

Hawkesbury Shire Council BUSINESS PAPER

13/4/82.

For the Council to consider the
proposed development of the site.

For the Council to consider

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 9th March, 1982 commencing at 7.30 p.m.

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

An application for leave of absence was received from Councillor Dunn.

- 95 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Michael that leave be granted.

CONFIRMATION OF MINUTES

- 96 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that the Minutes of the Ordinary Meeting of Council held on 9th February, 1982 having been circulated amongst the members of Council be confirmed.
- 97 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the Minutes of the Special Meeting of Council held on 10th February, 1982 having been circulated amongst the members of Council be confirmed.
- 98 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Sullivan that the Minutes of the Special Meeting of Council held on 23rd February, 1982 having been circulated amongst the members of Council be confirmed.
- 99 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that the Minutes of the Special Meeting of Council held on 2nd March, 1982 having been circulated amongst the members of Council be confirmed.
- 100 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that standing orders be suspended to permit the presentation of Certificates of Service to ex-Councillors of Colo Shire Council, Mr. Jack Stafford and Mr. Ralph Taylor.
- 101 RESOLVED on the motion of Councillor Rose seconded by Councillor Sullivan that standing orders be resumed.

NOTICES OF MOTION

- 102 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Knight that the Shire Planner be asked to report on the desirability of establishing an industrial zone between Glossodia and North Richmond to provide local employment opportunities for the anticipated increase in population.
- 103 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that an approach be made through the Local Government Association to request the New South Wales Government to raise the pensioner rebate subsidy substantially above the present threshold.
- 104 RESOLVED on the motion of Councillor Knight seconded by Councillor Rose that a report be brought forward indicating costs to Council in granting pensioner rebates in future years, to various levels above the present Government subsidy levels.

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CORRESPONDENCESECTION A - LETTERS SUBMITTED FOR ATTENTIONA1. HAWKESBURY ZONE COMBINED HIGH SCHOOLS SPORTS ASSOCIATION - USE OF COUNCIL LOGO. C50.

- 105 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that Hawkesbury Zone Combined High Schools Sports Association be granted approval to use the Hawkesbury Shire Council logo.

A2. LOWER PORTLAND CEMETERY COMMITTEE - MEMBERS. C51/2.

- 106 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that Messrs. Stewart Lowe and Joseph Romano be appointed to the Committee.

A3. HAWKESBURY SHIRE TOURISM COMMITTEE - EXHIBITION. C40.

- 107 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the charges be approved.

A4. COURT OF PETTY SESSIONS - PROCESSION FOR HERITAGE WEEK. C40.

- 108 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that permission be granted.

A5. NORTH RICHMOND PARKS COMMITTEE - ADDITIONAL DELEGATES. 625-9, C50/3.

- 109 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that Miss J.A. Davison and Mr. J. Johns be appointed to the Committee.

A6. NORTH RICHMOND RESIDENTS ACTION GROUP - 1982 RATES. S200-2, A7-26.

- 110 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that the Residents Group be advised of the pending decision by the Metropolitan Water Sewerage & Drainage Board and upon receipt of the decision, of the proposed meeting with the president and Shire Clerk and also that the matter will be considered by Council at the next Finance Committee meeting.

A7. SHBA PTY. LIMITED - LEASE OF NORTH RICHMOND SHOPPING CENTRE SITE. C51/9/A.

- 111 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that an extension be granted until 1st September, 1982.

A8. COUNCILLOR PETER DUNN - LEAVE OF ABSENCE. C50-9.

- 112 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that leave be approved.

A9. MACQUARIE TOWNS PRESERVATION SOCIETY - INVITATION. C40/5.

- 113 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that the Society be advised that Council and Council officers will attend where possible.

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A10. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - INVITATION.
C48/3.

- 114 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the invitation be received.

A11. G.J. PATTISON & L. DONVITO - SUBDIVISION OF PORTION 294 MILEHAM STREET, WINDSOR. S1387, S1687.

- 115 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that Council enter into an agreement with G.J. Pattison and L. Donvito for the due performance of the stormwater drainage and roadworks, in the sum of \$36,000 required along Mileham Street for the subdivision of the four allotments Portion 294 in accordance with the conditions of subdivision approval subject to the applicant being responsible for all legal costs and completing the work in accordance with the time table prepared by G.W. Oborn Pty. Ltd. for completion of the roadwork by June 1982 and the Seal of Council be affixed to all necessary documents.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 116 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that letters B1 to B23 be received and appropriate replies forwarded where necessary.

- B1. MR. G. SMITH, PRINCIPAL INVESTIGATION OFFICER FOR THE OMBUDSMAN - COMPLAINT BY J.R. & A.S. ROSS. DA32/80.
B2. AUSTRALIAN AIR LEAGUE - APPRECIATION. A7.
B3. MUNITIONS FILLING FACTORY - APPRECIATION. C51/3.
B4. SISTER E. SIMMONDS, BABY HEALTH CENTRE, WINDSOR - APPRECIATION. A5.
B5. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT TO CLAUSE 7 OF ORDINANCE NO. 68 (CEMETERIES AND BURIALS) UNDER LOCAL GOVERNMENT ACT, 1919. C44/1.
B6. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3437 - DELEGATIONS PURSUANT TO SECTION 530A OF THE LOCAL GOVERNMENT ACT. C44/1.
B7. MR. PETER COX, MINISTER FOR TRANSPORT - USE OF FERRIES. F81/1.
B8. MARRICKVILