.

Kiosk

The kiosk and tea room would continue to operate as a small business on weekends and public holidays.

Structural Alterations - Emergency exit and stairs

The Collective is prepared to tender for the work; a preliminary estimate indicates the job will cost:

Materials	$500
Labour & expenses	500
	$1000

Honorary Architects

To support their proposal to develop the house, W.E. Lucas and Associates, 83 Stafford Street, Paddington, will advise in an honorary capacity on design application. A formal application will be submitted covering initial development proposals, including the abovementioned stairway, through the Architects.

It is felt that the Collective's estimate for the erection of an additional stair is low, and would it is believed, cost close to $2,000. It is felt, however, that such use would be of significant benefit to the Collective and the people whom they serve, and would be an appropriate use for this building.

Recommendation

Council agree to the lease of the Macquarie Park House to the Richmond Collective for the purposes as outlined on a yearly basis at a nominal rental, and that when final plans regarding the stairway are received steps be taken to have the required work carried out, inviting the Collective to tender for the work as suggested by themselves, and that this work be carried out at Council's cost.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

6. QUESTIONS WITHOUT NOTICE

Councillor Rotherham stated that the Hawkesbury District Band Committee had asked if Council would be willing to supply at Council's cost a quantity of leaflet material that the Band could distribute at some of their functions.

The Shire Clerk asked if the Band would give Council some idea of what is required, arrangements would be made for the leaflets to be run off on the off-set printer.

Councillor Rotherham asked if Council would consider giving a $25 advertisement on the Hawkesbury Eisteddfod programme.

The Shire Clerk advised that he had delegated authority to do this and that they be asked to contact the Deputy Shire Clerk.

Councillor McEwan asked if Council was any closer to a 41F appointee on the Bush Fire Brigade.

The Shire Clerk advised that a report would be submitted to the next Ordinary Meeting.

The Shire Clerk advised that verbal advice had been given that approval had been granted to the Department of Agriculture to proceed with the lease of the old Library building at the rate of $7.50 per square, and verbal assurance had also been given that the Treasury would be forwarding a letter before the end of the week.

He stated that he would be submitting a report to Council on the possible use of the old Council Chambers.

The meeting terminated at 5.22 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 25th August, 1981 commencing at 9.57 a.m.

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

Apologies for absence were received from Councillors Knight & Rose.

WORKS COST STATEMENT

THE STATEMENT BE received.

Councillor Buttsworth referred to the section in Macquarie Street that has not been kerbed and guttered. The Engineer stated that Council had asked for a programme of works to be submitted to Council and this is at present under consideration and should be submitted to the September meeting. He stated that sealing of roads in Macquarie Street is still under consideration by the Department of Main Roads and at this time the Department is undertaking some dust depressant and provision will be made some time this year for the sealing of the shoulders.

Councillor Dunn referred to the Richmond Drainage Scheme and asked how much it was expected would be expended this year on these works. The Engineer advised that an amount of $50,000 would be expended prior to the 31st December, 1981 and further plans will be submitted for 1982.

CORRESPONDENCE

ITEM 1: (File T1/1, 455)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS, N.S.W.

SUBJECT: SPEED ZONING

Referring to a request from Council for the extension of the 60 km/h speed zone on Bells Line of Road, Kurrajong Heights, north of the existing 60 km/h zone and advising that investigations reveal that the volume of pedestrian activity in the area is minimal and roadside development is sparse. Stating that in view of this and the fact that the road environment is semi rural, the extension of the 60 km/h speed zone is not considered warranted at this time, consequently, it is proposed to retain the existing 80 km/h.

S.E. REPORT

The speed zone alters from 60 km/h to 80 km/h at a point just west of Warks Hill Road.

Property access is provided into Kurrajong Heights at four further road intersections with access available to the hotel and a roadside stall. Although pedestrian activity is minimal it is considered that the vehicular movement conflict is sufficient to warrant extension of the 60 km/h speed zone to a point just north or west of Coach House Road.

Recommendation

That the Department of Main Roads be requested to review the speed zones through Kurrajong Heights and give further consideration to the extension of the 60 km/h zone to a point just past Coach House Place.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 717-16, BS/1)

CORRESPONDENT: RICHMOND NORTH PUBLIC SCHOOL P. & C. ASSOCIATION

SUBJECT: BUS SHELTER

Advising that the existing bus shelter at the corner of Grose Vale Road and William Street, adjacent to the school entry, is being used as a congregation point for students of local high schools. Stating that the behaviour and language emitting from this shelter has resulted in many young children being prepared to cross three busy roads rather than walk past this bus shelter. Requesting the bus shelter to be relocated away from the vicinity of the school.

S.E. REPORT

The existing bus shelter is located in William Street, close to Grose Vale Road, North Richmond and adjoins the Richmond North Public School. The principal has complained on a number of occasions of hooliganism by young persons congregating about this bus shelter to the harassment of younger children and of the obscenities painted on the walls of the structure. Whilst the obscenities have been obliterated by painting it has been found that this has only a short term effect and the obliteration appears to present a challenge for further vandalism.

The erection of the shelter would have emanated from a request for the provision of same and the relocation of the shelter away from the proximity of the entrance of the school would detract from the provision of such shelter. Rather than relocate this structure a joint approach between the Council, the P. & C. Association and the School Principal should be made to determine a rationale for the prevention of the harassment of the younger children.

Recommendation

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S1529)

CORRESPONDENT: STOCKS & HOLDINGS

SUBJECT: MACQUARIE TOWN ESTATE - McGRATHS HILL

Forwarding an account in the sum of $17,976 for the construction of the eastern side of Old Hawkesbury Road between Plimsoll Street and Pitt Town Road.

S.E. REPORT

The former Windsor Council agreed (May 1980) to meet the full cost of kerb and gutter and road construction on the eastern side of Old Hawkesbury Road between Plimsoll Street and Pitt Town Road through to the reconstruction of the road intersection at Pitt Town Road being undertaken by the Department of Main Roads at full cost to the developer. The cost was estimated at $15,274 at that time.

The additional cost incurred was mainly in respect to earthworks and supply of pavement materials with small cost increases for the bituminous seal and asphaltic concrete surface course and authorisation of an extra to trim the footpath against the properties Garfield Street with rear boundary to the work.

The additional cost is considered reasonable.

Funds amounting to $9,000 have been provided in the 1981 Vote for Roads and Bridge Construction and Reconstruction Unsealed Surfaces and it will be necessary to increase the allocation. It is proposed that the work be funded within the vote with the allocation for Rose Street, Wilberforce reduced by the corresponding amounts.

In respect to the property adjacent to the kerb and gutter the construction was completed at unit cost of $13.85/m. As the work is along the rear or side boundary of the allotments it is proposed that the contribution payable be 25% of the actual cost, i.e. $3.46 per lineal metre.

Recommendation

That payment of $17,976 be made to Stocks & Holdings for the construction of the roadworks Old Hawkesbury Road, east side, between Pitt Town Road and Plimsoll Street and that the programme for Roads & Bridges Construction and Reconstruction Unsealed Surfaces be amended as follows:

Old Hawkesbury Road	$17,976
Bootles Lane	15,000
South Windsor Lane	6,000
Vollers Lane	15,000
Jordan Avenue	25,000
Rose Street	16,024
Tizzana Road	60,000
Grose River Road	20,000
Warks Road	10,000
Old Stock Route Road	30,000
Total	215,000

That the charge attributable to the property owners for construction of kerb and gutter be fixed at $3.46 per lineal metre, 25% of the actual cost.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File B5/1)

CORRESPONDENT: BUS AND COACH ASSOCIATION (N.S.W.)

SUBJECT: SCHOOL BUS SAFETY

Requesting Council's co-operation to implement the following resolution passed at a recent meeting of the Association's Executive Committee:

> "That Councils be requested to provide an area beside country roads in order that a bus may stop off the road alignment. This would entail only minimal grader work in the course of maintenance."

S.E. REPORT

The above letter was written in general terms only and before Council could give serious consideration to the request the Association should submit particular details of what roads and locations the requested bus standing bays would be desired.

Recommendation

That the Bus and Coach Association (N.S.W.) be advised that Council would be prepared to give consideration to the request for the provision of bus standing areas, particularly for school buses however the roads and locations desired for such facilities would need to be indicated for Council's consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 625-14)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: PROPOSED EASEMENT FOR TRANSMISSION LINE- GLOSSODIA PARK, SHEPHERDS ROAD, GLOSSODIA

Advising that it is necessary to effect an 11kV overhead mains connection between Jordan Avenue and Shepherds Road, Glossodia to maintain an adequate supply of electricity to the area. The route chosen for the connection affects a parcel of Crown land in Shepherds Road, Glossodia, being Public Reserve MS6668Sy, known as Glossodia Park. Seeking Council's concurrence to this proposal.

S.E. REPORT

The proposed transmission easement has a width of 9m. and affects Glossodia Park at its south eastern corner extending from Shepherds Road diagonally through the western boundary. The effect on Glossodia Park is minimal.

Recommendation

That Prospect County Council be informed that this Council has no objection to the proposed easement for transmission line 9m. variable width affecting Glossodia Park (Reserve MS6668Sy) as indicated on Plan No. F32914A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 665-1311)

CORRESPONDENT: PETITION CONTAINING 27 SIGNATORIES

SUBJECT: McMAHONS ROAD, KURRAJONG

"The local residents of McMahons Road, Kurrajong wish to apply for the completion of the bitumen sealing for the above road.

The existing dirt surface in the wet weather is unsatisfactory as the Council already knows, the long delays getting vehicles towed and the inconvenience getting to and from work is deplorable.

In the dry weather, the heavy traffic creates even a greater hazard, dust making living conditions, driving conditions and general livelihood badly affected."

S.E. REPORT

McMahons Road has been a gravel surface road serving the adjoining properties for some considerable period. Earlier this year some reforming works were carried out with the table drains being partly filled. In the subsequent wet weather these filled areas caused local bogging. These filled areas should now be stabilised and this particular problem should be minimal. The length of this road is some 2km. and the estimated cost of pavement strengthening and bitumen surfacing is $120,000. No funds have been provided for this work in the Estimates for 1981.

Recommendation

That the sealing of McMahons Road, Kurrajong be referred for consideration in the Estimates for 1982 and the Petitioners be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S11/1)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING

Informing Council that approval has been given for the erection of a street light in Collith Avenue, South Windsor at increased annual charge of $44.20 and enclosing copy of plan.

S.E. REPORT

The proposed street lighting will serve the existing built-up area in Collith Avenue near the junction of Woods Road.

Recommendation

That Council accept the proposal of Prospect County Council for the street lighting in Collith Avenue at the increased annual charge of $44.20.

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. DEPARTMENT OF MAIN ROADS - IMPROVEMENTS TO THE INTERSECTION OF WINDSOR ROAD WITH BANDON & CHAPMAN ROADS, VINEYARD. T1/11, M1/1, R1/19.

Advising that investigations at this intersection have revealed that the installation of traffic signals is not warranted, however it is proposed to improve the intersection by the provision of right turning bays and acceleration and deceleration tapers. Enclosing a copy of the Department's Plan detailing the work, which will be undertaken as soon as funds are available. Advising that the legend "Oakville" will be added to the supplementary direction sign at the intersection.

2. DEPARTMENT OF MAIN ROADS - SPEED LIMIT IN TIZZANA ROAD, EBENEZER. 665-2006, 927.

Advising that the Department is currently investigating the above matter with a view towards reducing the speed limit from the existing 100 km/h to 80 km/h.

3. PITT TOWN PROGRESS ASSOCIATION - RETICULATION OF WATER TO AIRSTRIP ROAD. W1/8, P12/10.

Requesting Council to look into the reticulation of water to Airstrip Road, where more homes are being built.

S.E. REPORT

An approach has been made to the Metropolitan Water, Sewerage & Drainage Board for investigation into the possibility of reticulation concerning properties in Airstrip Road and a report will be submitted to Council on receipt of the information from the Board.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214)

SUBJECT: BICENTENARY PARK DEVELOPMENT

Four meetings of the Committee have been held including an on site inspection of the development at the Richmond end of the Common. Council's Deputy Engineer has acted as my representative on the Committee and has reported as follows. Plans prepared for the area provided for drainage of runoff following rain to ponds, created over those areas which currently are wet areas following rain as a result of excavation of material from the area many years ago.

The plan provided for connection of the two ponds at the Richmond end by an open channel, where following rainfall large quantities of water could be retained until the area dried out under natural agencies.

The Committee following some minor adjustments had reached a position where the proposal was satisfactory subject to the creation of the pond areas presenting no additional problem for the movement of aircraft at the R.A.A.F. Base.

Action had been taken to request a report from the R.A.A.F. on the dangers to aircraft from birdlife that the development might generate.

A report was submitted by P.M. Davidson, Ornithologist, Airports Branch, Department of Transport, Australia through the Commanding Officer, R.A.A.F. Richmond with recommendations as follows:-

(a) In order to largely eliminate the Common as an attraction to wetland birds, it is suggested the existing depressions be filled.
(b) Barbeque and picnic facilities on the Common should be restricted to those presently provided at the Apex "rest-a-while".
(c) Future plantings on the Common should be restricted to small trees and shrubs which will not attract birds by the production of fruits or berries or nectar. Small trees also provide less opportunity for nests or roosts.

In consideration of the matter it was resolved by the Bicentenary Park Committee that the Ornithologists report be received and that the Committee investigate the alternatives in an endeavour to come to some compromise, also that the Deputy Shire Engineer investigate and report to Council.

Action is proceeding to revise the plans, consider the alternatives and prepare a proposal to provide for discharge of rainfall runoff from the area as soon as possible after rain.

This work is estimated to take four weeks when a further meeting of the Committee will be arranged to consider the new proposals.

Action is proceeding to purchase a selection of trees to be placed in Council's tree nursery to provide advanced specimens for planting in the park. The aim of the Committee is to complete planting by 1983 to obtain maximum growth by the bicentennial year.

Action is also being taken to improve soil conditions and provide top dressing on those areas where finished surface levels have been determined.

The amended plans will be submitted to Council for approval.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-1504-2)

SUBJECT: OLD EAST KURRAJONG ROAD - COMPENSATION FOR ROAD WIDENING

In 1977 Colo Shire Council lodged a resumption application for the widening of Old East Kurrajong Road. The resumption has now been gazetted and the amount of compensation has to be resolved.

Compensation is to be assessed as at the date of resumption, i.e. 19/6/1981. Discussions regarding compensation in 1977 are no longer applicable and the owners have requested that closing and vesting in them of a public road passing through Portion 182 Parish of Wilberforce. A plan showing by red colour the area resumed and by blue colour the proposed road closure.

The road partially public and partially Crown Reserved Road, passes through four lots, all of which have frontage to Old East Kurrajong Road and terminates at the eastern boundary of Portions 1 and 140 Parish of Currency, to which it provides the only legal access. Physical access to Portions 1 and 140 is presently across properties in common ownership from Boundary Road and East Kurrajong Road but should the ownership change access could be required from the subject road, which is unformed and apparently unused.

The owners problem of having to fence both sides of an unused road could, in the short term, be alleviated by a leasing arrangement under Section 276A of the Local Government Act (maximum 5 years at a time with 6 months termination notice) but this is not considered appropriate as compensation.

Recommendation

1. H. Garlick Pty. Ltd. be advised that as the road sought to be closed and vested in them provides the only legal access to Portions 1 and 140 Parish of Currency, Council will not agree to its closure.
2. Council's Consultant Valuers be instructed to advise on reasonable compensation for the road resumption.
3. The possibility of lease of the road under Section 276A of the Local Government Act be further investigated in consultation with the adjoining owners.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-231)

SUBJECT: BARINA DRIVE, COLO HEIGHTS - APPLICATION FOR LEASE

Application has been received from Mr. W. Graham to lease the unformed section of Barina Drive, adjoining his property Lot 6, D.P. 255082.

The road formation stops short of the north eastern end of Barina Drive, leaving an area of about 2,100 square metres which Mr. Graham wishes to lease. See attached sketch. The reason given for seeking the lease is to keep the area clean to eliminate a potential fire hazard. Although the road boundaries are not defined by fencing, it appears that the owner of Lot 9 utilises part of the unformed section of Barina Drive for access and any lease proposal should keep clear of this access and also be referred to the owner of Lot 9 for comment.

Section 276A of the Local Government Act reads;

> "The Council may (after public notice and hearing any objector who lodges objection within one month) lease to any adjoining landowner for not more than five years at any one time any public road or part thereof which the Council considers is not needed for present public use.
>
> Any such lease shall contain a provision for the determination of the lease by the Council upon six months' notice to the lessee."

Recommendation

Council proceed under the provisions of Section 276A of the Local Government Act to lease the unused section at the north eastern end of Barina Drive, Colo Heights to the owner of Lot 6 in D.P. 255082, subject to:

a. satisfactory arrangements being made with the owner of Lot 9 in D.P. 255082 to ensure unimpeded access to his property;
b. negotiation of an annual rental with advice from Council's Consultant Valuers;
c. the period of the lease to be 5 years with provision for determination of the lease by the Council upon six months notice to the lessee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-327)

SUBJECT: ACCESS - LEETSVALE

Council at its meeting held on 12th May, 1981 resolved as follows:-

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

Subsequent to this meeting considerable correspondence has been received including a request from the Department of Local Government of details of any proposals by Council, following representations of land holders, to the Premier.

At this meeting a plan of the proposed access is displayed including the road proposals between Webbs Creek and Lower Portland with the access road from that link to Leetsvale.

As previously reported formation of vehicluar access has been undertaken by the Electricity Commission leading from Wheelbarrow Ridge Road to the top of the ridge north of Leetsvale from which a rough track leads into Leetsvale.

The current access to Leetsvale is via the Webbs Creek Ridge via Pioneer Road and private properties. The private land holders wish to retain the privacy of their lands and have indicated to the land holders of Leetsvale that the continued access will be denied in the near future. The response to the intention of the land holders has prompted a petition to Council from the Leetsvale residents demanding immediate action to provide legal physical vehicular access through their properties. The alternatives for the provision of access are along the lines as mentioned above or alternatively to provide a road on the flood plain of the Hawkesbury River over the private land holdings which will involve resumption of valuable properties.

It is considered that the road hierarchy most desirable is that proposed as a high level cost road between Lower Portland and Webbs Creek that the access from this road to Leetsvale.

Recommendation

(1) That Council adopt the road layout displayed at this meeting being Plan No. 717-17 and authority be given to proceed with the acquisition of the necessary road reserve from the affected land holders and the Department of Lands particularly in relation to that section of the road that has been formed by the Electricity Commission of New South Wales.

(2) That the Shire Engineer be authorised to provide the upgrading of that section of road from the ridge north of Leetsvale to Leetsvale sufficient to provide reasonable vehicular access.

(3) That the landholders and petitioners be informed of the proposals in (1) and (2) above.

Mr. Ray Parkins, President of the Leetsvale Progress Association addressed the meeting. He stated that there are 26 properties involved and he emphasised the concern of the residents regarding the provision of vehicular access through to their properties. He also pointed out the severe depreciation of the road and sought Council's assistance.

Mr. Parkins also referred to a letter that the Association had received from Colo Shire Council indicating that Mr. McNamara was given the go-ahead with his project but a clause had been inserted that he provide access to the land owners. A copy of the letter was supplied to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Minutes of the meeting of the Local Traffic Committee held at the Council Chambers, Windsor, on Monday, 17th August, 1981, commencing at 10.00 a.m.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt. J. Isdale
Snr. Const. R. Paks

Department of Main Roads

Mr. G. Bilton

1. Mr. R. Jamieson. 665-722.

Bells Line of Road and Grose Vale Road, North Richmond.

Stating that the safety of the above intersection could be greatly improved if parking was not permitted close to the intersection of Bells Line of Road in front of the shops. Requesting the repositioning of the "No Standing" sign further from the corner.

THAT IN VIEW of the proposal for traffic lights at the intersection, when alteration will be made to the parking restrictions, no action be taken at this time.

2. Hawkesbury District Tourist Association. P3/2, T4/2.

Advising of problems from vehicles parking across the driveway at the Museum and Tourist Centre, Thompson Square, and difficulty experienced by tourist buses turning around outside the Museum, particularly on weekends.

THAT THE MATTER be deferred pending further investigation. Matter to be reconsidered in three months. Department of Main Roads to replace those signs which are partly illegible.

3. Australia Post. 665-610.

Driveway entrance to the Windsor Post Office, Fitzgerald Street.

Referring to the difficulties in 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 PARKING restrictions in Fitzgerald Street from George Street to Macquarie Street be revised and submitted to the Committee for consideration.

4. Windsor Chamber of Commerce. P12/8.

Right-hand from the Hawkesbury River Bridge into The Terrace, Windsor.

Making further representations regarding the "No Right Turn", requesting a change in the regulations to allow access from 8.30 a.m. to 12.00 noon on Saturday mornings.

THAT THE COMMITTEE again reaffirm the retention of the right turn provisions. Wording "Weekend and Public Holidays" to be enlarged.

5. Councillor I.T. McEwan

Requesting the Local Traffic Committee to investigate the possibility of installing a 60kph speed zone in Greggs Road, Kurrajong, for a distance of 1.5km from Grose Vale Road. Advising that Greggs Road and Red Bank Road are being used by traffic travelling between Kurrajong and North Richmond, and that the vehicles travel at a fast speed.

THAT THE REQUEST be referred to the Department of Main Roads with the support of the Local Traffic Committee for introduction of the speed zone.

6. Councillors J.E. Nicholson & B.E. Brown.

Direction sign - Richmond.

Requesting consideration to the provision of a sign indicating Richmond in the vicinity of the intersection of Bridge Street and Macquarie Street, Windsor. Advising that in some cases people travelling with Richmond as their destination, and not familiar with the area, proceed onto Wilberforce.

THAT THE DEPARTMENT of Main Roads be requested to provide an advance sign prior to the intersection designating Richmond.

7. Hawkesbury Shire Council.

Intersection, Wolseley Road and Oakville Road with Old Stock Route Road,

Advising that reconstruction and bitumen sealing of Old Stock Route Road on the southern side is being undertaken by Council.

In view of the curve approach from the western side, the expanse of road pavement, visibility and approach speed of vehicles at this intersection, consideration to the provision of "Give Way" Signs on Old Stock Route road is requested.

THAT "GIVE WAY" signs be provided.

8. Shire President, Councillor C. Sullivan.

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

THAT PARKING REQUIREMENTS in the area be reviewed and a report submitted to the next meeting of the Local Traffic Committee for consideration.

9. Mr. R. Wheeler, George Street, Windsor.

Referring to speed of vehicles along George Street between the end of the 60kph speed zone and the Blacktown Road. Requesting extension of the speed zone through to Blacktown Road.

THAT THE REQUEST be referred to the Department of Main Roads.

10. Department of Main Roads.

Intersection of George & Bridge Streets, Windsor.

The Department of Main Roads requested further consideration to the provision of signs to control traffic at the intersection.

The Committee visited the site.

IT WAS RESOLVED that stop signs be provided at the intersection of George Street and Bridge Street with priority given to the main road.

Note: This is the only uncontrolled intersection on Windsor Road.

Alteration to be advertised together with information on preferred traffic movements through the intersection.

11. Oakville Road.

An inspection was made of the intersection of Oakville Road with:-

(a) Stahls, Broos, Smith & Wolseley Roads,
(b) Ogden & Hanckel Road.

IT WAS RESOLVED that "Give Way" signs be provided at the intersection of Oakville Road with Ogden & Hanckel Road with priority to Oakville Road.

IT WAS FURTHER resolved that further consideration be given to the intersection of Oakville and Stahls Road.

The meeting terminated at 11.40 a.m.

LOCAL TRAFFIC COMMITTEE

COMMITTEE'S RECOMMENDATION

4. Right hand turn from Hawkesbury River Bridge into The Terrace, Windsor.

THE MATTER BE REFERRED back to the Local Traffic Committee with a view to a change in the regulation to allow access to the public on Saturday mornings.

10. Intersection of George & Bridge Streets, Windsor.

A LETTER BE FORWARDED to the Department of Main Roads seeking advice regarding a time tabling for the previous proposal for the cutting off of the crest of the hill and straightening the bend of the road to relieve the danger at both The Terrace and George Street.

THE REPORT BE ADOPTED.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham referred to his previous request for a report on the interior condition of the Hawkesbury District Band Room.

The Engineer stated that a report would be available for the next Works Committee Meeting.

Councillor Dunn referred to the kerbing and guttering work which had been carried out in March Street to Bosworth Street and asked if negotiations had taken place with the Department of Main Roads in regard to the next block between Bosworth and Chapel Streets.

The Shire Engineer advised that he would investigate this matter and make the information available to Councillor Dunn.

Councillor Michael referred to the problems being experienced by heavy vehicles travelling along the main street of Richmond and asked if this matter could be taken up with the Local Traffic Committee.

Councillor Dunn stated that there was a lot of unrest in March, Bourke and Lennox Street regarding the use of the roads by heavy vehicles and referred to the difficulty in negotiating trucks into Lennox Street. He asked if this could be taken into consideration when the matter is being determined by the Local Traffic Committee.

Councillor McEwan asked that now we are nearing the bush fire season is the bush fire vehicle maintenance programme up to date and whether all vehicles had been checked out ready for use in case of an emergency.

The Engineer stated that there is a weekly servicing of all Council plant and arrangements have been made for the Fire Control Officer to advise the Works Engineer of his requirements. He stated that maintenance work is carried out on a continuing basis throughout the year and he could see no reason why the vehicles should not be in a serviceable condition.

Councillor Horrex stated that he understood it was the intention of the National Parks over a number of years to extend their boundaries in behind the residential land at Bowen Mountain and it appears that they are still negotiating an extension of the boundaries generally from Burralow Creek to behind the subdivision areas of Bowen Mountain on privately owned land. He asked if these negotiations are still going on with the National Park and Council and if they are, would Council note the various requests made over a number of years to seek a playing field area at the southern end of Lt. Bowen Drive, Bowen Mountain if negotiations are not in fact already in hand.

The Engineer stated that he has no knowledge of any such negotiations.

The Shire Planner stated that there are no current negotiations with the National Parks and Wildlife Service. Previously it was proposed to extend in the Blue Mountains area where the Parks and Wildlife Service are undertaking to look at the natural boundaries of the park which includes Bowen Mountain and it is anticipated that when this is finished the Service would want to have discussions with Council.

Councillor Buttsworth stated that the signs in Triangle Lane and Powells Lane have been lying on the ground for over a week.

Engineer for attention.

Councillor Buttsworth asked if Council had received advice from the Public Works Department regarding the Clarendon levee.

The Shire Clerk advised that no advice had been received.

Councillor Nicholson asked if a report could be submitted on possible improvement of the unsealed section of Cabbage Tree Road that leads to the lookout and to the provision of a fence at this location.

Engineer for report.

Councillor Nicholson stated that the road from Windsor to Wilberforce is known as Windsor Road, then William Street and the further section as Singleton Road. He asked if the Engineer could submit a report to formalise the name for this road.

Engineer for report.

Councillor Henry referred to the traffic congestion in Richmond imposed by heavy vehicles and asked why these trucks could not be diverted along Blacktown Road and the zoning be changed to commercial.

Councillor Rotherham asked if the Engineer when submitting a report on Singleton Road could also take into consideration the Putty Road.

Councillor Rotherham asked if the Engineer could take up with the people concerned the removal of a sited dwelling yesterday. He stated that the house had knocked over all the signs on the Rickaby Creek Bridge on the main road and that quite a lot of damage had been done.

Engineer for attention.

Councillor Henry stated that a resited dwelling had travelled along Windsor Road on Sunday morning in three sections, which created a problem for traffic as the vehicles travelled close together causing traffic to be banked up as they were unable to pass.

Councillor Michael also referred to this matter as the vehicles travelled along Kurmond Road creating the same problem.

The meeting terminated at 11.05 a.m.

Submitted to and confirmed at the meeting of the Works Committee held on 29th September, 1981.

..... President.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

(a) Submission of a Building Application, plans and specifications complying with Ordinance 70.

(b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 58.

(c) The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

(d) Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.

(e) No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.

(f) Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.

(g) Details of waste roof and surface water disposal to be submitted with the Building Application and to be disposed of to Council's requirements.

(h) Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.

(i) Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas.

(j) Parking areas, aisles and driveway accesses to be constructed, drained, sealed and marked to Council's requirements, full details to accompany the building application.

(k) An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.

(l) A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.

(m) Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.

(n) Provision of full width concrete footpath over the full frontage of the development.

(o) Provision of half width concrete footpath over the full frontage of the development.

(p) All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.

(q) No goods or signs to be displayed on the footpaths, pedestrian ways, roadways, landscaped areas, parking areas or in the vicinity.

(r) Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.

(s) Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.

(t) A contribution of $... towards Parks and Recreation Areas based on $250.00 per unit.

(u) Development consent being obtained for the use of the building/ each factory unit prior to occupation taking place.

(v) Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.

(w) Provision of adequate loading and unloading facilities to cater for the proposed use of the land.

(x) All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.

(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 - 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 - 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, 25th August, 1981 commencing at 11.05 a.m.

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

Apologies for absence were received from Councillors Knight and Rose and accepted.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA427/81)
APPLICANT:	L.J. HOOKER, NORTH RICHMOND
OWNER:	TALLIAGE PTY. LTD.
LAND & LOCATION:	PT. POR. 127, PARISH CURRENCY, THE TERRACE ROAD, NORTH RICHMOND, EAST SIDE ROAD, HAWKESBURY DIRECTORY D4, MAP 22
ZONING:	I.D.O. 3 COLO - LIGHT INDUSTRIAL 4(b)
APPLICATION:	ERECTION OF A LARGE SIGNBOARD 2.2M X 1M FOR THE PURPOSE OF ADVERTISING THE LOCATION OF THE OFFICE OF L.J. HOOKER, NORTH RICHMOND

S.P. REPORT

The proposed sign is in conformity with Council's code of conditions for outdoor advertising and may be approved as an advertising structure, a use permissible within the zone.

Any consent of Council should be conditional upon the sign being licenced under Ordinance 55 of the Local Government Act, 1919, as amended.

Recommendation

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

1. The sign being sited not less than 7.62 metres from the road boundary.
2. The sign being licenced under Ordinance 55 of the Local Government Act, 1919, as amended.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA534/81)
APPLICANT:	P.S. JAMES
OWNER:	P.S. JAMES
LAND & LOCATION:	LOT 12, D.P. 588211, PRICE LANE, AGNES BANKS, WESTERN SIDE
ZONING:	W.P.S. -- NON URBAN 1(b)
APPLICATION:	ERECTION OF A RURAL WORKERS DWELLING
OBJECTIONS:	NIL

S.P. REPORT

Presently on the property is a main dwelling and one rural workers cottage. The subject property has an area of 28.4 ha. and under the provisions of Clause 62 of the Windsor Planning Scheme, the property is limited to one rural workers dwelling.

The applicant states that due to his age, the work load in running the horse stud, which is the responsibility of his resident manager, is now too great and "live in" facilities are required for another workman.

The additional dwelling could be approved under the provisions of State Environmental Planning Policy (S.E.P.P.) No. 1 and there is no objection to Council supporting this application.

Recommendation

Council support an objection under State Environmental Planning Policy No. 1 to permit the erection of a second rural workers dwelling on Lot 12, D.P. 588211 Price Lane, Agnes Banks.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA544/81)
APPLICANT:	R.N. & N.R. TOLSON
OWNER:	R.N. & N.R. TOLSON
LAND & LOCATION:	LOT 3 D.P. 610341 WESTERN SIDE MULGRAVE ROAD NORTHERN SIDE OF RAILWAY
ZONING:	W.P.S. - NON URBAN 1(c) V.S. - RURAL 1(c)
APPLICATION:	STORAGE SHEDS
OBJECTIONS:	NIL - NOT ADVERTISED

S.P. REPORT

Permissible development with Consent of Council. Consent was granted on 14/10/80 for mushroom composting manufacture and storage of ingredients and the approval included the erection of sheds for the composting and storage.

The present application is for two additional hay and straw storage sheds in conjunction with that approval. The sheds, each measuring 36m x 12m will be steel framed and clad with "colourbond" material and will be sited near the existing dwelling on the same land and will be built on land that is to be filled to a depth of 2 metres to 16 metres above standard datum. An existing old farm shed will be demolished to permit the erection of one of the new buildings.

The application has not been advertised, as it is considered to be a minor additional ancilliary use to that for which consent has been granted. The proposal is considered to be compatible with the area.

Recommendation

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

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

Note: The mushroom growing development presently existing has been the subject of complaints concerning operations outside the hours of the previous conditions of consent, and of overpowering odours emanating from the site. An inspection of the site in June resulted in the owner being sent a letter on 17th June, 1981 requesting his compliance with these conditions and additionally compliance with the condition relating to construction and sealing of access roads and parking areas.

To date no reply has been received.

COMMITTEE'S RECOMMENDATION

APPROVAL BE GRANTED in accordance with the plans submitted with the application, subject to the conditions relating to construction and sealing of access roads and parking areas having been met, and subject to the following conditions:-

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

R. LATONA, TREES SERVICE STATION, WINDSOR ROAD, VINEYARD.

Mr. W.J. Murray sought and was granted permission to address the meeting regarding the difficulties being experienced by Mr. Latona in proceeding with his development and stated that unless something was done this week he would lose finance.

The Shire Clerk pointed out that Windsor Municipal Council had acknowledged existing use rights at that site for the various activities which have been taking place. The Department of Environment and Planning had acknowledged Windsor Council's resolution by gazetting the zoning to conform with the Windsor Council's decision. In that gazettal it was stated that Mr. Latona should lodge a development application for the development which had taken place. This has not been done. Mr. Latona subsequently advised that he wished to carry out improvements to the property and he was advised to submit a proposal and to seek a suspension of the zoning. This was done and the matter was referred to the Department of Environment and Planning, the Police Traffic Branch and the Department of Main Roads.

The Shire Planner advised that the Minister had decided not to allow the variations to proceed on a number of grounds. The matter had been discussed at length with Mr. Latona yesterday.

Mr. Latona was advised of the need to put a Development Application before Council and of the Minister's decision regarding the variation. He was further advised that there was nothing at this stage that Council could do to obtain approval for the larger application as this was entirely a matter for the Department and the Minister.

COMMITTEE'S RECOMMENDATION

THE SHIRE PLANNER submit a report to the next Ordinary meeting with recommendations regarding the assistance which can be given.

ITEM 4:	(File DA511/81)
APPLICANT:	J.J. & P.J. ROCHE
OWNER:	J.J. & P.J. ROCHE
LAND & LOCATION:	LOT 5 D.P. 253575 NO. 88 DIGHT STREET, RICHMOND NORTHERN SIDE APPROXIMATELY OPPOSITE CLARENDON STREET
ZONING:	W.P.S. - RESIDENTIAL 2(a) V.S. - RESIDENTIAL 2(a)
APPLICATION:	RESIDENTIAL FLAT BUILDING "CLASS A", CONTAINING 2 UNITS

S.P. REPORT

Permissible Development with Consent of Council. The proposal is to erect 2 x 2 bedroom single storied residential flat units on a "battle axe" allotment. The building is constructed in brick and is similar to two other residential flat buildings on adjoining lots in the same estate.

The application complies with the requirements of the Code for Residential Flat Development in all respects.

Recommendation

Approval be granted in accordance with the plans submitted with the application, subject to the following conditions.

1.-7. Standard conditions (a),(g),(l),(m),(n),(s),(t) $500.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA479/81)
APPLICANT:	H. KRAUS
OWNER:	H. McKENZIE-BEGG
LAND & LOCATION:	NO. 40 MACQUARIE STREET, WINDSOR EASTERN SIDE BETWEEN ROSS & DAY STREETS
ZONING:	W.P.S. - RESIDENTIAL 2(c) V.S. - RESIDENTIAL 2(c)
APPLICATION:	USE PART OF AN EXISTING DWELLING FOR PROFESSIONAL CONSULTING ROOM FOR A MEDICAL PRACTICE
OBJECTIONS:	NIL

S.P. REPORT

The application is permissible with Consent of Council. The subject site is within the area that had been proposed to be Business 3(b) in the Varying Scheme and is subject to a study and review by the Department of Environment and Planning.

The proposal is to use the front 4 rooms of the existing dwelling for the medical practice and retain the rear 4 rooms for residential purposes.

The proposal was advertised and no objections were received.

On site parking is available for 4 vehicles at the rear of the premises.

Recommendation

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

1.-5. Standard conditions (a), (b), (c), (i) 3 vehicles, (j).
6. Use of the premises being restricted to that contained in the definition of a professional consulting room as defined in the Windsor Planning Scheme Ordinance.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA562/81)
APPLICANT:	A. & D. DAVIES
OWNER:	A. & D. DAVIES
LAND & LOCATION:	LOT 2, D.P. 234687 SCHOFIELDS ROAD, PITT TOWN
ZONING:	W.P.S. - NON URBAN 1(c) V.S. - RURAL 1(c)
APPLICATION:	HOME INDUSTRY BEING A STUDIO FOR USE BY A GRAPHIC DESIGNER
OBJECTIONS:	NOT ADVERTISED

S.P. REPORT

The applicant wishes to build a buildup of approximately 80m^2 for use as a graphic design studio on land having an area of 5 acres. The use will be of a non pollutant and non-intrusive nature and is an allowable use within the zone except that it is limited to a maximum building size of 30m^2 as defined in the Windsor Planning Scheme. The applicant has with his application submitted a letter seeking Council's support of the application under State Environmental Planning Policy No. 1 because of the size of the proposed building. This area is needed for layout of large graphic materials and displays during designing and processing. The matter can be supported by Council and referred to the Department of Environment and Planning for concurrence as the increase is over the stipulated 10% as in the departmental guidelines.

Recommendation

(A) Council approve the application subject to:

1. The concurrence of the Department of Environment and Planning under State Environmental Planning Policy No. 1.
2.-9. Standard conditions development application (a), (b), (c), (g), (p), (q), (w) and (x).
10. The industry does not expose to view from any adjacent premises or from any public place any unsightly matter.
11. The industry not requiring the provision of any essential service main of a greater capacity than available in the locality.

(B) The application be forwarded to the Department of Environment and Planning under State Environmental Planning Policy No. 1 for concurrence and that formal consent be withheld pending this concurrence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA383/81)
APPLICANT:	G.H. WHIPP
OWNER:	G.H. WHIPP
LAND & LOCATION:	LOT 12, D.P. 249176 MACQUARIE ROAD, WILBERFORCE NORTH WEST SIDE ROAD, HAWKESBURY DIRECTORY C5, MAP 24
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	ERECTION OF A FULL BRICK GARAGE STRUCTURE TO BE USED FOR THE ESTABLISHMENT OF A "HOME INDUSTRY" BEING LIGHT MACHINING OF CYLINDER HEADS, BRAKE DRUMS AND SIMILAR AUTOMOTIVE COMPONENTS
OBJECTIONS:	AN OBJECTION HAS BEEN LODGED BY R. & L. McRAE ON THE GROUNDS OF: 1. INCREASED VEHICULAR TRAFFIC 2. NOISE PRODUCTION 3. ELECTRICAL INTERFERENCE WITH DOMESTIC APPLIANCE

S.P. REPORT

The applicant proposed the erection of a full brick structure having a floor area of 30 square metres to contain the activity which would involve the use of a 3 hp surface grinder, a ½ hp brake drum lathe, a 1 hp bench grinder and hand held power tools.

The proposed hours of operation are from 8 a.m. to 5.30 p.m. Monday to Friday and 8 a.m. to 12 noon Saturday.

The proposal would appear capable of satisfying the criteria of a "Home Industry" as defined in Clause 3 of the Instrument, however the activity is best described as being a mechanical workshop, a use more appropriate to an industrial zone.

Recommendation

Approval be not granted to the use of premises being Lot 12, D.P. 249176 Macquarie Road, Wilberforce for the establishment of a mechanical workshop and the applicant be advised that the reasons for refusal are as follows:

1. The intrusion of an industrial activity into a residential environment would have an adverse effect on the amenity of the neighbourhood.
2. The approval of a mechanical workshop within an established residential neighbourhood would be contrary to the best interests of the public.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA539/81)
APPLICANT:	WINFORD MOTOR (SALES) PTY. LTD.
OWNER:	WINFORD MOTORS PTY. LTD. & ESTATE LATE B.S. WOODHILL
LAND & LOCATION:	PART LOTS 9 & 10, AND LOT 11, SECTION 11, CORNER WINDSOR & TOXANA STREETS, RICHMOND
ZONING:	W.P.S.) - BUSINESS 3(b) V.S.)
APPLICATION:	ERECTION OF BUILDING FOR MOTOR VEHICLE SERVICE AND SPARE PARTS STORE
OBJECTIONS:	NIL

S.P. REPORT

The application is permissible with consent of Council as a "Motor Showroom"/Car Service/Repair Centre in conjunction with, and as an extension to, the existing Motor Showroom on part of the site. The proposal is to demolish an existing dwelling at No. 11 Toxana Street and erect a new building as an extension to the existing showroom/office on the corner of Toxana and Windsor Streets, Richmond. The new building will be of brick construction facing Toxana Street with concrete block construction for the side boundaries and rear walls.

Off-street parking is provided for 23 vehicles which conforms to the Code and landscaping is proposed along the Toxana Street frontage with provision for 1 new vehicular crossing to the service building.

Being conforming development, the application was not advertised.

Recommendation

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

1.-8. Standard conditions (a), (b), (c), (g), (i) 23 spaces, (j), (m) and (q).
9. A properly constructed car washing bay to be provided and connected to the sewer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA27/80)
APPLICANT:	C. & C. SPITERI
OWNER:	C. & C. SPITERI
LAND & LOCATION:	LOT 8, D.P. 246915 MIDSON ROAD, OAKVILLE EASTERN SIDE BETWEEN OLD PITT TOWN AND HESSION ROADS
ZONING:	W.P.S. - NON URBAN 1(c) V.S. - RURAL 1(c)
APPLICATION:	ERECTION OF SHEDS FOR HOUSING OF POULTRY AND GOATS
OBJECTIONS:	REFER ADDENDUM TO REPORT

S.P. REPORT

The application to erect a 4.5m x 13.2m poultry shed for 80 ducks and 20 chickens, together with a 2.7m x 4.8m shed for five goats on the side was refused by Council on 9th December, 1980 for a number of reasons. Following request for reconsideration of the application by Solicitors acting for the applicant, it was resolved by Council on 10/2/81 that the applicant be advised to submit an amended plan showing the exact location of the new sheds in relation to the boundaries of the site and the position of the proposed landscaping.

The amended plan has been submitted, which is the same plan as earlier refused by Council, with the exception that distances from boundaries are shown and the proposed location of trees to be planted are also shown. The applicant had advised that the proposal was a "pilot scheme" and if successful would be expanded into a full commercial farm.

As stated in the earlier report to Council, the area is developed with mostly newer homes and although zoned Non Urban is in fact a 2 ha. residential area. It is considered that a poultry farm is not in character with the area and would most likely adversely affect the amenity of the area. The landscaping proposed will not reduce the visual impact to any marked degree and it is considered that for those reasons stated earlier, the application should not be approved.

The property is not being used for the purposes for which consent is sought and some buildings have been erected without approval.

Recommendation

The application be refused for the following reasons:

1. The proposed development could have an adverse impact on the rural environment of the area affecting the existing and future amenity of the area.
2. The proposed development is out of character with the development on the adjoining lands and in the locality.
3. Inadequate provision has been made with the proposed development to landscape the site to reduce the adverse visual affect on the locality.

Addendum

An objection to the proposal has been received but a request has been made that the name be not disclosed. The objector was interviewed at the request of the Shire Clerk and following that interview it is felt that the name should not be published.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File DA491/81)
APPLICANT:	P. & J. NAGLE
OWNER:	P. & J. NAGLE
LAND & LOCATION:	LOTS 9 & 11, D.P. 14736 OLD BELLS LINE OF ROAD, KURRAJONG, NORTH SIDE OF ROAD, HAWKESBURY DIRECTORY D7, MAP 21B
ZONING:	I.D.O. 3 COLO - BUSINESS GENERAL 3(a1)
APPLICATION:	ERECTION OF AN ADDITIONAL SHOP AND RESIDENCE
OBJECTIONS:	NO COMMENT RECEIVED FROM THE PUBLIC

S.P. REPORT

The erection of an additional shop with dwelling above is a use permissible within the zone identified in Columns III and IV of the Table to Clause 4 of the Instrument.

Further, the proposed development conforms with the provisions of Clause 30 in respect of site coverage.

The development generates a demand for the provision of three (3) on-site vehicle parking spaces in respect of the dual residential occupancy, two (2) of which shall be covered. An additional three (3) off-street parking spaces are necessary to satisfy the demand for customer parking.

The site plan submitted with the application indicates three (3) on-site parking spaces and the existing development on the land would preclude the provision of customer parking.

Recommendation

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

1.-13. Standard conditions (development) (a), (b), (e), (f), (g), (h), (p), (r), (s), (t) $250, (u), (v) and (w).
14. The provision of three (3) on-site parking spaces, two (2) of which shall be covered, for the use of residents and their visitors.
15. A contribution of $5,400 toward the establishment of public parking facilities in the vicinity in lieu of providing adequate and satisfactory on-site parking for three (3) customer vehicles.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11:	(File DA 471/81)
APPLICANT:	TALLIAGE PTY. LTD.
OWNER:	TALLIAGE PTY. LTD.
LAND & LOCATION:	PART PORTION 127, PARISH CURRENCY, TERRACE ROAD, NORTH RICHMOND
ZONING:	I.D.O. 3 COLO - LIGHT INDUSTRIAL
APPLICATION:	CONVERSION OF EXISTING PREMISES TO FACTORY UNITS

S.P. REPORT

The structure proposed to be converted to 12 factory units was constructed prior to 1962 as a single use factory under the provisions of Ordinance 70, then in force and would not, nor could it be reasonably required to conform with Council's present Code for the Control of Industrial Development in respect of use as factory units in that materials used in its construction are other than brick or masonary.

Adequate and satisfactory ablution and toilet facilities exist in a single building sufficient to serve a total work force comprising 40 males and 40 females, however, no provision has been made for staff amenities.

The proposed use is permissible within the zone subject to consent being sought and granted for individual activities within the units.

Recommendation

Development consent be granted to the conversion of an existing structure having dimensions 45.7 metres x 18.29 metres to provide twelve (12) factory units each having dimensions of 18.29 metres x 9.144 metres subject to the following conditions:-

1.-12. Standard Conditions (development) (a)(in respect of any alterations), (b), (f), (i)(40), (j), (l), (p), (q), (u)(factory units), (v), (w), (x).
13. Means of egress from units 1 to 7 inclusive and former drop forge building shall be provided in accordance with the requirements of Part 24 of Ordinance 70.
14. Compliance with the requirements of the Department of Industrial Relations.
15. That part of the land not built upon that is within 10 metres of the Terrace Road, shall not be developed except for the purposes of vehicular crossings, driveways, footpaths or landscaping.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12:	(File DA545/81)
APPLICANT:	A.C. BELL
OWNER:	A.C. BELL PTY. LTD.
LAND & LOCATION:	LOT 33, D.P. 245489 WALKER STREET, WINDSOR, EASTERN SIDE BETWEEN DOWLING PLACE AND HAM STREET
ZONING:	W.P.S.) - INDUSTRIAL 4(a) V.S.)
APPLICATION:	ERECTION OF ONE ADDITIONAL FACTORY UNIT
OBJECTIONS:	NIL

S.P. REPORT

The application is to erect one additional factory unit at the rear of the existing factory unit complex of 8 units.

The additional unit has an area of approximately 190m^2 and will be constructed in materials to match the existing development which was approved by Council on 11/7/1979.

An additional 4 parking spaces can be provided to conform to the Parking Code. Space should be retained at the front northern side of the site to permit turning of vehicles to prevent vehicles reversing from the site to Walker Street.

Recommendation

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

1.-6. Standard conditions (a), (b), (c), (g), (j) and (u).
7. The area allocated for Parking Space 36 be left vacant to provide a turning area to permit forward movement of vehicles to Walker Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13:	(File DA557/81)
APPLICANT:	J. SANDAY
OWNER:	MR. S.T. & MRS. P.M. MANSLEY
LAND & LOCATION:	LOT 11, D.P. 244920 DOWLING PLACE, WINDSOR
ZONING:	W.P.S.) - INDUSTRIAL 4(a) V.S.)
APPLICATION:	ERECTION OF TWO FACTORY BUILDINGS FOR USE FOR EXHAUST PIPE MANUFACTURE
OBJECTIONS:	NIL

S.P. REPORT

Permissible development with consent of Council. Application is for two separate factory units each with an area of approximately 319m^2 to be constructed in brick and colourbond material. The application conforms to the Code for Factory Unit development and may be approved.

Recommendation

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

1.-11. Standard conditions (a), (b), (c), (e), (g), (i) 13, (j), (m), (p), (q) and (x).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14:	(File DA472/81)
APPLICANT:	B. SHARPE
OWNER:	B. SHARPE
LAND & LOCATION:	LOT 2, D.P. 610331 TIZZANA ROAD, EBENEZER, BETWEEN TIZZANA AND PORTLAND HEAD ROADS, HAWKESBURY DIRECTORY C8, MAP 16
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	THE ERECTION OF A SHED STRUCTURE TO BE USED AS A GYMNASIUM IN THE ESTABLISHMENT OF AN ATHLETICS TRAINING CENTRE
OBJECTIONS:	NO OBJECTIONS HAVE BEEN RECEIVED

S.P. REPORT

The submission proposes the erection of a portal frame shed like structure to be used as a gymnasium in conjunction with the establishment of an athletics training centre.

The submission proposes a maximum attendance of forty (40) persons in the hours 4 p.m. to 7 p.m. daily with the activities being extended to outdoor training in field sports.

Council may approve the activity as an Educational Establishment incorporating Recreational facilities, uses permissible within the zone.

Recommendation

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

1.-7. Standard conditions (development) (a), (b), (e), (g), (h), (i) 4, and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:	(File DA122/81)
APPLICANT:	SEVENTH DAY ADVENTIST REFORM MOVEMENT
OWNER:	SEVENTH DAY ADVENTIST REFORM MOVEMENT
LAND & LOCATION:	PORTION 5, PARISH MELLONG, COUNTY HUNTER, OFF SINGLETON ROAD, APPROX. 1KM EAST OF M.R. 503, HAWKESBURY DIRECTORY D7, MAP 1
ZONING:	I.D.O. 3 COLO - NON URBAN 1(a1)
APPLICATION:	THE ESTABLISHMENT OF A CHURCH YOUTH CAMP TO ACCOMMODATE 50 TO 80 CAMPERS
OBJECTIONS:	ALTHOUGH ADVERTISED NO COMMENTS HAVE BEEN RECEIVED

S.P. REPORT

The land, subject of this application, has an area of 40 hectares and is situated approximately 1 km east of Singleton Road some 25 km north of Colo Heights between Tari and Culoul Creeks.

Access to Singleton Road is via a Crown road and no services are available to the land.

The site is on the spine of the Wombra Range and is surrounded by natural bushland that has been logged in past years and any consent of Council should be conditional upon satisfactory arrangements being made for the protection of life and property in the event of fire.

May be approved as a "Recreational Establishment", a use permissible within the zone.

Recommendation

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

1.-9. Standard conditions (development) (a), (c), (f), (h), (i) one omnibus and ten (10), (p), (v), (w) and (y).
10. Provision of adequate and satisfactory water supply for drinking and domestic purposes.
11. Provision of an adequate energy source suitable for the supply of lighting and heating.
12. Arrangements being made that are satisfactory to Council's Fire Control Officer for the reduction of risk of fire to the land and to limit the spread of fire.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16:	(File DA431/81)
APPLICANT:	F. & D. MANSOUR
OWNER:	A.F. & A.J. HOLDINGS PTY. LTD.
LAND & LOCATION:	LOT 16, D.P. 247521 GROSE VALE ROAD, NORTH RICHMOND ON NORTH SIDE OF GROSE VALE ROAD BETWEEN PECKS ROAD AND ELIZABETH ROAD
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	ERECTION OF A CLASS "A" RESIDENTIAL FLAT BUILDING CONTAINING 2 UNITS
OBJECTIONS:	1. R.G. & S.O. WILSON, IGNATIUS AVENUE, NORTH RICHMOND 2. L. & E. CORNER, 171 MILEHAM STREET, SOUTH WINDSOR

T.P. REPORT

Application is to erect a single storey Class "A" residential flat building containing 2 x 2 bedroom flats on the above site.

The proposal conforms to Council's flat code other than the fact the frontage of the site is less than the 18m required, being 15.24m. The area of the lot is 1186m^2 and it is felt that the proposed development would not affect the adjoining residential occupations due to the lesser frontage.

Upon advertising of the application, two objections were received stating that the land is used for pedestrian access to the subdivision at the rear. This appears to be the case but no public right exists, the land being vacant is used by the public for access.

Other objections are that the land is too narrow for a two family dwelling and a noise factor will be created due to long driveway between the flat building and the adjoining residence.

The land is narrower than Council's Code of 18m, however the scale of the development is not considered excessive for this land. Access to the rear carports must be by a driveway on one side or other of the development or the parking provided in front of the building. It is considered that the street appearance of the building as proposed with parking in the rear yard is more compatible with the residential area than having front yard parking.

Recommendation

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

1.-3. Standard conditions (a), (b), (c), (j), (m), (r) and (t) $500.
9. Provision of one visitors parking space.
10. Landscaped area at the rate of 100m^2 per unit to be provided on the site, full details to accompany building application.

This matter was deferred from the Ordinary meeting of 11th August, 1981 pending an inspection by the Development Committee.

The property was inspected by the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17:	(File DA571/81)
APPLICANT:	VEHICLE RENOVATORS
OWNER:	B. BRUCE
LAND & LOCATION:	LOT 52, D.P. 3944(L) WILLIAM STREET, NORTH RICHMOND, SOUTH WEST SIDE ROAD, HAWKESBURY DIRECTORY 05, MAP 22
ZONING:	I.D.O. 3 0010 - LIGHT INDUSTRIAL 4(b)
APPLICATION:	TO USE THE EXISTING FACTORY BUILDING FOR THE DETAILING OF MOTOR CARS, WINDSCREEN REPLACEMENT, MINOR REPAIRS AND TOUCH-UPS AND AS A CENTRE FOR THE WHOLESALE DISTRIBUTION OF AUTOMATIVE PAINTS AND ASSOCIATED PRODUCTS
OBJECTIONS:	NIL - NOT ADVERTISED

S.P. REPORT

The submission proposed the use of premises for two (2) separate yet associated uses that can best be defined as being a "car repair station" and a "warehouse", both uses permissible within the zone, subject to compliance with Clause 31 of the Instrument in respect of the car repair station.

Recommendation

Development consent be granted to the use of the existing building as a Car Repair Station and as a Warehouse generally in accordance with the plans submitted with the application subject to the following conditions:-

1.-6. Standard conditions (a) - in respect of any alteration to the structure - (b), (c), (e), (h) and (i) 10.
7. Provision of separate entrances to and exits from the site separated by physical barriers constructed on the road alignment and so identified by suitable signs readily visible to persons using the adjoining road or entering upon or leaving the site.
8.-13. Standard conditions (l), (m), (p), (q), (w) and (x),
14. Buildings or works shall be placed 5 metres or more from the rear boundary and from one side boundary.
15. Land within 10 metres of the William Street boundary shall not be developed except for the purposes of vehicular crossings, driveways, footpaths or landscaping.
16. Compliance with the provisions of Part 24, Ordinance 70.
17. Provision of fire extinguishers to the satisfaction of Council's Health and Building Surveyor.
18. Compliance with the provisions of Department of Technology and Industrial Relations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA525/81)
APPLICANT:	R.K. CAMBRIDGE & CO.
OWNER:	D.L. ROBERTSON & T.J. LAWS
LAND & LOCATION:	LOT 8 D.P. 591511 OF LOT 2 D.P. 618123 GRANDVIEW LANE, BOWEN MOUNTAIN EASTERN SIDE ROAD, HAWKESBURY DIRECTORY E6 MAP 20
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	MINOR ADJUSTMENT OF BOUNDARY INVOLVING SUBDIVISION WHEREBY ALLOTMENTS RESULT HAVING AREAS OF 6.194 HA. AND 1.236 HA. RESPECTIVELY

S.P. REPORT

The allotments offered for adjustment form a parcel of land that is irregular in shape, has an area of 7.43 ha. and is considered suitable for adjustment in the manner proposed. The purpose of the adjustment is to provide a more advantageous site for the erection of a dwelling on the larger allotment.

May be approved as a minor adjustment of a common boundary under the provisions of Clause 22(1)(b) of I.D.O. 3, Colo.

Recommendation

Development Consent be granted in accordance with the plan of proposed subdivision prepared by R.K. Cambridge & Co., identified as Reference 297A, submitted with the application subject to the following conditions:

1.-3. Standard conditions (Subdivision) 2, 9 & 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA541/81, S81/85)
APPLICANT:	F. SMITH
OWNER:	F. SMITH
LAND & LOCATION:	LOT 3 D.P. 224253 DUKE ROAD, WILBERFORCE SOUTH WEST CORNER DUKE & GEORGE ROADS HAWKESBURY DIRECTORY C6 MAP 24
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	SUBDIVISION CREATING ALLOTMENTS OF 1,037 AND 1,061m^2 RESPECTIVELY

S.P. REPORT

The land offered for subdivision is regular in shape, has an area of 2,098m^2 and is considered suitable for subdivision in the manner proposed. The proposed allotments conform to the requirements of Clause 19(3) of I.D.O. 3, Colo with respect to shape, linear dimensions and area.

Recommendation

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

1.-4. Standard conditions (Subdivision) 2, 8 ($250), 9 & 12.
5. Provision of a splay to the Duke and George Road corner of the land to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA514/81, SSI/81)
APPLICANT:	S.J. DALEY
OWNER:	S.J. DALEY
LAND & LOCATION:	LOTS 1-3 D.P. 237138 MAIN CATTAI ROAD, CATTAI SOUTH WEST SIDE CATTAI ROAD, HAWKESBURY DIRECTORY D4 MAP 12
ZONING:	W.P.S. - NON URBAN 1(b) V.S. - RURAL 1(b)
APPLICATION:	RESUBDIVISION CREATING 3 ALLOTMENTS, 2 HAVING AREAS OF 2 HA., THE THIRD AN AREA OF 1.85 HA. EACH HAVING A SITE ABOVE R.L.16m A.H.D. TO PERMIT THE ELECTION OF A COUNTRY DWELLING

S.E. REPORT

Subject to approval of the minor discrepancy in area the proposal is satisfactory.

S.P. REPORT

The land offered for subdivision comprises three (3) existing allotments two of which have an area of 2.024 ha., the third an area of 1.8 ha. The subdivision proposes realigning boundaries to provide adequate frontage to Mitchell Park Road in such a manner as to allow a substantial part of each allotment to be at or above R.L. 16 metres on A.H.D.

The applicant has submitted a formal objection to the provisions of Clause 45 of the Windsor Planning Scheme that requires that each allotment created within the zone shall have an area not less than 2 hectares.

In the circumstances the objection is considered to be well founded and the proposed subdivision is reasonable.

May be approved as being consistent with the aims of Clause 3 of the State Planning Policy No. 1.

Recommendation

(a) Development Consent be granted to subdivision creating two (2) allotments each not less than 2 hectares and a third allotment having an area of approximately 1.85 hectares to be used for country dwelling purposes, in accordance with the plan submitted with the application subject to the following conditions:-

1.-3. Standard conditions (subdivision) 2, 9, 12.

(b) Approval be granted under Part 12 of the Local Government Act, 1919, (as amended) subject to:-
1.-3. Standard conditions A(i), A(iii), A(v) and be from Mitchell Park Road.

(c) The Department of Environment & Planning be notified of Council's approval under State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA529/81, S81/86)
APPLICANT:	P.S. GRAHAM & ASSOCIATES
OWNER:	W.C. & M.C. CONNOR, D. DUNCAN
LAND & LOCATION:	LOTS 56-59 D.P. 14736 WOODBURN & KURRAJONG ROADS, KURRAJONG. WESTERN CORNER ROADS HAWKESBURY DIRECTORY D7 MAP 21B
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	AN ADJUSTMENT OF BOUNDARIES INVOLVING SUBDIVISION OF FOUR (4) ALLOTMENTS WHEREBY THREE (3) ALLOTMENTS RESULT

S.P. REPORT

The four (4) allotments offered for adjustment vary in size from 600m^2 to 942m^2 and are considered suitable for adjustment in the manner proposed.

The three (3) allotments resulting from the adjustment would have areas of approximately 650m^2, 685m^2 and 1,690m^2 respectively and are considered satisfactory.

May be approved as minor adjustment of boundaries under the provisions of Clause 22(1) (b) of I.D.O. 3 Colo.

Recommendation

That Development Consent be granted in accordance with the plan of proposed subdivision prepared by P.S. Graham & Associates, dated 23rd July, 1981 and bearing Ref. No. 57103, submitted with the application subject to the following conditions:

1.-2. Standard conditions (subdivision) 2 & 9.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA568/81, S81/91)
APPLICANT:	MISS RUTH ARNDELL
OWNER:	ARNCAT NOMINEES PTY. LTD.
LAND & LOCATION:	LOT 18, D.P. 259650 THRELKELD DRIVE, CATTAI, NORTHERN END OF CUL-DE-SAC
ZONING:	W.P.S. - PT. NON URBAN 1(d) & PT. NON URBAN 1(b)
APPLICATION:	SUBDIVISION TO CREATE 1 X 2HA LOT, WITH A RESIDUE LOT CONTAINING 11.07HA.

S.E. REPORT

No objections, subject to the usual conditions.

S.P. REPORT

The application, to create one additional 2 ha. allotment at the northern end of Threlkeld Drive, was the subject of an objection under State Environmental Planning Policy No. 1, which was supported by Council at the Meeting on 9th June. The Department of Environment and Planning have concurred in Council granting consent to the subdivision which involves a short extension to the northern end of the cul-de-sac to give access to both lots. Both lots have a considerable area above the 16 metre contour.

Recommendation

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

1.-11. Standard conditions A(i), A(iii), A(iv), A(vi), A(vii), B(i), B(ii) secondary, B(iv), B(v) Threlkeld Drive, B(vii) and B(viii).

(b) Development consent be granted, subject to the following conditions:

1.-3. Standard conditions (subdivision) 2, 8 ($200) and 9.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA531/81, S81/83)
APPLICANT:	KURRAJONG COLO REALTY
OWNER:	J.A. RILEY
LAND & LOCATION:	LOTS 5, 6, 13 & 14 D.P.3516 CARTERS ROAD, GROSE VALE, WEST SIDE ROAD HAWKESBURY DIRECTORY A.10 MAP 8
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	AN ADJUSTMENT OF BOUNDARIES INVOLVING SUBDIVISION

S.P. REPORT

The allotments offered for adjustment together form a parcel that is reasonably regular in shape, has an area of 11.059 hectares and is considered suitable for adjustment in the manner proposed given the nature of the terrain and existing development on the land.

May be approved as an adjustment of boundaries under the provisions of Clause 22(1)(f) of I.D.O. 3, Colo.

Recommendation

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

1.-4. Standard conditions (subdivision) 2, 5, 9 & 12 - Such access to include an all weather surface to the access corridor to the main body of the hatchet shaped allotment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA536/81, S81/88)
APPLICANT:	D. ROBERTS, MANN, GILES & WELLER
OWNER:	B.F. BARSYS
LAND & LOCATION:	LOT 22 D.P.8876 TENNYSON ROAD, TENNYSON NORTH SIDE ROAD HAWKESBURY DIRECTORY E2 MAP 9
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	SUBDIVISION CREATING TWO ALLOTMENTS EACH 13.076 HA. IN AREA

S.P. REPORT

The land offered for subdivision is reasonably regular in shape, has an area of 26.15 hectares and is considered suitable for subdivision in the manner proposed.

May be approved under the provisions of Clause 19(2) of I.D.O. 3, Colo.

Recommendation

That Development Consent be granted in accordance with the plan of proposed subdivision submitted with the application subject to the following conditions:

1.-3. Standard Conditions (Subdivision) 2, 9, 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA519/81, S81/68)
APPLICANT:	DAVID BOW
OWNER:	MR. D. BOW & MR. A. CHUNG
LAND & LOCATION:	LOT 2, D.P. 552591 MILEHAM STREET, SOUTH WINDSOR
ZONING:	W.P.S. - RESIDENTIAL 2(d)
APPLICATION:	SUBDIVISION INTO 21 RESIDENTIAL ALLOTMENTS

S.E. REPORT

The development provides for the extension of Loder Crescent from the subdivision to the east through to the Crown land. The temporary access along Salmon Street will be required to provide access until the Lands Department development is undertaken.

The applicant proposes to fill the land with a minimum R.L. 16.00 metres on the southern side involving importation of a considerable quantity of material. This work is being carried out as a result of discussion between the Crown Lands Office and the developer.

Stormwater drainage will be discharged onto the Crown land and extension of the sewer reticulation will be required to serve the development.

S.P. REPORT

Permissible development with consent. Land varies in contour between approximately 14.5 metres and 18 metres above Standard Datum. No objection to filling low part fo 15.5 metres or higher if required.

Recommendation

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

1.-6. Standard conditions (development) 1, 3, 8 ($5,250), 9, 10 ($17,010) and 11 ($420 contribution in lieu of provision).
7. Closure and purchase of that part of Salmon Road to be included in Part of Lot 23.

(B) Approval under Part 12 of the Local Government Act, 1919, as amended, subject to:

1.-12. A(i), A(iii), A(iv) - payment to Council of an amount of $43,680 to provide for reticulation headworks carrier and rising mains being the costs incurred by Council in providing sewerage to the area - A(v), A(ix), A(x), B(i), B(ii) residential, B(iii), B(vi), B(vii) and B(viii).
13. All Council's charges enumerated in the approval are to be subject to review at 31st December and six monthly intervals to take into account rising costs.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA483/81)
APPLICANT:	WALLIS & MOORE PTY. LTD.
OWNER:	HAWKESBURY VALLEY HOLDINGS (NO. 2) PTY. LTD.
LAND & LOCATION:	LOTS 1 & 2, D.P. 11069, PECKS ROAD, NORTH RICHMOND, NORTH SIDE ROAD, HAWKESBURY DIRECTORY A5, MAP 22
ZONING:	I.D.O. 3 COLO - PART NON URBAN 1(b1), PART RESIDENTIAL 2(a1)
APPLICATION:	SUBDIVISION CREATING FOUR (4) RESIDENTIAL ALLOTMENTS EACH NOT LESS THAN 1000m^2 IN AREA AND A RESIDUAL ALLOTMENT HAVING AN AREA OF 4.42HA IN ACCORDANCE WITH THE AMENDED PLAN SUBMITTED 3 AUGUST, 1981

S.P. REPORT

The land offered for subdivision is irregular in shape, has an area of 5.933 ha and is considered suitable for subdivision in the manner proposed.

The four residential allotments each have adequate frontage to Pecks Road, conform to the requirements of Clause 19(3) of the Instrument in respect of size and shape and are to be contained within the border of the Residential 2(a1) zone.

The residual allotment however is irregular in shape and comprises land zoned both Non Urban 1(b1) and Residential 2(a1) and it is considered that the residual land be depicted as two (2) allotments, the common boundary being located on the border between the zones.

Subdivision in the above manner would conform with the provisions of the Instrument and may be approved.

The submission makes no provision for adequate public reserve within the subdivision and it is considered appropriate that a contribution in the sum of $3360 be required in lieu thereof.

Recommendation

Development consent be granted generally in accordance with the amended plan submitted on 3rd August, 1981, prepared by Wallis & Moore Pty. Ltd. and identified by Ref: 17536/3, subject to the following conditions:-

1.-5. Standard conditions (subdivision) 2, 4, 8 ($3360), 9 - The plan of subdivision that accompanies that submission shall depict the residual allotment designated 5 as two (2) allotments, the common boundary of which shall follow the border between the differing zones within the subdivision - 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1:	(File S.1724)
CORRESPONDENT:	TASMAN SECURITIES PTY. LTD.
SUBJECT:	SUBDIVISION 1728, PORTIONS 305 AND 306 COLLITH AVENUE, SOUTH WINDSOR - DEED OF GUARANTEE

Referring to the Deed entered into by the Company with Council on 12th May, which requires the performance of certain works on or before the 31st August, 1981. Stating that at the time the Deed was entered into the engineering plans were with Council for approval and it was anticipated that approval would be obtained before 31st August, however, to date the plans have not been approved and consequently the Company has not been able to proceed with arrangements for the completion of such works. Seeking an extension of time from 31st August, 1981 to 31st December, 1981.

S.E. REPORT

The plans as submitted by the developer have been checked and require major amendment in regard to drainage including provision for discharge from the land to the east of Collith Avenue. Final plans are anticipated to be submitted for approval soon. No objection to extension of time requested.

Recommendation

An extension of time for the completion of the works required under the Deed of Agreement be granted to the 31st December, 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 135/2)

CORRESPONDENT: BORAL RESOURCES (N.S.W.) PTY. LTD.

SUBJECT: OBJECTIONS TO THE DRAFT LOCAL ENVIRONMENTAL PLAN EXHIBITED FOR THE DEVELOPMENT OF A MOTEL COMPLEX ON LAND BEING LOT 1 AND PART LOT 2 D.P. 536078 BELLS LINE OF ROAD, NORTH RICHMOND

S.P. REPORT

An application was received by Colo Shire in 1980 and supported by it for the creation of a draft local environmental plan for use of the subject land for a motel complex. This support was ratified earlier this year by Hawkesbury Shire.

The matter was referred to the Department of Environment and Planning and a certificate issued by the Director pursuant to Clause 65(1) of the Act which enabled the matter to be publicly exhibited.

This was done and only one letter of objection received being from the above correspondent.

Section 68(1) of the Act confers on the Consent Authority (Council) an obligation to consider all submissions and to determine if such submissions are of such significance that they should be the subject of a hearing before the Council decides whether and, if so, what alterations should be made to the Draft Local Environmental plan.

The correspondent's objection is reported as follows"-

"We have inspected the Draft Local Environment Plan and the proposed development site and would ask Council to take cognisance of the following.

Boral Resources (NSW) Pty. Limited currently operates a plant in Ridges Lane processing sand extracted from a number of locations on the Hawkesbury River. One such location is from the block of land adjoining the proposed development site. This block is presently owned by Boral Resources (formerly Albion Reid). We also extract material from leases held on the opposite bank.

It was noted from the drawings that the south-east elevation of the motel would broadly face out over the abovementioned areas of extraction. Furthermore, the completed level of the building appears to negate any existing buffer zone between the development site and both the operations on the river and in Ridges Lane.

We would therefore seek to object to the motel development on the premise that it would directly conflict with the future of the extractive industry in this area."

Recommendation

A. The correspondent be advised that:

(1) Council does not envisage the points of objections raised as being of sufficient force to alter the Draft Local Environmental Plan and that Council conditions to be imposed on the required development consent will adequately cater for this.
(2) No hearing be granted pursuant to Section 68(1) of the Environmental Planning and Assessment Act, 1979.

B. The Department of Environment and Planning be forwarded details of the correspondent's submission and other required information pursuant to clause 68(4) of the Act to allow the Draft Plan to be gazetted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 2057-1, 2057-2 (C))

CORRESPONDENT: JOHN C. KERSHAW

SUBJECT: ADJUSTMENT OF PROPERTY BOUNDARIES ON LAND BEING LOTS 15 & 16, D.P. 230848, CORNER OF GROSE VALE AND BELLS ROAD, GROSE VALE

S.P. REPORT

The correspondent is currently the owner of Lot 15 having 4129m^2 in area and is in the process of purchasing the adjoining Lot 16 having an area of 10.11 ha. with a view to adjusting the boundaries to areas of 8.64 ha. and 1.88 ha. respectively.

Had the correspondent already owned both lots then the proposal is allowable as an adjustment pursuant to Clause 22(1)(f) of I.D.O. 3. As both lots are not presently owned by the correspondent the adjustment of boundaries is not allowable as it conflicts with Clause 22(1)(c) in that it reduces below the prescribed minimum 10 ha. one of the original lots.

The correspondent wishes to gain approval for the adjustment prior to purchase settlement of the adjoining lot.

The proposal is reasonable in the circumstances and the proposed lots are more satisfactory with regard to shape, dimensions, etc. than those presently existing. If council supports the matter it will need the creation of a draft local environmental plan.

Recommendation

1. Council support the correspondent's request and resolve to prepare a draft local environmental plan to allow the adjustment of boundaries in the manner proposed in the plan of survey attached to the submission.
2. That Council considers an environmental study and map is not required and that the matter be forwarded to the Department of Environment and Planning for determination along with the necessary information required pursuant to Clause 5 of the Regulation of the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 135)

CORRESPONDENT: LAND BOARD OFFICE

SUBJECT: QUARRY LICENCE FOR THE REMOVAL OF LOOSE BUSH STONE

S.P. REPORT

The correspondent has received an application for the above licence by a Mr. P.J. Waldon over Crown land, being parts of the Parishes of Windsor, Womerah, Grono and MacDonald in the County of Hunter in the north of the Shire and has requested Council's comments on the proposal.

The removal of bush stone is by definition an "extractive industry", is designated development as in the Environmental Planning and Assessment Act, 1979 and, as such, requires Council consent.

Recommendation

The correspondent be advised that the proposal is "designated development" as stipulated in the Environmental Planning and Assessment Act, 1979 and requires development consent of Council prior to the licence being issued by the Land Board Office.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P7/28, D2/11/291)

CORRESPONDENT: ARNCAT (NOMINEES) PTY. LTD.

SUBJECT: CARAVAN PARK, LOT 6, D.P. 555399 THRELKELD ROAD, CATTAI

S.P. REPORT

The correspondent has requested Council support for a subdivision of land over which there is an already approved, but not yet fully developed, caravan park and in return for the subdivision is offering to relinquish the caravan park approval.

The caravan park was approved by Windsor Council on 14/8/79 to accommodate 100 van sites subject to conditions. There has been substantial commencement of the use and, as such, the use can lawfully continue.

The subdivision proposed is to create 4 x 2.05ha lots approximately and a residual of 4712m^2 which is to be added to a piece of old system land fronting Hawkesbury River and containing 2289m^2. This combined area is to be served by a Right-of-Way from the proposed extension of Threlkeld Road which extension also serves the other four proposed lots.

The lots are each under the prescribed minimum 8ha. within the relevant Non Urban 1(d) zone and as such the proposal requires the creation of a draft local environmental plan to allow the use.

The correspondent has submitted as his reasons for the request the fact that the park manager has suffered a serious heart attack and has consequently retired, and also the fact that the State Government has acquired some 640 acres adjacent to the subject property owned on the other side of Cattai Creek for a very large public caravan park. The proposed state park known as Caddie Park is in the adjoining Baulkham Hills Shire area and would have a detrimental effect on the correspondent's park.

It is believed, in any case, that the creation of prime small acreage lots as proposed is preferable to the establishment of a caravan park. Each of the proposed lots will have adequate land above the 16 metre contour to facilitate building of dwellings.

Recommendation

Council support the correspondent's request and create a draft local environmental plan to allow the subdivision as proposed and further that it considers an environmental study or map is not required and the matter be forwarded to the Department, along with the necessary information required by clause 5 of the Regulation to the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 903)

CORRESPONDENT: MR. J. GOUGH

SUBJECT: FARM RESTORATION WORK

Applying for farm restoration work on property known as "Goughs Farm", Windsor to convert it into a turf farm.

S.E. REPORT

The proposal is to undertake the regrading of the riverside portion of the land to provide for extension of the turf farm. Removal of the excess material by sale is proposed.

The land was formerly used for growing orange trees, and with the exception of a small area developed as a turf farm, is now being utilised for an agricultural purpose.

The submission is far from complete as to detail but indicates that the material removed would average 2m. in depth extending to a maximum of 4m. on the northern side of the area.

The operation would normally, by the removal and sale of material, be classified as an extractive industry.

Build up of sand and silt in the area particularly on Veums Point has been appreciable over the years particularly during the flood period 1950-1978.

The proposal to remove material is stated as unsuitable for turf farming deposition from future flooding may result in the area reverting back to existing conditions such that removal of material could well be an ongoing operation.

The land in question is zoned as part Non Urban 1(b1) and part Non Urban 1(b2) under I.D.O. 3 Colo. "Extractive Industries" are a permissible use in the 1(b1) zone but prohibited in the 1(b2) zone. Clause 15(1)(c) requires concurrence of the Department of Environment & Planning however an extractive industry is a designated development under the Act and there is a procedure laid down with such an application. If the proposal is classified as an extractive industry it is contrary to this Council's resolution of 13/1/81 further it is prohibited by I.D.O. (3) Colo on flood prone land.

In many instances the agricultural flats in the flood prone area adjacent to the Hawkesbury River do require levelling to be more agriculturally efficient. In principle there is no objection to the levelling of farms, however the principle of whether or not these farm improvement works are extractive industries appears to be a matter of degree. It has been adopted as a general rule that where the levelling takes place without the removal of material from the site that such work is for agricultural purposes. The removal of material from the site however has been regarded as being an extractive industry. The concern in this area primarily is the matter of degree of the material removed, i.e. whether the proposal for levelling the site and removing large quantities of material, for sale, is the prime objective or whether the true intent is to provide a more favourable farming area.

Under the provisions of the Environmental Planning & Assessment Act, 1979, development consent is necessary for any activity on the land, when interpreted in its precise sense. It would appear from the provisions of the Environmental Planning & Assessment Act that the work proposed by Mr. Gough does require development consent to which the Council may in any consent attach conditions. The conditions suggested for any approval should enable the control in regard to the nature of the levelling and the volume of material removed.

It is further noted that access to the property subject to the farm improvement proposal is by means of right of way over Macquarie Park and the transport of materials from the site would be by means of the existing service roads within Macquarie Park where such may well interfere with the public enjoyment of this park.

Recommendation

Council advise Mr. J. Gough that it would be prepared to give favourable consideration to an application for development of his property for genuine farm restoration work but Council would reserve its right to impose conditions necessary for the control in regards to the methods, quantities and levels of the proposal. In any event an agreement would need to be reached between Council and Mr. Gough regarding the transport of any materials from the site.

On adoption of this recommendation, Mr. Gough be informed that he should now make the appropriate Development Application under the provisions of the Planning & Environment Assessment Act and such applicaton be supported with full details of the proposal and payment of the necessary fees.

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. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - FLOOD PRONE LAND - BARRISTER'S FURTHER OPINION. C4/3, F7/65.

Referring to previous legal advice and stating their concern of the many councils faced with difficulties in dealing with flood prone land and the Association's endeavours to have State Government define clearly Council's responsibilities in this regard.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File DA32/80)

SUBJECT: PROPOSED DEVELOPMENT BY T.J. ALLEN

The following letter received from J.M. Small George P. Rhodes & Co.:-

"You will recall that by letter dated 16th March last we were informed by the then Town Planner that at the meeting of the Council on 10th March 1981 it was resolved that Mr. Allen's application to fill the subject land "be not approved as there is sufficient area of land existing on the site above the minimum height of flooding at a frequency of once in 20 years, including an area available above the once in 100 years frequency of 16 metres for the agricultural uses sought by the applicant."

We are now instructed that Mr. Allen has continued to fill the said land, apparently in complete disregard of the Council's said resolution. Our client, Mr. Ross, took the matter up with the Council's Engineer (Mr. Cranston) on Monday of this week, 17th instant. Upon enquiry from Mr. Cranston as to the authority that Mr. Allen had, if any, to do this work, Mr. Ross was told:

"Council approval has been given to fill a portion of land to a height of not more than 16 metres for the purpose of building a shed." In addition, Mr. Cranston told our client, "Permission has been granted for Mr. Allen's proposed work by the Heritage Council. They are a law unto themselves and Council will not oppose their approval given to Mr. Allen."

It seems to us extraordinary that the Council's Engineer should apparently believe what he thus communicated to our client, let alone publicly air such views. We know of no additional applications to the Council by Mr. Allen and would indeed be surprised to hear that the Council had deliberated on the matter without informing us. Furthermore, two of the senior Councillors have informed our client that they know of no such application having been put to the Council for its deliberation.

So far as regards the Heritage Council, our understanding is this. We were the first to contact the Heritage Council in the matter, on Mr. and Mrs. Ross's behalf. This was done by letter dated 4th February, 1981. As we understand, the Heritage Council has in fact been in contact with the Council, and with Mr. Allen, regarding the size and character of the agricultural shed Mr. Allen proposes to erect. Unfortunately, we have not been kept informed by the Heritage Council of their directions, if any, in this regard. We are taking steps to be so informed.

It is patent nonsense for Mr. Allen to state that he requires the land filled by him since 10th March, 1981, in order to form an adequate base for an agricultural shed. An area of at least half an acre has been filled in that time to a considerable depth. The modus operandi has been to bring scraper loads from the Lowlands farm nearby and to deposit these on the subject land and quickly return for a further load. Hundreds of loads have been thus deposited.

There has been little or no complaint from the neighbouring householders, no doubt because of assurances given to them by Mr. Allen. The dust nuisance thus created has not adversely affected the residents to the south of Mr. Allen's property because of the prevailing westerly winds. The dust nuisance would, however, have been severe, particularly over the houses on the lower part of Greenway Crescent.

Clearly, the Council's resolution (which followed lengthy previous deliberation by and legal advisings to the Council) has been openly flouted. The Council's Senior Engineer has seemingly condoned this activity and has, in effect, discouraged Mr. and Mrs. Ross from seeking to take the matter further.

We see this as a most serious and alarming development which goes right to the heart of the Council's resolve to make and enforce decisions in the public interest. We ask, therefore, that this letter be tabled in its entirety before the Development Committee of the Council at its meeting on Tuesday next. The Committee should view the site on that day so they can appreciate the magnitude of these illegal activities.

Our instructions are to take the matter up with the Heritage Council as a matter of urgency and, if necessary, to bring to the attention of the Ombudsman any maladministration by any Council officer which appears to have occurred."

Council at its meeting held on the 10th March, 1981 resolved that:

"The application to fill land in accordance with Plan dated 17.9.1980 (Reference 7683) be not approved, for the following reason:

> There is sufficient area of land existing on the site, above the minimum height of flooding at a frequency of once in 20 years, including an area available above the once in 100 years frequency of 16 metres, for the agricultural uses sought by the applicant.

When a building application for the hay shed structure is received it be referred to the Heritage Council for consideration."

The plan referred to in the above resolution indicated the filling of a substantial part of Lot 2 D.P. 575559 from the existing contour R.L. 16m westerly to the existing contour of R.L. 12m with a fill of 1.1m from R.L.16. The proposed fill extended approximately from Greenway Crescent to the rear southern boundary of the land.

At the time of the resolution Mr. Terry Allen had before Council a building application for the erection of a fodder shed on the subject land. In view of the above resolution of Council of 10th March, 1981 details of the proposed building were forwarded to the Heritage Council of New South Wales. Advices dated 22nd July, 1981 were received from the Heritage and Conservation Branch of the Department of Environment and Planning that the proposed structure be sited between the 14m and 16m contours, the comment "to avoid possible flooding of the shed its earth base could be formed up to but no greater than the 16 metre contour..."

A building permit was issued for the erection of the structure on 24th July 1981. It is understood that filling ostensibly for the foundations of the fodder shed commenced on or about the 12th August, 1981 continuing through to the 21st August, 1981.

Levels have been taken on the surface of the levelled area which indicates the area has been filled to approximately R.L. 15m covering the area designated by the Heritage Council as recommended site for the structure and extending southerly across the depressed area of Lot 2. It is noted that other earthworks have been carried out on the subject land in the nature of forming drains which are understood to be constructed to relieve the seepage from adjoining properties.

It is noted that in the correspondence received above that I am quoted as stating "that the Heritage Council is a law unto itself and the Council will not oppose their approval given to Mr. Allen". I emphatically deny this statement.

Discussions have been held with Mr. K. Arndell, contractor to Mr. T. Allen regarding the extent of the filling to be undertaken and these discussions will be reinforced with further discussions relating to extent and height of fill.

Recommendation

J.M. Smail George P. Rhodes & Co. be informed of the details of the Shire Engineer's report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Mr. George Rhodes addressed the meeting on behalf of Mr. and Mrs. J. Ross in respect to the filling of the land on Lot 2 Greenway Crescent, Windsor.

Mr. Rhodes presented to Council a copy of a letter which he had received from the Department of Environment and Planning dated 19th August which stated that the staff of the Heritage and Conservation Branch of the Department of Environment and Planning had inspected the site several months ago concerning a building application to erect a hay shelter referred to the Branch by the Heritage Council. The Department advised that the filling of the site is not an item that the Heritage Council would become involved in and referred the matter to the local Council for resolution of the issue.

Mr. Rhodes stated that Mr. Allen has continued to fill the site contrary to the directions of the Council.

The Committee inspected the site.

The Health Surveyor reported that as requested by Council he had approached Mr. Allen this afternoon regarding the re-siting of the hay shed. Mr. Allen advised that he wished the development to proceed as was approved without any change and the Health Surveyor stated that he was unable to negotiate with Mr. Allen.

COMMITTEE'S RECOMMENDATION

MR. ALLEN BE advised that Council wishes the shed be not constructed any higher than the 15 metre contour and that it be sited at the back of the block.

GOLAC PTY. LTD.

Councillor McEwan referred to the siting of the silt traps on Golac's development and the requirements of the Department of Mineral Resources and State Pollution Control Commission.

The Shire Clerk advised that representatives of Golac were in the gallery.

The question had been before the Court and an interlocutory injunction was given in Council's favour and that certain affidavits were to be filed by Friday, 21st August. The Shire Clerk read to the meeting a letter which he had received from Council's solicitor, Mr. A.R. Walmsley, which advised that a meeting had been held on 25th August with Messrs. Howarth & Clair on behalf of the company and Messrs. Cranston and McCully on behalf of the Council. In the meeting the various orders sought by the Council were discussed in detail and it appears that the company is prepared to submit to Council orders in settlement of the matter as a result of which the company will strictly obey the terms of the consent which it has obtained. Terms to this effect have been provided and Council's solicitor hopes to be in a position to forward them to Mr. Broadbench, the solicitor for the company, today.

It was agreed that as settlement has apparently been reached the need to file further evidence and incur further expenses could be avoided. The solicitor undertook to advise further when the terms have been approved by the solicitor for the company.

Mr. Howarth of Golac Pty. Ltd. addressed the meeting and outlined to the Committee the company's proposals. He stated that the company was prepared to create an ornamental lake for acquatic sports, a gymkhana for the Pony Club and to upgrade their road maintenance funds to make it worthwhile for the Council. He stated that once the company had built up their business to what they would normally expect it to be they would create an income for Council amounting to about $100,000 per year.

The Shire Clerk stated that in view of the matter that is pending between the company and Council he understood there seemed likely that there would be an agreement signed very shortly and when that matter has been completed to the Council's and the company's satisfaction the representative of the company will be invited to submit an application to Council for consideration and to discuss the matter with Council's Engineer and Shire Planner.

SHIRE PLANNER'S REPORT

ITEM 1: (File D2/4)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

The following Development Applications were approved under Delegated Authority subject to conditions:

Dwelling Houses

Applicant	Land
B.J. Robinson	Lot 1 Tennyson Road, Tennyson
N.B. Buttsworth	Lot 98 Snailham Crescent, Windsor
G. Jones & R. Jenkins	Pt. Por. 38 Lower Colo Road, Lower Colo
G. Dallimore	Lot 60 Robertson Street, Kurrajong
W. Bargwanna	Lot 634 Andrew Thompson Drive, McGraths Hill
G.L. Speranza & L.M. Cavicchio	Por. 466 McKinnons Road, Wilberforce
Costain Aust. Ltd.	Lot 110 Lt. Bowen Drive, Bowen Mountain
W. Tabone	Lot 12, Tennyson Road, East Kurrajong
Graham Huxley Constructions	Lot 193 Lamrock Avenue, Glossodia
Mr. and Mrs. R.T. Dobson	Lot 52 Mileham Street, Windsor
Kaywood Homes	Lot 39 The Slopes Road, North Richmond
G. Bennett	Lot 25 Woodburn Road, Kurrajong
B. and M. Farrell	Lot 1 Slopes Road, Kurrajong
S. Biancotti	Lot 2 Warks Road, Kurrajong Heights
B. Seib	Lot 429 Reiby Place, McGraths Hill
Graham Huxley Constructions	Lot 330 Crossley Avenue, McGraths Hill
Velhan Developments	Lot 204 Redhouse Crescent, McGraths Hill

Applicant	Land and Application
E.H. Bottle	Lot 1 Single Ridge Road, Kurrajong - erect an agricultural storage shed
A.M. & J.L. Ridge	Lot 19 Francis Street, Richmond - erect a residence, garage and stables
L. & A. Maxwell	Lot 6 McMahons Road, Kurrajong - erect an agricultural shed
G. Hansell	Lot 181 North Street, Windsor - erect a garage
Ikes Building Supplies	Unit 4, Lot 19 Walker Street, South Windsor
G.A. Paull	285-289 Windsor Street, Richmond - change use of existing shop No. 16 in "Magnolia Mall" from Retail Manchester to Fruit Market

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P3/8)

SUBJECT: COMMUTER PARKING - WINDSOR

For some time Council has been pursuing additional parking facilities in the vicinity of Windsor Railway Station. Early in 1980 an approach was made to the Hawkesbury Benevolent Society regarding the availability of vacant land adjacent to the Fitzgerald Memorial House.

In March 1980 the Hawkesbury District Hospital advised that it had approached the Health Commission requesting approval to negotiate with Council for the sale of the land.

By letter of 6th August, 1981 the Hawkesbury District Hospital have advised "... the Board of Directors has resolved to postpone ... an overall development plan for the hospital.".

The provision of transport interchange facilities and parking at the railway stations within the Shire is seen as a Council priority and is currently being actively pursued. A further report on the matter will be made available in the near future.

Recommendation

The information be received, and the Hawkesbury District Hospital be requested to expedite the preparation of an overall development plan in view of the need for additional parking at Windsor Station.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P7/44)

SUBJECT: INDUSTRIAL AREA - VINEYARD

Council has requested a report regarding the development of the industrial area between Groves Avenue and Park Road, and Railway Road and Windsor Road. Some of the lots have frontage only to the Windsor Road and access is not available for the development of their industrial area.

A proposal for access to these lots was included in the varying scheme that is currently with the Department of Environment and Planning. This provided for a road between Groves Avenue and Park Road.

The industrial development is dependent upon the construction of this road. There are a number of courses of action available to the Council and, at this stage, it is suggested that the owners be approached on the basis that the land be dedicated with construction undertaken by Council. Any subsequent development applications would include a condition of contribution towards this construction.

Recommendation

Council approach the owners of land between Groves Avenue and Park Road, Vineyard, involved in the dedication of the access road for the subsequent industrial development of the area on the basis of having the land for the proposed road dedicated.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File D2/18)

SUBJECT: USE OF LAND - MAIN CATTAI ROAD, PITT TOWN

In 1980 Council considered the matter of the industrial use of land by J. Sandby & Sons of Pitt Town and resolved to give notice that the use of the land was to cease within six months. This time has now expired.

The owners have written to Council and indicated that their attempts to find suitable land for relocation have, to date, met with no success. They indicate that they are continuing in their attempts to find a suitable site and would appreciate an extension of time.

Council has also been approached by an inspector of the Department of Labour and Industry, who has indicated that the Department will take action regarding the non-registration of the premises should Council approval not be forthcoming in the immediate future.

Council is unable to approve the existing operation that entails the pre-fabrication of steel shed frames within the zone.

Recommendation

J. Sanday & Sons be advised of Council's concern at the continuing operations on the site and, further, that a final period of six (6) months be allowed for the ceasing of the use.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA69/81)

SUBJECT: SUBDIVISION OF LAND - NORTH RICHMOND

Council has approved a subdivision of land being Lot 83 D.P. 3944(L) at the intersection of William and Campbell Streets, North Richmond creating two (2) lots each of not less than 1,000m².

Conditions of approval included:-

- a splayed corner 5 metres each way to be provided at the junction of Campbell and William Streets
- provision of concrete kerb and gutter together with sealing of road shoulders and levelling of footpaths in both William and Campbell Streets for the full frontage of the land

The owners' consultants have made submissions regarding the above conditions stating they are unreasonable on a number of grounds including,

- the land drains away from the existing roads and would not create additional drainage problems
- if subdivision did not proceed there would be no requirement for the works
- the policy of other Councils regarding such works
- traffic conditions do not justify the splayed corner requirement

On behalf of their clients they offer to,

- dedicate the splayed corner as required
- meet full cost of works in front of one of the new lots
- half the cost of works for the William Street frontage of the second lot and no contribution for the Campbell Street frontage of this second lot

The subject land has existed in its present form for some time and was created well prior to North Richmond being a residential area and any requirement to the construction of kerb and gutter within subdivision approvals.

A dwelling has recently been completed on one of the lots with the other being vacant. At the time of the application the house now on the land was indicated as "being under construction" and was located on the proposed corner lot.

Council's policy for residential subdivisions fronting existing roads for some considerable time has included the requirement of construction of integral kerb and gutter road shoulder for the full frontage for all lots in the subdivision and no reasons have been put forward in this instance of sufficient weight for Council to alter that policy.

Recommendation

Council adhere to the conditions of subdivision approval and development consent for the proposed subdivision of Lot 83, D.P. 3944(1) as conveyed in consent 91/1981, subdivision approval of 3rd April, 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 4300)

SUBJECT: PROPOSED INDUSTRY ON LAND WINDSOR ROAD, VINEYARD

Council at its last meeting considered an application from Mr. F. Barba of Eastwood, the owner of land on Windsor Road, Vineyard, on which there is presently established a nursery operation.

The applicant sought Council's support to allow for the establishment of an industry on the land to permit manufacture of concrete flower pots and garden furniture. The land is zoned Non-Urban and the industry as proposed is not a use permitted under that zone.

The plan submitted with the applicant's letter indicates a total area of 216 square metres.

Within the zone Council may approve of home industries being an industry carried on with a floor space not exceeding 30 square metres (i.e. an area 10 metres x 3 metres or 10 ft. by 32 ft.), that does not interfere with the amenity of the area nor involve a view of any unsightly matter from adjacent premises, or require the provision of essential services greater than an industry available in the locality.

The allowance of this type of industry within other than industrial zones permits the carrying on of ancillary operations within a controllable scale. Beyond this operations become of an industrial scale such as should be within an industrial area.

Council will be aware of problems that have occurred in other areas in recent times when small operations have expanded to the extent of creating nuisance to adjoining residents and being such as to warrant re-location to an industrial area.

In this instance it is considered that the manufacture of concrete flower pots and garden furniture could be construed as an ancillary operation if its scale was restricted to that as defined for a home industry. Beyond that it is properly considered as an industrial operation.

Recommendation

Mr. F. Barba be advised that Council supports the principle of local light industry as an ancillary operation to commercial premises provided the scale of the operation is that as defined for a home industry. Beyond that an operation is properly seen as one suited to an industrial area. In the circumstances Council is not prepared to support the application on the scale proposed but is prepared to consider one within the confines of the definition of home industry.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File P7/44)

SUBJECT: PREPARATION OF LOCAL ENVIRONMENTAL PLAN

Council at its meeting in May resolved to prepare a Local Environmental Plan to enable the erection of dwelling houses in the Residential and Non Urban zones covered by Escarpment Preservation and Environment Protection Areas without the need for development consent in accordance with the current Interim Development Order for the former Shire of Colo.

The matter was referred to the Department of Environment and Planning and they have now replied in part as follows:

"Clauses 45 and 46 of Interim Development Order No. 3 - Colo are designed specifically to provide that the siting, height and external surfaces of buildings and the surrounding landscaping and vegetation are such that development will have minimal visual impact. Section 313 of the Local Government Act, as amended by the Miscellaneous Acts (Planning) Repeal and Amendment Act, 1979, relates to general matters which Council shall take into consideration and is not sufficiently specific to control development in these areas of regional significance.

The land covered by the Escarpment Preservation and Environment Protection Areas is of regional importance. Both areas are visually significant. The Escarpment Preservation Area is an extension of the Blue Mountains Escarpment.

The draft local environmental plan is inconsistent with Number 12 of the Section 117 Directions listed in the Schedule attached to the Department's letter to Council dated 30th October, 1980. The inconsistency of the draft plan with that Direction is not justified because of the regional significance of the areas involved. The Director, therefore, has declined to issue a certificate under Section 65 of the Environmental Planning and Assessment Act, 1979."

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

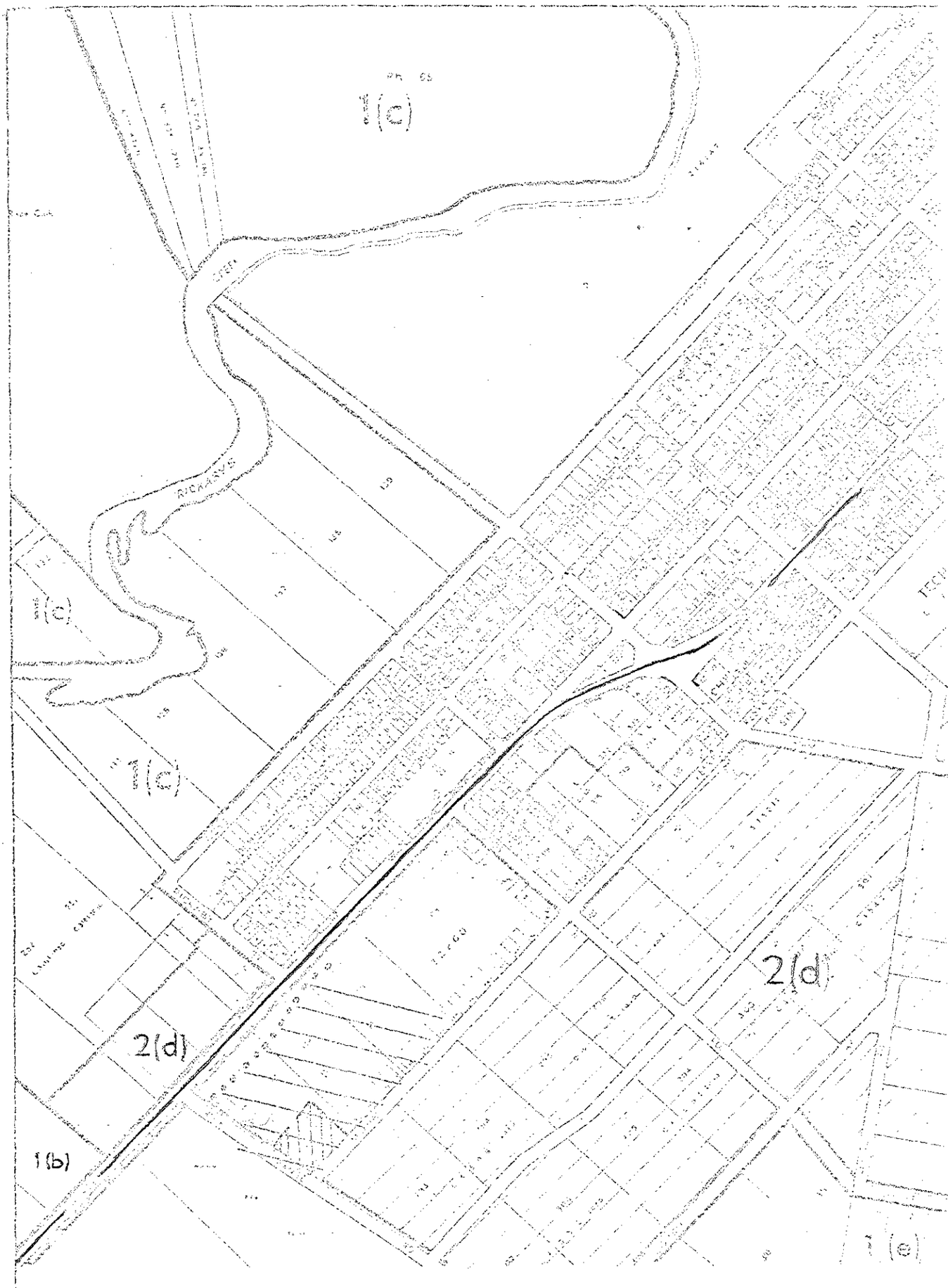
THE RECOMMENDATION BE adopted.

ITEM 8: (File P7/1, A6/1, 3901)

SUBJECT: DEVELOPMENT OF LAND, RIFLE RANGE ROAD/MILEHAM STREET, SOUTH WINDSOR

In the Varying Scheme prepared by the former Municipal Council and submitted to the Department of Planning and Environment, certain lands were proposed for acquisition as Open Space due to being flood liable. This includes lands at the intersection of Rifle Range Road and Mileham Street.

The information used for determining the flood liability of the land has recently been upgraded by additional survey work. This work has indicated that some of the land is not flood liable to the extent originally used for preparing the Varying Scheme. It is therefore proposed to amend the area to be acquired for Open Space in accordance with the later survey information and release the residue of the land for residential development as indicated in the current Windsor Planning Scheme.



Original Area

Revised Area

MAP SHOWIN
COUNCIL AS
OF N.S.W. U
AND PRESCRI

Recommendation

The Varying Scheme proposal for Open Space land due to flood considerations at the intersection of Rifle Range Road and Mileham Street, South Windsor be amended in accordance with the attached plan, and negotiations be authorised with the land owner for acquisition of the section still indicated as flood liable.

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Lots 50 - 58 DP 32260 Mileham St
157 - 162 32260 "
59 - 65 " Rifle Range Rd
177 DP 221986 " "
178 " Mileham St
405 (Resub. Lot A) George St.

Heathwood A6230
65 Mileham A6240

SHIRE PLANNER'S REPORT

ITEM 9: *(File M7/125)*

SUBJECT : RELEASE STRATEGY - RESIDENTIAL - INDUSTRIAL LAND

Report

This report and the attached plans proposes land to be released for residential and industrial purposes over the next 10-15 years, the period generally to be dependent upon government policy. It is the first stage of the release procedure and will be followed by local detailed plans and strategies for other developments including non-urban lands.

General Considerations

The Shire adjoins the metropolitan area and, in particular, the increasing heavily populated western suburbs. Its planned development, therefore, must have regard to the residents of the metropolitan area as well as those within the Shire. Further consideration must be given to the future residents of the proposed residential areas of Rouse Hill/Annangrove/Maraylya.

There are many attributes in the Shire, such as rivers, valley and wet land areas, the visually attractive lower mountains including the escarpment and recreation facilities which serve the growing demands of local, metropolitan inhabitants, interstate and overseas visitors. The area also contains considerable native vegetation, wildlife and sites of historic and scientific interest.

As the south-eastern portion of the Shire is within reasonable travelling time of most of the metropolitan area, the area is attracting city workers who wish to live in a pleasing fringe environment. The pressure for residential expansion is likely to increase and, if it was allowed to occur uncontrolled, the invaluable scenic and recreational qualities of the Shire would be gradually lost.

The demands of agriculture and grazing, water and nature conservation, minor recreation, urban development and the preservation of scenic beauty can often be in conflict. By controlling and guiding these aspects so that the conflicts between them are reduced to a minimum, those attributes within the Shire, upon which the well-being of the people in the area and the future inhabitants, and the western Sydney region and the metropolitan area generally depend, can be preserved and enhanced.

Over-All Aims and Objectives

The main objective is to indicate generally the measures that, in the opinion of the Council, are necessary or desirable for providing for the most suitable development in the Shire. Suitable meaning development that as far as possible can be carried out in accordance with the following general principles.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

Development should be orderly and economic:-

Boundaries should be established for townships to fix limits of expansion and retain their rural character. New housing and other urban development should be continuous with and form compact extensions of the existing built-up areas. No ribbon development should be permitted. No subdivision should be allowed where it may be considered premature because of the lack of inadequacies of community facilities or public utilities. Subdivision may also be premature where land in the vicinity has been subdivided into allotments which have not been substantially developed. Orderly development will achieve economy in the provision of public utilities, be conducive to the creation of a safe, convenient and pleasant environment in which to live and contribute to the retention of rural land for the purposes of primary production, recreation, and water and nature conservation, thereby preserving the beauty of the countryside.

Land appropriate in area and location should be allocated for living, working and recreational activities and used in accordance with those purposes:-

A proper distribution and segregation of residential, business, commercial, industrial and recreational uses of land benefits the community and enables a town to function more efficiently. Accessibility is safer and more convenient, property values remain more stable and fewer difficulties arise due to incompatible uses of land being intermixed, e.g., workshops and housing. A traffic and transport system can be designed to cater for the future movement of people and goods, and public authorities can design and provide services appropriate to the pattern of anticipated growth.

Land that will be required for public purposes should be reserved in advance of need:-

The need for land to accommodate schools and recreation areas and other public purposes can be foreseen. A development plan provides the framework within which the best locations for such facilities can be determined. It is prudent to ensure that land required for public purposes should be available in the right place at the right time by reserving such land for future acquisition before it is used for other purposes.

Attractive landscapes adjoining water or scenic routes and other scenically attractive areas should be conserved, preserved and enhanced:-

The river areas, wet lands, hills and bushland areas particularly in the rural portions of the area, including visual features of a significance particularly worthy of prevention against unsuitable development and mis-management.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

Buildings or sites of architectural, historical or scientific interest or natural beauty should be preserved:-

The Shire contains buildings and sites of historic interest. It also contains many sites and localities of natural beauty, sites containing geological formations and flora and fauna. Their preservation is necessary to provide historical links with the past for education, scientific study and recreation.

The plan as prepared has taken into account these principles.

Urban Strategy Goals

The Council envisages as its goal a society in which people live in harmony with the land, where urban areas are exciting, safe places to live, where the air and water are clean, where work places are close to homes, where crops thrive on some of the state's best agricultural lands, where areas of great scenic or fragile nature are set aside for permanent protection. To accomplish this, Hawkesbury must commit itself to more compact residential areas, to the revitalisation of some older areas and to the continued protection of its best agricultural lands.

These objectives can be achieved based on the following broad set of goals:

- increasing employment through environmentally sound industrial and commercial growth;
- providing an adequate supply of affordable housing in both towns and villages;
- curbing wasteful urban sprawl and directing new development to existing towns and villages;
- protecting the Shire's natural environment, particularly the land, air and water quality;
- revitalising town and village centres;
- protecting the most productive agricultural lands;
- encouraging land use patterns in a manner to stimulate necessary development while protecting environmental quality;
- improving the efficiency of government and limiting rates and charges to the lowest practical level;
- encouraging effective local law enforcement in urban design;
- providing an adequate transportation system, including both public transit and well-maintained streets and main roads;

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

- providing recreational and cultural activities;

- making provision for needed social services such as health care, job training etc.;

- ensuring full participation of citizens in decisions affecting the future of their area;

- encouraging all forms of housing including medium density housing.

New urban development in the Shire should be located according to the following priorities.

- where possible renew and maintain existing urban areas;

- develop vacant and under-utilised land within existing residential areas and presently served by streets, water and other public services. Open space, historic buildings, recreational opportunities and the distinct identities of village and neighbourhoods should be preserved.

- when urban development is necessary outside existing residential zones, use land that is immediately adjacent. Noncontiguous development would be appropriate when needed to accommodate planned open space, agricultural preservation or community development.

All urban development, regardless of its priority, should be designed so that residences and work places are as close as possible. Where new housing is constructed efforts should be made to stimulate nearby employment opportunities. A reduction in commuting time between home and work will help to save energy, reduce main road congestion, clean up air pollution and provide more leisure time.

These development priorities must be pursued with common sense. Obviously Hawkesbury cannot limit its development attention to any one of them at any one time. In following the priorities, care must be taken to avoid driving up the cost of housing.

The development priorities in this residential strategy are for the most part consistent with changes that are already occurring in Hawkesbury. We already see a modest movement towards rehabilitation, probably encouraged by the high price of new housing, smaller family size, rising fuel costs and a genuine preference by some people for town living. In-fill development is now taking place in the Shire at accelerating rates. Some areas are discouraging leap frog development because it is too expensive. Moreover, Council recognises that school and crime problems can only be minimised as unemployment is reduced. Land use patterns which stimulate business expansion will ultimately help alleviate many urban difficulties.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

While this strategy focuses on a more compact urban environment, it does not prescribe a single desirable density for Hawkesbury residential areas. This decision should be made with each town and village concept plan. But increases in residential areas overall density can help conserve existing urban development, protect existing villages and neighbourhoods, provide incentives for new private construction, save public funds for capital facilities and for energy, and help protect agricultural land. With good design density can be increased without sacrificing comfortable living.

Areas Proposed for Release

The following is a summary of the areas proposed for release as indicated on the plans and includes details as to the reasons for the locations proposed and constraints thereon:

Wilberforce:

The area proposed for residential at Wilberforce is that to the north-east of the existing town containing an area of 24.6 ha. Its choice is due to location of adjoining residential areas, aspect and suitability for future development, particularly sewerage, of the town.

Its release should only be upon sewerage facilities being made available to the area and this is not envisaged by the M.W.S.&D.B. within the next 10 years.

Water supply to the area would require augmentation from Windsor, however, this is available and could be catered for within the next structure of the release.

An area for industrial purposes of 9.5ha. is proposed to the west of the existing development on Woodlands Road.

Other small lot releases will be proposed in the Rural Lands Policy surrounding Wilberforce.

Release Strategy

Approximately 250 lots of 750 sq.metres would be available and should be released over a period of two years when sewerage is available.

The industrial release could take place at an early date if sewerage is provided by a suitable package plant and control is maintained by Council.

Kurrajong Heights:

Two release areas are proposed at Kurrajong Heights being to the north and south of the existing residential zones.

This proposal is different from all the others in that a considerable amount of the land cannot and should not be developed because of slope and natural vegetation, and subsequent lot sizes should be within the order of not less than 2,000 sq. metres but generally in the range of 4,000 - 6,000 sq. metres.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

The total area available in both releases is 145 ha. with a residential useable area of 80 ha.

No reticulated water, sewerage is envisaged to the village, however, special consideration should be given to this release due to local rain fall and land capability for site disposal of sewerage.

Release Strategy

The area to the north of the town can be released immediately, however, the area to the south will depend upon the completion of a detailed local plan which should include a release programme.

Kurrajong:

A number of areas were considered around the existing village of Kurrajong, however, on the constraint basis of slope, servicing, existing development and landscape, there is a proposal release to the south-west.

The area proposed is 29 ha. that will result in 200 lots at 1,000 sq. metres each.

The release at Kurrajong is dependent upon augmentation of the Kurrajong water supply and the construction of reticulated sewerage, both of which are not programmed by the M.W.S.& D.B. at this time. These are not expected before 9 years.

Release Strategy

The entire release area should be made available over a period of 3 years following the availability of services.

North Richmond:

The release area proposed at North Richmond is to the south-west of the existing town. Other areas considered to the north-west and north are restricted considerably, either by the existing constraints of the water supply and sewerage systems. The area proposed would provide land at the most economic rate considering those contraints.

The area proposed at this stage is of 60 ha. and this can be increased with augmentation of the water supply system.

An additional area to economically cater for the sewerage system would be further west of the proposed release area.

The sewerage treatment plant has a capacity that could only cater for a first stage release of say 200 lots with augmentation of the works required before the second stage at a cost of approximately $1.5million.

An extention of the industrial area of approximately 15 ha. is proposed to the east of the existing area and north of Terrace Road. This will allow for access to the entire industrial area in this location from Terrace Road alleviating the Bells Line of Road access problem.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

Release Strategy

It is proposed to create lots of varying size depending on their location in the release area with allowances for medium density housing, with an overall average size for detached dwellings of 600 square metres.

A first stage release is proposed of 200 lots for detached dwellings with small releases over five successive stages commencing 1982.

The industrial area has services available to date and should be released on the finalisation of the development control plan and installation of the services in late 1982

Agnes Banks:

An area of approximately 70 hectares has been identified as suitable for residential purposes between Castlereagh Road and the flood plain.

The release of this area could assist in the economic viability of the provision of sewerage services to the entire Agnes Banks area. This matter needs to be rationalised following current investigations into the Richmond treatment plant.

It is proposed to create 850 lots of 550 sq. metres.

An industrial area of 19.22 hectares is proposed on existing Crown land fronting the Driftway.

Water is available to both areas, however, this would require a new main from Kurrajong Road.

Release Strategy

The sewerage system is not likely to be available to the area on the basis of either alternative until 1984-5. Following that the residential land should be released in 4 stages of about 200 lots per stage.

The industrial area should be made available at a similar time.

Dight Street:

An extension of the residential zone to the east land of Dight Street is proposed of 7.38 hectares enabling the establishment of 100 residential lots with areas of 550 sq. metres.

This will improve the economics of the release of existing residential zoned land by assisting in the contribution to a sewerage pumping station.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

While the area is adjacent to the aerodrome it is outside the noise footprint of the main runway.

Release Strategy

The release of the entire area is recommended following the installation of the pumping station and finalisation of the local environmental plan.

Pitt Town:

An extension to the existing village of 242 hectares is recommended due north of the town. This includes the area of the mineral sands deposit and village of Vermont. The entire release area is surrounded by the flood plain.

Within the area some 2,000 lots could be created with areas of 1,000 sq. metres each.

Water supply to the area would need to come from Windsor with the economics of this being well within the scale of the release and would require a 5 - 6 year lead time. Council would need to make provision for the additional sewerage capacity within its existing system.

The Department of Mineral Resources and Development have indicated their desire to see mineral sands extracted prior to subsequent residential development. They have recently informed of a plan being prepared to indicate the management by which the sands could be extracted in an organised pattern with resultant residential development.

Release Strategy

The release of this land is entirely dependent on policy decisions relating to the mineral sands extraction, second airport and development of the north west sector.

Inclusion and development of the area for residential purposes is recommended in conjunction with the planned removal of the mineral sands.

Vineyard

An area of 164 hectares is recommended for release as proposed in the study prepared by Council's former Planner, being north-west along the railway line from the Shire boundary at Bandon Road. This will enable for the creation of 1,200 lots of 950 square metres.

Sewerage will be available to the area with the commissioning of the final plant at Riverstone in the latter half of 1983.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

Water is not available in a sufficient capacity at this stage and is not likely until a decision has been made on the augmentation programme for the area.

Release Strategy

Final release stragety can only be determined following the availability of water supply and with the present ownership pattern is likely to be haphazard.

South Windsor:

A total area of 676 hectares approximately is available for residential development which would enable the creation of about 6,500-7,000 lots with other urban infrastructure of schools, commercial area, community facilities etc.

Sewerage to the area is the responsibility of Council and a site for a new treatment plan in the new Varying Scheme is currently with the Department of Environment & Planning.

There is sufficient water capacity in the locality for initial releases, however, augmentation of the system at North Richmond would be required for the total release.

An extension to the industrial area of 6 hectares above the flood plain is proposed east of Ferry Road.

Release Strategy

The ownership of the land in the locality is that of one large company, Crown and a number of private owners, with the majority being in the former two owners.

Staging will be to some extent dependent on ownership and Government policy for such a large scale release.

A release of initially 200 lots per year is recommended with re-assessment following the first two or three releases.

The industrial area should be made available immediately upon the availability of services.

Provision of Community Infrastructure.

All the releases will be subject of the preparation of local environmental plans. These plans will provide in detail the development control for the areas, additionally they will assess the need for continued facilities. This need will then be equated on a contribution basis for each of the lots to be established and require a contribution from the subsequent developer. This contribution, in cash, will be substantial and used for the provision of the necessary community infra structure.

SHIRE PLANNER'S REPORT

(ITEM 9 CONTINUED)

Conclusion

This report has briefly outlined the release programme and Council's objectives for urban development.

The final report of the release structure to the Department of Environment and Planning will need to be supplemented by the addition of information in the areas of employment, transport, land demands etc.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE RELEASE STRATEGY plan be adopted, and further representations be made to the Metropolitan Water Sewerage and Drainage board and if necessary to the Minister to have these time spans re-examined in order that Council be not faced with the incredible proposition that it waits for sewerage at Wilberforce and water at Kurrajong for a decade, and a further report be submitted by the Shire Planner regarding North Richmond.

QUESTIONS WITHOUT NOTICE

Councillor McEwan referred to the fire situation that could develop at Kurrajong Heights and asked if Council could adopt a policy on fire control.

The Shire Planner stated that the former Shire of Colo had a bush fire policy which could be brought before the Council for adoption.

Councillor Buttsworth referred to the up-grading of the Oakville water supply.

The Shire Clerk advised that the Shire Planner would give the question of water consideration when preparing his strategy plan for the area.

Councillor Dunn asked when the Planning Department is going to re-activate the Windsor Mall.

The Shire Planner advised that the Windsor Town Development Committee had had one meeting from which certain information had to be obtained regarding traffic matters. He stated that he anticipated that a further report on those areas would be made available to the next Development Committee meeting.

Councillor McEwan asked if Council had received a letter from R.J. and C.J. Lemsing regarding development at Comleroy Road.

The Shire Planner stated that the Council had instituted action to stop any further development on the land by instructing the owner that he is not to place any further dwellings or structures on the land or to remove any further vegetation.

Councillor Rotherham stated that another dwelling was placed on the property yesterday.

The Shire Planner stated that he was not aware of this and he would have the matter checked out.

Councillor Horrex stated that Bowen Mountain has about 200 homes with a population of somewhere about 500 or more with possibly 100 school children. He stated that there were no playing areas in Bowen Mountain. He asked if an investigation could be made through the Lands Department to acquire an area of approximately 1Cha. at the furthermost southern end of Lt. Bowen Drive for playing fields.

Shire Planner for investigation.

The meeting terminated at 4.24 p.m.

Report of the meeting of the Extractive Industry Committee held at the Council Chambers, Windsor on Monday, 10th August, 1981 commencing at 3.30 p.m.

PRESENT : Councillor C.Sullivan, President, Councillors F.E.Henry, P.A.Dunn, B.E.Brown, R.F.Rotherham, the Shire Clerk and the Shire Engineer.

An inspection was made of Cordners Corner.

The Engineer gave details of the type of weighbridge that was required.

It was resolved that tenders be invited for this weighbridge.

It was also resolved that tenders be invited for dredging equipment.

The meeting terminated at 5.15 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 8TH SEPTEMBER 1981

The President and Councillors.

Gentlemen:

1. GLOSSODIA - RETICULATION OF SEWERAGE. S6/44

This area will be reticulated with water in 1983/84 and when that takes place, there is likely to be an immense problem arising from the disposal of effluent. The only way to overcome this problem is to reticulate the area with sewerage.

It is understood that Colo Shire Council resolved that the Metropolitan Water Sewerage & Drainage Board be the authority for reticulating water and sewerage within the area. It is believed that the Board's estimate for reticulating the area with sewerage could be extremely high which would make the cost almost prohibitive. It is unlikely that the scheme would receive Government subsidy within the next ten years.

Mr. Smythe of Gutteridge, Haskins & Davey, Consulting Engineers, together with Garry McCully, Shire Planner, have made a detailed investigation to determine the cost of a sewerage scheme using standards set by the New South Wales Department of Public Works. These standards apply to sewerage schemes throughout the New South Wales country areas. Their estimate to reticulate the area, including 12½% for engineering survey, design, etc., and 12½% for contingencies is $2,274,575. This amount does not include cost of acquisition of a site and it is suggested that the amount to be used and being relevant to this date, is $2.5 million in considering the reticulation of sewerage for this area.

There will be 430 lots with houses fronting the water reticulation, a further 200 vacant lots, and a further 120 lots likely from subdivisions, making a maximum of 750 properties which will be reticulated when the area is fully subdivided. This subdivision development will take up the full capacity of the Glossodia Water Supply Scheme.

The annual cost of servicing loans amounting to $2.5 million is $397,000 to which must be added an amount of $25,000 per annum for working expenses, making a total of $422,000 per annum. The annual cost per property based on existing subdivision development of 630 properties is $670 per annum and using a subdivision development of say 720 allotments, is $586 per annum. This cost, added to the annual cost of the Glossodia Water Supply Scheme, must impose a considerable strain on ratepayers at Glossodia. Besides the amounts payable to Council, rates would also be payable to the Water Board for sewerage and water. However, if the Council were given the authority to construct the scheme itself, and being the authority to maintain the scheme, then it is estimated that the loan rate together with the Sewerage Local Rate would be $670 per annum for 630 properties and $586 per annum for 720 properties.

It is believed that any scheme to sewer Glossodia should receive maximum publicity and discussion with at least one public meeting where questions could be sought and information supplied. It should not be suggested that the Scheme is being imposed by the Council and that it is entirely a matter for the residents of the area to come to a decision. It should also be understood that such a Scheme, with Council being the constructing and operating authority, would require the approval of the Metropolitan Water Sewerage & Drainage Board, and that some difficulties could be envisaged in obtaining this approval. However, if attempts are not made to sewer the area now, the problem of effluent disposal will increase and the cost of sewering the area will only become greater. Raising loans and at an increasing cost, will also be another problem to overcome.

A proposal which I suggest would provide considerable assistance in easing the cost, is to subdivide and develop portion of the 20.16 ha. which Council recently purchased. An area of 8 ha. would be retained for the Community Centre, recreation areas and primary school, leaving an area of 12.16 ha. which could be developed to provide 90 residential allotments. It is anticipated that Council would show a profit of approximately $1 million on the development and sale of these allotments, and providing there is no objection by the Department of Local Government, this profit could be applied to reduce the cost of the sewerage scheme, subject to General Fund being repaid the purchase price for the land which is being developed. The net estimated cost of the scheme would then be $1.5million which would require an annual commitment to service loans of $238,000 and with working expenses of $25,000, make a total annual cost of $263,000. The estimated minimum rate for 630 properties would be $418 and for 720 properties the minimum rate would be $365. This would bring about a reduction in the minimum rate of approximately $200 per annum. Although the cost would still be substantial this amount would be more acceptable than the annual cost of the scheme which did not have the benefit of the development and sale of the 90 residential allotments. This reduction would of course depend upon the satisfactory development of the residential land and at prices which would yield the desired return.

An examination has been made of the amounts paid by 50 property owners at Glossodia selected at random for the disposal of effluent for the 12 months, 1st June, 1980 to 31st May, 1981, and hereunder are the details of these payments for that period :

No. of Properties	Range - $
3	$30 - $40
2	$40 - $50
5	$50 - $60
2	$60 - $70
4	$70 - $80
2	$80 - $90
3	$90 - $100
3	$100 - $110
5	$110 - $120
1	$120 - $130
3	$130 - $140
2	$140 - $150
3	$150 - $160
3	$160 - $170
3	$170 - $180
1	$190 - $200
1	$200 - $210
1	$210 - $220
2	$220 - $230
1	$240 - $250

Attention is again drawn to the earlier part of my report where it is stated that the problems regarding the disposal of effluent will increase when the area is reticulated with water. As a consequence of this it is believed that effluent disposal costs will become much greater. My experience has shown that in other areas without sewerage but with a reticulated water supply, the problem of discharging effluent into streets and on to private properties becomes very acute and a source of considerable nuisance to the rest of the community.

IT IS RECOMMENDED THAT a report on reticulating the area with sewerage, embodying the Shire Clerk's Report, be prepared and supplied to all property owners who would be served by the Scheme and at a suitable time a public meeting be convened for the purpose of supplying any further information that may be required. The report to point out that such a scheme would require the approval of the Metropolitan Water Sewerage & Drainage Board but before discussions take place with the Board, Council would require the support of the Glossodia community to proceed with the scheme if approval was given.

2. USE OF COUNCIL CHAMBERS, WILBERFORCE. L1/96

At the meeting of Council on 9th June the question was asked if the Shire Clerk would submit a report as to what might be done in regard to rental, sale, etc. of the Council Chambers building at Wilberforce.

The building has an area of approximately 916m^2 including hallways, foyer and amenities and the area of land on which it is situated is 1.296 ha. Adjoining the building is the residence formerly occupied by the Shire Clerk.

It is felt that the building should be retained for public use, particularly in view of the possible extensive growth of Wilberforce and the increasing needs of the Shire generally.

IT IS RECOMMENDED THAT a Committee of five Councillors together with the Shire Clerk be appointed to consider possible uses of the building and that such Committee be authorised to add private citizens to the Committee as and when required.

This Committee will have several months to decide on proposals before the existing Council use ceases.

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

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for August, 1981 :

Date of Engagement	Purpose		Person or Body Responsible for Engagement
1st August	Ball	*	St.Matthew's Catholic Church
2nd August	Lecture	*	Mr.Downe
3rd August	Meeting	*	Christian Women's Association
4th August	Practice		Macquarie Towns Symphony Orchestra
4th August	Meeting		Commonwealth Employment Service
7th August	Concert	*	Hawkesbury District Eisteddfod Society
8th August	Wedding	*	Mr.Munday
9th August	Lecture	*	Mr.Downe
10th August	Dinner	*	Gideon's International
10th August	Meeting - Shire Day		Hawkesbury Shire Council
11th August	Practice		Macquarie Towns Symphony Orchestra
12th August	Meeting - Bush Fire Brigades		Hawkesbury Shire Council
12th August	Practice		Choral Society
14th August/ 15th August	Conference	*	N.S.W.Playgroups
16th August	Lecture	*	Mr.Downe
17th August	Dinner	*	Windsor Chamber of Commerce
18th August	Practice		Macquarie Towns Symphony Orchestra
19th August	Practice		Choral Society
21st August	Dinner	*	South Windsor Primary School
21st August	Jazz Concert	*	Mr.P.Bonnefin
22nd August	Wedding	*	Mr.Franks
24th August	Luncheon	*	Glass Containers, Penrith
24th August	Rehearsal	*	Mr. Rivers
25th August	Dinner	*	Quota Club of Hawkesbury
25th August	Practice		Macquarie Towns Symphony Orchestra
26th August	Photo Sales	*	Mr.Peter Fisk
26th August	Practice		Choral Society
28th August	Dinner	*	Hawkesbury District Netball Association
29th August	Wedding	*	Mr.Loveday
29th August	Wedding	*	Mr.Delaney

* Paying functions.

4. CONTRACTS & DOCUMENTS FOR EXECUTION.

IT IS RECOMMENDED THAT the Seal of Council be affixed to the undermentioned document :

Agreement ... Metropolitan Water Sewerage & Drainage Board - Provision of water to Council's subdivision, Cnr.Wolseley Road & Havelock Street, McGraths Hill.

R.L.Rawson.
Shire Clerk.

DEPUTY SHIRE CLERK'S REPORT

ORDINARY MEETING - 8TH SEPTEMBER, 1981

The President and Councillors.

Gentlemen :

1. NOMINEES UNDER SECTION 41F OF THE BUSH FIRES ACT. 65-5

Section 41F of the Bush Fires Act provides that :

"The Chief Co-Ordinator shall either personally or through Regional Officers, Officers of the Board of Fire Commissioners of N.S.W., Officers of the Forestry Commission of N.S.W., or other persons -

(a) take charge of fire fighting operations, and prevention measures, where he is of the opinion that any bush fire has assumed or is likely to assume such proportions as to be incapable of control or suppression by the fire fighting authority or authorities in whose area or locality it is burning or that the prevailing conditions are conducive to the outbreak of a bush fire likely to assume such proportions;

(b) take such measures to control or suppress any bush fire as he deems necessary, where he is of the opinion that -

(i) the fire is not being effectively controlled or suppressed by the fire fighting authority or authorities in whose area or locality it is burning; or

(ii) the fire is burning in a place which is not the responsibility of any fire fighting authority,

and that it is necessary or expedient that the fire should be controlled.

Since 1968, four emergencies have been declared in the Shire :

1968 - Section 17 Appointee : Mr.N.A.Powell, Fire Control Officer Colo Shire.
1976 - Section 41F Appointee : Mr.E.G.Weir, National Parks & Wildlife Service.
1979 - Section 41F Appointee : Mr.P.C.Koperberg, Fire Control Officer, Blue Mountains City.
1979 - Section 41F Appointee : Mr.B.Vile, National Parks & Wildlife Service.

Council's emergency fire plan provides for nominees who may be appointed by the Chief Co-Ordinator in the event of an emergency being proclaimed. With the approach of the fire season it is important that the emergency plan be updated to include Council's list of nominees. Council's Fire Control Officer is seen to be the logical person for appointment and should be included on the list. It is however considered necessary that a further nomination be made to cover the absence of the Fire Control Officer and it is suggested that the Shire President should be an additional nominee.

IT IS RECOMMENDED THAT Council nominate the Shire President and the Fire Control Officer as its nominees for appointment as emergency controllers under Section 41F of the Bush Fires Act.

2. EXTENSION/REVOCATION OF THE BUSH FIRE DANGER PERIOD. 65

The Bush Fires Act recognises the State's traditionally fire prone months by providing for a statutory bush fire danger period commencing on the 1st October and terminating on the 31st March. The Act also empowers Councils to assess the local bush fire risk and extend or revoke the bush fire danger period for their areas accordingly.

Section 7 (2) of the Act empowers the President to extend or revoke a bush fire danger period, provided he has been so authorised under Section 530A of the Local Government Act. Delegation allows for important time savings as well as maximum effect being gained from such a decision.

IT IS RECOMMENDED THAT the Shire President be authorised under Section 530A of the Local Government Act to extend or revoke the bush fire danger period.

3. WESTERN SYDNEY AREA ASSISTANCE SCHEME - REPORT BY COMMUNITY PROJECT OFFICER. W6/6

The Western Sydney Area Assistance Scheme has been operating for three years following its inception by the New South Wales Government in 1979 with a three million dollar budget. The third year of grants are expected to be announced later this year. The Scheme covers community groups and Councils from Blacktown, Blue Mountains, Auburn, Fairfield, Baulkham Hills, Hawkesbury, Holroyd, Liverpool, Penrith and Parramatta.

In the first two funding years the Scheme has provided initial funding for the establishment of new services or facilities such as - the Colo Wilderness Mobile Resource Unit; the Richmond Neighbourhood Centre; the Community Photo-copying Service; the Toxana Community Arts Centre; the Resource Centre and Toy Library operating from the Community and Cultural Centre; the Library's Children's Film Programme; as well as funding park improvements in Glossodia and St.Albans; equipment for craft groups based at Richmond, Colo Heights and St.Albans; and the employment of community youth workers at Richmond and North Richmond Youth Clubs.

$169,268 in grants have been distributed to Hawkesbury district community groups and Council in the first two funding programmes for 24 projects.

In this, the third funding programme, 43 projects have been submitted by community groups requesting $362,080 in grants, whilst Council has submitted six projects requesting $99,523 in grants. The total of 49 projects this year is more than any other local government area within the Western Sydney Region and reflects the considerable range of community needs within the Shire.

High priority was recommended for projects which :

i. meet a recognised local or regional community need.

ii. did not duplicate an existing service or facility.

iii. meet the Priority Needs and Objectives of the Scheme as stipulated in the guidelines.

iv. would benefit a wide range of people and community groups.

A summary of projects submitted for the 1981/82 programme has been set out under a Priority Need classification.

IT IS RECOMMENDED THAT the report be received.

4. ADMINISTRATION OFFICER - GRAEME MERCER. S1/8

Council's Administration Officer, Mr.Graeme Mercer, has received advice that he has successfully completed all the examinations at Mitchell College of Advanced Education at Bathurst in the Associate and Local Government Administration Course.

The Graduation Ceremony will be held on 25th September when Mr.Mercer will be presented with his Associate Diploma. Graeme will also be eligible for the issue of a Town & Shire Clerk's Certificate.

IT IS RECOMMENDED THAT Mr.Graeme Mercer be congratulated on his achievement.

5. SALE OF LAND AT McGRATHS HILL. S13/39

The following letter has been received from Velhan Developments Pty.Ltd. :

"On behalf of Velhan Developments Pty.Limited, I wish to tender an offer of $140,000 (One Hundred and Forty Thousand Dollars) for seven (7) lots of land at Phillip Place, McGraths Hill.

My conditions of purchase will be 5% on exchange of contracts within 30 days. All properties to be under separate contracts. Settlement to take place on each lot on completion of a three bedroom brick veneer residence.

It is hoped to settle the first lot by 30 October 1981 and the final lot by 28 February 1982 or sooner depending on the construction time."

Council fixed the price of these allotments on 14th July at $156,000 and the net yield after commission would be $150,005. The offer from Velhan Developments Pty.Ltd. would not be subject to commission and therefore would be a difference of $10,005.

Negotiations have taken place with the Company who have indicated that they are not prepared to increase the offer, however they would be prepared to exchange contracts within 30 days and settlement of all properties within a further 60 days.

Since Council's resolution of 14th July, 4 allotments have been sold and it is felt that the remaining 7 allotments will be sold within a reasonable time and therefore Council will realise the full value of these properties.

IT IS RECOMMENDED THAT the Company be advised that Council is not prepared to accept their offer.

6. MUNICIPAL ACCESS PROJECT - REPORT BY COMMUNITY PROJECT OFFICER. L9/1 C4/3

A circular from the Local Government Association has proposed the establishment of a committee to :

i. Expedite the implementation of the "Draft Proposals to Incorporate Access for the Disabled in Buildings".

ii. Provide community input and participation in the decision making process affecting amendments to Ordinance 70.

It is felt that at this time, with :

a. A survey of the Needs of the Handicapped and Disabled being carried out across the Shire for all disabled and handicapped residents;

b. Three separate groups examining ways of improving services and facilities for the handicapped and disabled; and

c. The imminent approval of amendments to Ordinance 70 to incorporate design criteria for the disabled;

the objectives of the circular can be met without the establishment of another independent committee.

IT IS RECOMMENDED THAT the Local Government Association be advised accordingly.

7. OUTDOOR SPORTING FACILITIES. REPORT BY RECREATION OFFICER. S1/62 S24/8

Council at its meeting on 10th February, resolved that a thorough examination and report be prepared on the outdoor sporting facilities required throughout the Shire.

Councillors will no doubt be aware that Council has been involved in the development of the W.S.R.O.C. Recreation and Leisure Inventory. This Inventory will be a planning tool to enable Council to prepare and maintain an inventory of recreation and leisure opportunities within the Shire.

The system will operate in 3 ways and registers will be developed of :

a. facilities

b. programmes

c. organisations

During the preparation of this pilot study in relation to the W.S.R.O.C. involvement, it has been necessary for the Recreation Officer to locate and visit all recreation areas throughout the Shire and classify them, i.e. Active - developed and undeveloped; Passive - developed and undeveloped; neighbourhood parks and gardens, wilderness areas, etc.

There are approximately 175 identifiable recreation areas within the Shire and all the relevant information has been obtained and the report will be completed by 18th September, 1981.

IT IS RECOMMENDED THAT the report be received.

8. ACQUISITION OF LOT 60 RIFLE RANGE ROAD, SOUTH WINDSOR - OWNER MR. P. BARTIS. A6/1, P7/1.

See Item 8, Development Committee 25/8/81, page 36.

The subject land is owned by Mr. P. Bartis and is known as Lot 60, D.P. 32260 and has a frontage to Rifle Range Road of 15.7 metres. The lot is a regular shaped parcel of land having an approximate area of 524.8 metres.

A contour survey of the area has been carried out which includes the subject property and this has revealed that quite a number of lots, including Lot 60, are in fact below a contour level of 12.2 metres. Under such circumstances, these lots do not have the ability of obtaining building consent for a dwelling house and no potential exists for them to achieve a building consent.

Taking the above factors into consideration, Council's Valuer has carried out a current fair market valuation of the land. They consider the value to be $1,250.

IT IS RECOMMENDED THAT:

1. Council offer the owner of the subject land $1,250 in compensation, plus agree to pay all legal and associated costs.

2. The authority of Council be obtained for the Seal to be affixed to all relevant documents.

9. LOT 13 WOODLANDS PARK INDUSTRIAL ESTATE, WILBERFORCE. 921-13.

Contracts for the sale of the above land have been signed and sealed by Council and returned to the owner's Solicitors. The purchaser's name as stated on the contract was Re-Powers Pty. Ltd. of 2/120 Gilba Road, Girraween. Subsequently the purchaser's solicitor wishes to substitute two directors of Re-Powers Pty. Ltd. as purchasers in lieu of the company. The directors' names are:

Robert Keith Adams of 24/26 Colbran Avenue, Kenthurst,
Company Director

Frank Edward Parker of Malvern Avenue, Baulkham Hills,
Company Director, as tenants in common in equal shares.

IT IS RECOMMENDED THAT McDonell Moffitt Dowling Tayler, Solicitors, be advised that Council has no objection to the substitution of the directors as purchasers.

R.G. Hillyard,
Deputy Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 8TH SEPTEMBER, 1981

The Shire Clerk,
WINDSOR

1. CONSTRUCTION

Creek Ridge Road. Work continued over the period on extension of the formation between the timber bridge and the intersection of Spinks Road, including gravelling of the pavement. Here again the project is now being held up awaiting installation of Telecom cables. Advice from the District Manager is that Telecom is unable to obtain supply before October.

Old Stock Route Road. South of Wolseley Road. Gravelling of the pavement was completed and sealing carried out to the extent of the funds available. The further extension of the work will be listed for consideration in a future programme. Attention is being given to drainage matters and erection of guide posts.

Drainage - College Street, Richmond. Installation of the culverts, reinstatement of the road pavement and services, has been completed. The open channel has been regraded from Blacktown Road back to the new box culverts and upstream for the full length of College Street and parallel to Londonderry through to the road culvert.

March Street, Richmond. Placement of the asphaltic concrete surface layer on the northern shoulder through to the garage. Council is still awaiting completion of the alterations to the Telecom Plant. The delay is for the same reason as that holding up work on Creek Ridge Road.

Grose River Road. Sealing of the pavement including a turning circle at Navua Reserve.

2. MAINTENANCE

Boundary Road, Maraylya. Work has commenced on the extension of culverts to provide improvement on this road.

The following roads received attention during August - Londonderry Road, Richmond; Kurmond Road; West Portland Road; Browns Road, Wilberforce; Avondale Road, Pitt Town; Fairy Road and Rifle Range Road, Windsor; Webbs Creek Road; Mitchell Park Road, Cattai; Reedy Road and Fisher Roads, Maraylya; Laws Farm Road and Kurtz Road extension, together with patching of bitumen surfaces throughout the area.

Mowing and slashing has been attended to at Pitt Town and adjacent area and on rural roads in the Grose Vale-Kurrajong area.

Attention was given to the road shoulders on M.R.182 Wilberforce - Sackville Ferry and M.R.519 Kurmond to Singleton Road with shale patching undertaken on M.R.181 past St. Albans.

3. THE PENINSULA

Boat Launching Ramp and Park Development.

Work during August saw the completion of the concrete work for the access roads and the launching ramp, construction of the washdown bay, kerb and gutter for the carpark and continuation of the battering of the river bank.

Installation of the water supply is complete and work is proceeding on preparation of the access and carpark pavement, trimming of batters on the road and approach roads, kerb and gutter infill on bends, etc., tree planting, turfing and grass establishment.

4. PARKS & GARDENS

Being the last months of Winter, maintenance requirements in the parks and reserves have been at a minima and staff have been engaged on improvement work.

Attention has been given to tree pruning at Wilberforce, the seeding of the new levee bank at Cordners Corner, tree planting at The Peninsula and landscaping at the Glossodia Community Centre.

Work has commenced on turfing around the amenities block at McGraths Hill (Colbee Park).

Work has also commenced on construction of the BMX track in the park below the Windsor swimming centre.

5. SEWERAGE

Pitt Town Scheme. Parks staff are attending to restoration of lawns and yard surfaces along the route of the reticulation lines.

6. BUILDINGS

Glossodia Community Centre. Placement of the gravel pavement with consolidation in progress to provide for sealing and erection of playground fencing.

Other Buildings. At both the Brinsley Park, Pitt Town Amenities Block and the South Windsor Park Toilet Block fixing of the roof has been completed and connection made to the sewer.

Work has commenced on the extensions to the dog pound at McGraths Hill with the concrete base poured and brickwork erected.

A pram ramp has been provided at the Windsor C.W.A. building.

Maintenance attention has been given to the following Council property - Richmond Pool, Old Windsor Library, Wilberforce Park Toilets, Richmond Neighbourhood Centre and Macquarie Park residence.

7. OTHER ACTIVITIES

The asphaltic concrete surface has been placed on both the Oakville and Hobartville multi-purpose courts and erection of fencing will complete these projects.

The Lower Portland Ferry was towed to Wisemans Ferry and placed on the slipway on Friday, 14th August, and overhaul is in progress.

Work has commenced on pavement restorations with work at the Windsor R.S.L. completed.

A number of vehicular crossings were constructed at the request of the owners.

The kerb and gutter has been placed and the road shoulder reconstructed ready for sealing on the Council subdivision, corner Wolseley Road and Havelock Street, McGraths Hill.

Work is in progress on the roadworks for the Crown subdivision, corner Ham Street and Berger Road and private subdivision development, corner Woods Road and Mileham Street.

8. SUBDIVISION OF LAND - PT. PORTION 166 CNR. FRANCIS STREET & BENSONS LANE RICHMOND. (FILE S81/36)

In order to formalise the transfer of land from the Richmond Ex-Servicemen's Club to Council for the purpose of establishing a recreation area, it is necessary that a subdivision be made under the provisions of the Local Government Act, 1919, as amended. A necessary requirement to effect the subdivision is the satisfaction of the requirements of the Metropolitan Water Sewerage and Drainage Board in respect of Section 34B of the Metropolitan Water Sewerage and Drainage Act.

The Board have now advised that the issue of such certificate is contingent upon the payment to the Board of $10,920 for the provision of 200 metres of 100mm water pipeline.

Recommendation

IT IS RECOMMENDED THAT in order to formalise this subdivision the amount of $10,920 be voted for payment to the Metropolitan Water Sewerage and Drainage Board to satisfy the requirement of that Board relating to Section 34B of the Metropolitan Water Sewerage and Drainage Act relating to this particular subdivision.

9. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

FILE S81/84. Applicant/Owner: K.A. Rogan. Subdivision of Part Portion 264, Comleroy Road Kurrajong, excising an allotment of 1500m^2 containing the existing general store.

FILE S81/72. Applicant/Owner: D.J. & D.M. Ryan & R.A. Morris. Subdivision of Portion 101, Cedar Ridge Road, Cedar Ridge, creating two equal lots having areas each of 8.5 ha.

FILE S81/23. Applicant: Hawkesbury Shire Council. Owner: R.A.Hoikin. Subdivision of Part Portion 13, Comleroy Road, Upper Colo, creating two allotments contain areas of 160m^2 and 9.03 ha. respectively.

FILE S81/78. Applicant: Jikel Pty. Ltd. Owner: H.D. Garlick. Subdivision of Lot 5 DP 238218, Clergy Road, Wilberforce, creating seven allotments each not less than 1000m^2 in area.

FILE S81/77. Applicant/Owner: J.M. Brown. Subdivision of Lot 22, DP 251872, East Kurrajong Road Section 2, East Kurrajong, creating three allotments each not less than 10 ha. in area.

FILE S81/50. Applicant: Bennetts Real Estate Pty. Ltd. Owner: Peel Parklea Pty. Limited. Subdivision of Part Portions 122 & 123 and Lot 1 DP 222842, Parish of Currency, Terrace Road, North Richmond, creating three allotments, having areas of approximately 3.6 ha. each.

FILE S81/48. Subdivision of Part Lot 5 DP 393551, Portland Head Road, Ebenezer, creating four allotments, having areas of not less than 10 ha. each. Applicant: K.W. Burke & Assoc. Owner: Aylett, L.C. & R.H.

FILE S81/80. Applicant/Owner: Rimil Investments Pty. Ltd. Subdivision of Lots 100 and 101 Bells Line of Road, North Richmond, creating two allotments having areas of 1.456 ha. and 18.63 ha. respectively.

10. VANDALISM

With respect to the large size of the Shire and facilities provided for the public, a recent wave of vandalism has again highlighted the high cost to the community of wanton destruction, trespass and disrespect for public facilities by members of the public.

As examples, in the last month the following incidents have occurred:

Part of the sightscreens at Richmond Park was thrown through a rear door at the Richmond Neighbourhood Centre.

A tap was taken from Richmond Park in full view of a number of people.

The locking switch on the floodlights Richmond Park was again damaged to eliminate the need for its use by the users of this facility.

A number of advanced trees were deliberately pulled out of the ground at the Rest-a-while.

At Tamplin Field damage to the amenities block was as follows: guttering pulled off, tiles removed and hole left in the roof, security light ripped out above entrance to gents toilet and light near female toilet broken. Door broken on entrance to visitors dressing room. Removal of buttons in toilets, together with burning of plastic fittings to make them inoperable. One toilet seat stolen and one broken in gents toilet. Placement of obstruction in sewer system,such that a choke on Wednesday, 19th august seriously disrupted a school athletics carnival. Writing of graffiti in the mens toilet such that considerable re-painting is required. The roller shutter to the canteen is severely bent.

As a result of break and entry into the C.W.A. Building, Windsor, replacement of a window glass, door glass, door and jamb to the Sister's room is required. Both the file cabinet and cupboard in this room were forced and will require replacement.

At the new toilet block, Brinsley Park, the nose tiles were levered off the gents urinal and floor tiles broken.

At the new toilet block, Mileham Street, the brickwork was pushed over on the southern end of the building while under construction, requiring an additional days work to restore. PVC sewer pipes were broken and rubble pushed into the sewer line.

Repairs to the above are estimated at a minimum cost of $1,314.

It is proposed that a report be prepared regarding the provision of gates on public toilets in the Shire to provide for locking at night.

11. STATE EMERGENCY SERVICES - HAWKESBURY SHIRE LOCAL CONTROL - ACTIVITIES

During the wind storm on Friday, 21st August, 1981, assistance was requested from the State Emergenvy Services to attend to storm damage to roofs. Nine reports were attended to involving placing of tarpaulins over two roofs and the trimming of large tree which had fallen over the roof of one building. Mopping up operations were carried out during daylight on 22nd August, 1981.

It is proposed to commence first aid instruction on 16th September, 1981, to be conducted by Mr. P. Windebank

12. HAWKESBURY SHIRE STATE EMERGENCY SERVICES HEADQUARTERS BUILDING (FILE 96)

With the amalgamation of the two local government areas of Windsor Municipal and Colo Shire Councils this automatically established the local State Emergency Services area to conform to the new Council boundaries.

The previous Councils had provided the respective S.E.S. organisations with headquarter facilities which in most respects were adequate to perform the functions of the S.E.S. organisation for emergency situations in either area. Having regard to the most common emergency circumstance which affects this area, that is, flooding, and the extent to which flooding affects the properties and potential risk to persons on the southern side of the Hawkesbury River it has been decided that the headquarters of the Hawkesbury Shire S.E.S. organisation be established at Windsor.

The existing headquarters building in Windsor is located in Catherine Street and is erected upon land owned by the Metropolitan Water Sewerage and Drainage Board. Windsor Council had previously purchased land in Catherine Street at the front of M.W.S. & D.B. land (a hatchet-shaped block). The Council land together with that owned by the M.W.S. & D.B. formed a rectangular lot where in the frontage area there is an unoccupied space approximately 60 ft. x 150 ft. which is utilised for vehicular parking and training activities. With the advent of the Glossodia Water Scheme the Board, after much investigation, has determined that the pumps to supply that Scheme be located on the land in Catherine Street. Negotiations between Windsor Council and the M.W.S.& D.B. took place in the latter part of 1980 and early in 1981 Hawkesbury Shire Council resolved that the Board be given permission to install its pumps on Council land, being that vacant land in Catherine Street in front of the existing S.E.S. building.

The existing S.E.S. building in Catherine Street, together with the vacant Council lot, are sufficient for the routine operations of the S.E.S. organisation, these existing facilities would be overtaxed in times of a real emergency, such as a major flood. The situation would be further compounded to the disadvantage of the efficient operation of the Service by the reduction of the area currently available.

Consideration has been given to the operation of the S.E.S. organisation in other locations, that is, the existing S.E.S. building at Wilberforce, the ex-Colo offices at Wilberforce and the old Council Chambers at Windsor, being buildings currently owned by Council and considered suitable for S.E.S. functions, however, by far the most suitable building and location is that of the old Council Chambers in George Street, Windsor, where, taking also into consideration the relocation of the headquarters of the Sydney Western Division currently located in Richmond, the S.E.S. local headquarters should be in a situation most convenient to the more densely populated area of the Shire. Not only is the Windsor area more densely populated, it is the area most prone to inundation of properties by floods.

The considerable advantage offered by the old Council Chambers building in George Street over either of the existing headquarters is that the working space available is $250m^2$ against $170m^2$ at Windsor and $150m^2$ at Wilberforce. This additional working space provides adequate lecture rooms where lectures may be run concurrently for the purposes of induction, first aid instruction, and other Service training. It further provides the facility for the accommodation of other statutory authorities in times of flood to house liaison officers for Police, Welfare and medical services. The arrangement of building also is such that Operations can be isolated from other emergency services, such as Welfare and medical in times of emergencies.

Should Council concur with the use of the old Council Chambers in George Street, Windsor for State Emergency Services, there are two main options on the utilisation of the land in Catherine Street, Windsor, being :

1. To allow the M.W.S. & D.B. to erect a pumping station on Council land and to utilise the existing building for other community use.

2. The M.W.S. & D.B. to erect its pumping station on its land currently occupied by the existing building (to be demolished) and the rest of Council land to be developed for medium density housing.

In regard to (1) above, an investiation of the existing building indicates that it would be uneconomical to re-site this building as permanent additions have been made to the original transported structure. The use of the building for community activities will be somewhat restricted in that it is understood that the M.W.S. & D.B. requires some 300m^2 for the erection of the pumping station and surrounds, leaving a balance of 750m^2 for parking facilities in conjunction with existing building.

In regard to (2) above, a sketch plan is displayed at this meeting indicating the possible development of the Council land for medium density housing structures.

Recommendation

IT IS RECOMMENDED THAT

1. Approval be given to the use of the old Council Chambers building in George Street, Windsor for the purpose of the headquarters building for the Hawkesbury Shire State Emergency Services, and

2. The existing building in Catherine Street, Windsor, on land owned by the M.W.S. & D.B. be demolished for the erection of the pumping station associated with the Glossodia Water Supply Scheme and that Council land in Catherine Street, Windsor be offered for sale for unit development.

13. FOOTPATH, WINDSOR STREET, RICHMOND

A request was submitted by the Manager of the Regent Theatre that Council delay the reconstruction of the footpath until the end of the school vacation. The works programme has been amended accordingly.

The project has also been discussed with an officer of the Heritage Branch, Environment and Planning Commission. Use of the interlocking pavers in front of "Toxana" was not supported by the officer and the opinion expressed that reconstruction with a "tar" surface would better compliment the building.

14. CORDNERS CORNER (FILE H5/7)

Tenders, closing 12 noon,Friday,4th September, 1981, were invited for the following:-

1. Installation of weighbridge.
2. Lease/hire of sand dredge.

Tender details are not available at this time, however, details will be submitted to this meeting with the appropriate recommendations.

14. MR. R. STEEL - SUSPENSION OF SERVICE

Council, at its meeting held on 11th August, 1981, resolved that the employment of Mr. Robin Steel of Lot 5 Spinks Road, Glossodia be suspended under the provisions of Section 99 of the Local Government Act, 1919, as amended.

Mr. Steel, within the prescribed period of seven (7) days after notification of his suspension, requested an inquiry where it is mandatory under the provisions of Section 99 of the Local Government Act, 1919, as amended, that Council shall order such inquiry. Such inquiry was ordered on 25th August, 1981, by letter addressed to the Under Secretary, Department of Local Government.

Advice has been received from the Department of Local Government that a special resolution of Council is necessary to order the inquiry.

Recommendation

IT IS RECOMMENDED THAT an inquiry into the suspension of Mr. Robin David George STEEL be ordered in accordance with the provisions of Section 99 of the Local Government Act, 1919, as amended.

REPLIES TO QUESTIONS WITHOUT NOTICE

Ordinary Meeting -11th August, 1981

Councillor Knight - Open drain near Jewels Supermarket.
The drainage was for the sewer installation to the toilet block and has now been reinstated.

Councillor Rotherham - Request for trees for Colo High School.
Instruction has been issued to supply a small number of trees in conjunction with Council's Earth Week promotion.

Councillor Nicholson - Sign at corner of Francis Street & Moray Street.
The sign has been re-erected

Councillor McEwan - Sign in Thompson Square indicating the Rest Centre.
In conjunction with Windsor Chamber of Commerce, signs are proposed for erection in strategic locations in Windsor indicating historical and community interests and it is suggested that the Rest Centre be included in these signs, such should indicate existence and location of the Rest Centre.

This also relates to the question raised by Councillor Buttsworth regarding locality signs in Thompson Square and a report on these matters should be available for the Works Committee to be held on 27th October, 1981.

Councillor Buttsworth - Trees on footpath, Coles, Windsor.
It is proposed that six decorative planter containers be provided along the frontage of Coles Supermarket containing Plane Trees and colourful ground cover in these boxes. A schematic representation of such planters is displayed on the notice board at this meeting.

Councillor McEwan - Deerubbun Park - Location to be shown on the Tourist Map
The above information has been noted for inclusion in the next edition of the Shire Street Directoryand will be included on any tourist maps for the area.

R.F. Cranston,
SHIRE ENGINEER

SHIRE HEALTH AND

BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 8/9/81

The Deputy Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications approved since Council's last meeting. Approvals for the corresponding period during 1980 shown in brackets.

No.		Type of Building	Estimated Value	
47	(60)	New Dwellings	$1 993 354	($2 285 783)
56	(53)	Additions to Dwellings	240 794	(243 258)
-	(1)	Residential Flat Buildings	-	(60 000)
10	(11)	New Buildings other than Residential	176 800	(142 400)
7	(2)	Additions to Buildings other than Residential	86 310	(15 500)
6	(14)	Swimming Pools	40 330	(113 870)
126	(141)		$2 537 588	($2 860 811)

Building applications approved to date during 1981. Approvals for the corresponding period during 1980 shown in brackets.

No.		Type of Building	Estimated Value	
442	(582)	New Dwellings	$16 976 205	($19 876 173)
442	(411)	Additions to Dwellings	2 269 359	(1 788 729)
5	(7)	Residential Flat Buildings	489 000	(395 500)
108	(113)	New Buildings other than Residential	1 928 638	(1 928 660)
49	(23)	Additions to Buildings Other than Residential	751 070	(656 684)
69	(66)	Swimming Pools	458 538	(387 365)
1 115	(1 202)		$22 872 810	($25 033 111)

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	$23 515 148
Total value of development for corresponding period 1980	$26 829 163

2. DOG REGISTRATIONS AND IMPOUNDING.

The period to effect registration of dogs over the age of six months is from 1st to 30th September.

Registrations may be made at the following locations at the times and dates shown:

Council Chambers, Windsor	Office Hours
Dog Pound, Mulgrave	Week days 9 a.m. - 10.30 a.m. 4 p.m. - 5 p.m.
Council Office, Wilberforce	September 17th and 24th 11 a.m. - 1 p.m. 2 p.m. - 3.30 p.m.
Richmond Library	September 16th and 23rd 11 a.m. - 1 p.m. 2 p.m - 3.30 p.m.

Advertisements to this effect have been placed in the local papers over the past two weeks for the information of residents of the Shire. The advertisement also carries a coupon whereby residents, if they desire, may fill in the relevant details and submit by mail to Council, together with the appropriate registration fee.

Dog Impounding

Impounding figures have continued to increase and for Council's information the following figures have been taken out over the past three years:

	1979	1980	1981
Total number of dogs impounded	1030	1084	1297
Number of dogs sold or released	258	231	354
Number of dogs put down	772	853	943

These figures are for the 12 month periods ending 31st July and include impoundings by both the former Councils until 31st December, 1980.

In addition, during 1981 216 cats have been received. Homes have been found for five of these and the balance have been put down.

IT IS RECOMMENDED THAT the report be received.

3. GARBAGE CONTRACT - CLEANAWAY. 270-13.

Following Council's last meeting further discussions have been held with the Contractor in another endeavour to provide for the collection of an unlimited number of bins from each premises within the scavenging districts of the former Colo Shire area.

This, of course, has become more necessary following the recent bin size limitation imposed by the Union covering the Contractors' employees.

Further negotiations are taking place with the Contractor and it is proposed to report the outcome to Council's next Finance Committee meeting.

IT IS RECOMMENDED THAT the information be received.

4. WASTE DISPOSAL, LOT 7, D.P. 235119 REEDY ROAD, MARAYLYA, G1/2, 3759(W).

Further to the previous report to Council's Finance Committee meeting held on 28th July, 1981 relating to this matter, where some 30-35 x 200 litre drums of volatile liquid were buried on this property, it is advised that the State Pollution Control Commission has served notice under the provisions of the Clean Waters Act on the owner, Mr. K.E. Heinschker of 85 Clarence Street, Condell Park.

This notice expired on 28th August and compliance had not been gained.

Further discussions have taken place with the owner on 2nd September when he agreed to commence rectification works on Monday, 7th September. This information has been advised to the State Pollution Control Commission and the Metropolitan Waste Disposal Authority and the whole of the work as previously reported to Council will be carried out under supervision.

Advice has been received from the Metropolitan Waste Disposal Authority that the Crown Solicitor has recommended that that Authority take legal action against Mr. Heinschker for the breaches involved.

A further report will be submitted when more information is known.

IT IS RECOMMENDED THAT the information be received.

J.J. O'Grady,
Shire Health & Building Surveyor.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 8TH SEPTEMBER, 1981

The Shire Clerk,
WINDSOR.

1. "THE TREES" SERVICE CENTRE - P7/100.

Following considerable discussion the Minister for Planning & Environment, by notification in the Government Gazette on the 22nd December 1978, published Interim Development Order No.42, Municipal of Windsor, which had the effect of allowing the property known as "The Trees" Service Centre to be used for the purposes of a service station and for the purposes of the display of caravans and box trailers but for no other purposes. Prior to that the Council by letter of the 17th March 1978 had recognised existing use rights for a service station, shop and dwelling, refreshment room pleasure ground and nursery.

The purpose of the Interim Development Order was to formalise the other uses. Since its gazettal the landowner has been requested on numerous occasions to submit a formal development application. This has not been done to date.

In March 1980 the landowner submitted a variation application to Council proposing redevelopment of the site mainly to include a substantial restaurant and take away food facility. That proposal was supported by Council and referred to the appropriate traffic authorities and the then Planning & Environment Commission.

By letter of the 4th February 1981 the Department of Environment & Planning advised that the Minister had decided not to alter the previous Interim Development Order to allow the new proposal on the grounds that,

- the Minister had already allowed the owners to continue with their existing use rights;
- the development proposed constituted other development of the site;
- the parking and access provisions of the proposal were totally inadequate.

Following that time there has been considerable discussion with the traffic authorities resulting in certain proposals being made known to the landowner and Council regarding traffic access and parking.

Since the Development Committee meeting the matter has been discussed with the landowner, Mr. W. Murray and Mr. R. Mullock who has made numerous representations on behalf of the landowner. As a result of these discussions it would appear that should the landowner wish to proceed with any development beyond the recognised existing use rights that he should submit a revised proposal at a scale commensurate with the site area and capability. It also has been pointed out to him that he needs to regularise the existing development by submitting the appropriate development application.

IT IS RECOMMENDED THAT the information be received and that Mr. Latona of "The Trees" be requested to submit a development application with a view to regularising the existing development.

2. CONSERVATION ORDER: THOMPSON SQUARE PRECINCT. H2/18.

The Heritage Council of New South Wales have advised that the Minister for Planning and Environment proposes to make a Permanent Conservation Order in respect of the above Precinct. The area to be covered is that shaded and edged heavy black on the attached plan.

Written submissions have been invited from any group or persons with respect to the proposal. Submissions by way of objection will result in an enquiry before a person appointed by the Minister.

The Thompson Square Precinct is presently subject to an Interim Conservation Order, and many of the properties concerned are listed on the historical buildings map of the Windsor Planning Scheme. Under Clause 75(3)(a) of the Ordinance, concurrence from the Department of Environment & Planning is required for any alterations, additions or extensions to, or demolition of any building on land shown on the historical buildings map numbered A1-15 inclusive.

It is considered that the Precinct is of historical significance and no objections to the proposal are evident.

IT IS RECOMMENDED THAT the advice of the Heritage Council be received.

3. DEVELOPMENT APPLICATION: R. PRABHU - FIRST FLOOR ADDITIONS TO EXISTING DWELLING HOUSE. DA574/81.

APPLICANT:	R. PRABHU
OWNER:	R.J. & P.J. PASCOE
LAND & LOCATION:	LOT 29 D.P. 244472 JAMES RUSE CLOSE, LOCATED ON THE NORTHWESTERN SIDE OF JAMES RUSE CLOSE BETWEEN PRIMROSE PLACE & ELIZABETH STREET
ZONING:	W.P.S. - RESIDENTIAL 2(a)
APPLICATION:	FIRST FLOOR ADDITIONS TO EXISTING DWELLING HOUSE

S.P. REPORT

The subject property is affected by Clause 76 of The Windsor Planning Scheme Ordinance, which states that a building containing more than one floor shall not be erected on land within the area bounded by a brown line on the scheme map, except if the basement of a dwelling house consists of a laundry, a garage, a rumpus room or similar.

The proposal consists of a basement (existing) and an upper floor (proposed). The basement plan contains a garage, rumpus room, library, billiard room, laundry, bathroom, bar and utility. The upper floor contains bedrooms, kitchen, bathroom and living room.

The proposal complies with Clause 76 of the Ordinance and is permitted in the zoning.

IT IS RECOMMENDED THAT approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

1.-2. Standard conditions 1 and 6.

4. NORTH RICHMOND P7/125

The Development Committee has requested a report regarding the development of North Richmond, generally expanding that outlined in the residential release strategy. There are a number of constraints and opportunities that should be considered for the further residential development of North Richmond. The main two constraints affecting such development are those of water supply and sewerage. The existing water supply reservoirs are located between Grose Vale Road and the Hawkesbury River on the south eastern side of the town. Further residential releases are restricted by the working heights available from these reservoirs.

For the land immediately west of Redbank Creek and north of Bells Line of Road and between Crooked Lane and the high school the height restriction on the water supply is such as to severely limit the land area available for development with this service.

Future amplification of the water supply network is not likely to take place through this locality, but rather through the Grose Vale Road route to include the areas of Grose Vale, Grose Wold, etc. This amplification would not include a reservoir location suitable to increase the working height of the land north west of the existing town.

Sewerage treatment works are located with an inlet height that restricts the availability of sewerage to the north west of the town without the installation of additional pumping stations. This restriction does not apply to the land south west of the town.

These two matters of the provision of water supply and sewerage dictate a major part of the cost of land development and subsequent availability.

One of the considerations in preparing the residential release programme was that of providing residential land on the most economic base available, while considering at the same time other constraints, i.e. land slope, roads, landscape, community facilities, etc.

The land west of the existing town on either side of Bells Line of Road should, therefore, be considered for development within these economic and other constraints applicable. The land on the northern side of Bells Line of Road and between Crooked Lane and the high school would be severed from the main area of the town by the main road, thus access to all facilities within the town, i.e. primary school, commercial, scouts, community hall, future playing fields, etc. would require crossing of the main road, the only exception to this would be the high school. The development of a small section of residential land within this area is, therefore, not considered to be in the overall community interests.

The area does, however, lend itself to the development of larger sized residential lots where subsequent housing is located within the zone and where existing services can be made available. This same principle applies to the land west of Redbank Creek and south of Bells Line of Road.

The enclosed plan indicates broad outline proposals for the future development of North Richmond. It includes a line indicating the limit of the present water supply, this being the area to the south west of the town that was included in the original release programme. Broadly the proposal is for residential sized lots to the south west of the town in the existing dairy. These are surrounded by open space corridors that have the purpose of,

- restricting the development of the valley and allowing the existing view to be maintained from the ridge on Grose Vale Road;

- the major drainage lines to form part of the open space areas improving the open space amenity and reducing main line drainage costs.

The total area shown would provide residential development to the limit of the sewerage treatment works with amplification.

This would provide a town with a population of around 10,000. Larger residential sized lots with servicing are proposed around the periphery of the town and are well indicated on the plan.

The major road proposal links Bells Line of Road with the proposed freeway connection at Castlereagh. Where it traverses the western part of the town it would physically be above the natural ground level thus providing access between the residential and open space areas.

IT IS RECOMMENDED THAT Council adopt the outlined proposals for the development of North Richmond and include these in the residential release strategy.

5. DEVELOPMENT APPLICATION. DA532/81.

APPLICANT:	MR. L. VOLPATTI
OWNER:	ALPHA STOCK COMPANY LTD.
LAND AND LOCATION:	LOT 2, D.P. 525524 WINDSOR STREET, RICHMOND
ZONING:	W.P.S.) - BUSINESS GENERAL 3(a) V.S.)
APPLICATION:	ESTABLISHMENT OF A LEISURE CENTRE BEING THE OPERATION OF AMUSEMENT DEVICES (PINBALL AND VIDEO MACHINES), FOOD AND DRINK DISPENSING MACHINES
OBJECTIONS:	NONE - NOT ADVERTISED

Petition of support submitted by applicant signed by 16 persons.

S.P. REPORT

The applicant proposes to use an existing old shed building on the land for the above proposal.

The proposed use is seen as an enclosed amusement park, a use not allowable within the zone.

Additionally the property has been inspected and the building has inherent fire dangers as reported by the Health Surveyor in his report on the application and who recommends refusal.

IT IS RECOMMENDED THAT the application be refused for the following reasons:

1. The proposed use is prohibited under the Windsor Planning scheme within a 3(a) zone.

2. The building forming the site of the proposal is not suitable in that it does not contain reasonable provisions for the prevention, supression or prevention of spread of fire.

3. The proposal is not in the best interests of the general public.

G. McCully,
Shire Planner.

Parish of SAINT MATTHEW
Scale 1:1000
Hawkesbury
BRIDGE
(M.R. 182)
The
B
D.P. 381403
R.6026.1603
P.T. ALLOT. 10
C.436.750
Section
C.9052.2030
Por. 345
BRIDGE
P.T. ALLOT. 5
W.26.873
A
D.P. 381403
Ms. 1009.3000
4.75m OFF & PARALLEL TO ℄ OF PAVEMENT
KERB LINE THROUGH ROAD CUTTING
TRANSITION TO BRIDGE ST. ℄ OF PAVEMENT N.R. 182
KERB
KERB
LINE
LINE
STREET
THOMPSON
B D.P.161643
PT. Reg. Conv. No. 132 Bk. 2398
1
D.P.542705
Reg. Conv. No.461 Bk.2270
60716
LINE OF OLD PALING FENCE
D. P.
PT. R.74215
for Public Recreation
R.23477.1603
SQUARE
(34·34)
BAKER
1
R.O.W.
D.P.600502
D. P.
69108
(33·91)
R.O.W.
GEORGE
(S.R.2030)
PT. ALLOT. 26
SECTION 7
2
1 D.P.223433
D.P.
PT. ALLOT. 25
W.443a.R
233054
3
PT. ALLOT. 27
D.P. 87
Ms. 5534 Sy.
241
ALLOT. 21
SECTION 7
2
D.P.555685
1
PT. ALLOT. 20
PT. 1
D.P.329214
PT.
D.P.70064
PT.
W.28.873
PT. W.29.873
A
D.P.421321
PT. ALLOT.5
W.22.873
ALLOT. 4
ALLOT. 10
W.48.873
ALLOT. 21
W.
Section
D.P.420926
PT. 2
PT. B D.P.327448
PT. ALLOT. 22
SEC. 10
ALLOT. 20
59.873
ALLOT. 19
ALLOT. 23
W.64.873
ALLOT.
0.8a. 1208 R.
Reserve for Police
Purposes
(M.R.184)
D. P. 515413
(M.R.184)

CHIEF LIBRARIAN'S REPORT.

ORDINARY MEETING - 8th September, 1981.

The Shire Clerk,
WINDSOR.

1. LIBRARY ASSOCIATION OF AUSTRALIA, PUBLIC LIBRARIES SECTION, N.S.W. GROUP - DEPUTATION TO PREMIER - L3/2.

On 25th May, 1981, a delegation to the Premier presented a submission in support of increasing the per capita subsidy for public library services in N.S.W., from $1.20 to $2.00. The submission also requested that a mechanism be established to enable an annual review of the subsidy.

It is suggested that letters of support for this submission be forwarded to the Premier's Department and that the Local Government and Shires Association be requested to support this submission. It is also suggested that Council also acknowledge the value of the Special Grants to its Library Service and request that the level of these grants at least be maintained or improved.

IT IS RECOMMENDED THAT,

1). a letter of support for the submission and the Special Grant allocations be forwarded to the Premier's Department.

2). a request for support of the submission and the Special Grant allocations be made to the Local Government and Shires Association and be brought forward for discussion at the forthcoming Annual Conference.

IT IS FURTHER RECOMMENDED THAT the Library Association of Australia, Public Libraries Section, N.S.W. Group be thanked for their efforts in preparing the submission and organising the deputation and be notified of Council's decisions.

2. WESTERN SYDNEY REFERENCE AND INFORMATION SERVICES STUDY - L3/7.

In May this year, the Consultant to the above study, Mr. Bernard Sargeant presented his final report to the Library Council of N.S.W. Following a meeting on 20th May of the Chief Librarians of the Councils involved in the study, it was felt necessary and desirable to develop a mechanism whereby the benefits of the Study could be continued, and particularly with regard to establishing a body that could continue to apply for grant funding for co-operative ventures on behalf of the library services in the region comprising; Auburn, Baulkham Hills, Blacktown, Blue Mountains, Fairfield, Hawkesbury, Holroyd, Liverpool, Parramatta, and Penrith. Therefore, the Western Sydney Chief Librarian's Committee was proposed, with a sub-committee of the Reference Librarians from those libraries.

A further meeting on Friday 24th July finalised a constitution to establish "Western Sydney Chief Librarian's Committee" and the "Western Sydney Reference Librarian's Sub-Committee", which will be responsible to the Chiefs' Committee for the day to day administration of the Western Sydney Reference and Information Services Scheme.

At this meeting, a letter was received from Miss Helen Woodward, Assistant State Librarian, Public Libraries Division, supporting this move and stating "... I have been anxious to secure some continuing mechanism for consultation and co-ordination so that the ground gained in the course of the study will not be lost". "... the success of the study will be measured by the extent to which libraries are able to move into phase 2 and continue to develop worthwhile co-operation and rationalisation of selection ... I am confident that the Chief Librarians and the Reference Librarians will be able to achieve this objective to the benefit of all..."

IT IS RECOMMENDED THAT Council support the establishment and become a member of the Western Sydney Reference and Information Services Scheme.

Julia Brown,
Chief Librarian.

Report of the W.S.R.O.C.Meeting held at Holroyd Municipal Council Chambers, on Thursday, 13th August, 1981 commencing at 7.00 p.m. and attended by Councillor J.J.Horrex, Councillor R.F.Rotherham and the Shire Clerk.

1. CHAIRMAN'S MINUTE

The Chairman expressed concern that the Government had not yet responded favourably to the Regional Organisation's submissions at this stage in respect of the backlog programme, the special programme for Councils with urban releases, or the special roads programme.

The Chairman requested that Councils give some attention to compiling the following :

1. Listing of backlog works required to be carried out in their area together with designs, if possible. This list should also include community, social and cultural facilities and works should be listed as far as possible in a priority ranking.

2. Designs or specifications for works contained in the five year special roads programme. The Divisional Engineer, Department of Main Roads has advised that his staff are available to assist member Councils in this work.

3. In Councils with recent urban releases, urging that preliminary costings be done on the range of facilities and works to be carried out by Councils and preliminary estimates be made of the level of contribution required from subdividers.

The propositions the Chairman recommends to be considered by member Councils in further submissions to the State Government are :

a. Allocation of priority in the distribution of the special Local Government loan funds for both backlogs and future development to growth areas such as Western Sydney.

b. Creation of a further category in the Local Government Grants Commission consideration to provide revenue assistance for areas which are being asked to bear the brunt of housing development and growth.

c. Renew efforts to have surpluses generated by the Land Commission directed towards funding both infrastructure and community facilities and services in the major growth areas of Western Sydney.

d. Both State & Federal Governments be asked to create a special urban development component in Loan Council programmes similar to that developed for Infrastructure borrowings.

Seeking the Regional Organisation's endorsement to carry out the following :

i. A deputation with the Premier and Deputy Premier together with the Mayors of the constituent Councils.

ii. The calling of a meeting of all State and Federal M.P.'s representing Western Sydney together with the Mayors of constituent Councils as soon as possible.

Drawing Councils' attention to the possibility of lowering of developer standards in release areas such as reduced road standards or the elimination of community facilities from contributions under S.94 and also reduction of residential block sizes. These actions are being promoted by certain parties within Government as a way of reducing costs and of accelerating development.

The Chairman's recommendation that member Councils take up directly the matters raised in his Minute with the Premier and Treasurer, and local M.P.'s as a matter of urgency, especially the need for favourable decisions for Western Sydney backlog programmes including child care; for a commitment to the 5 year special roads programme; and assistance to Councils with urban land release, was endorsed by the Region.

2. LOCAL GOVERNMENT LOANS PROGRAMME

It was resolved that member Councils make their concern on this matter known to their local Members of Parliament and directly to the Premier and Treasurer as soon as possible.

3. W.S.PLANNING & DEVELOPMENT COMMITTEE

(a) Child Care : It was resolved that a submission be prepared and reviewed by the Administrative Committee.

(b) Community Use of Schools : It was resolved to request that an Alderman from W.S.R.O.C. be included on the working party.

It was further resolved to request Mr.J.Farnsworth to attend the next meeting of the Regional Organisation to discuss the community use of schools.

4. WESTERN SYDNEY AREA ASSISTANCE SCHEME

(a) WSROC Submission

It was resolved that the Regional Organisation forward a letter of intent on the project on financing of community services to the Priority Rating Committee.

(b) Industrial Health & Research Foundation Ltd. Workers Health Centre

It was resolved that the Regional Organisation strongly support the funding of the clinical service with the N.S.W. Health Commission and that the Organisation support funding for the research and education project component of the Centre's submission from WSAAS as a high priority.

5. RECREATION

It was resolved that consideration of the final consultant's report and further action arising thereform, be deferred until the next meeting of the Regional Organisation on October 8.

6. AUDITOR'S REPORT

It was resolved that the Administrative Committee hold a Special Meeting to examine the auditing and accounting re-arrangements for report to the next Region Meeting.

7. NEXT MEETING

The next meeting of the Region is to be held at the Blue Mountains City Council on 8th October at 7.00 p.m.

R.L.Rawson.
Shire Clerk.

17/5/82

049 24641

Long Heathwood

- mpe rates for past few years
- state compensation? available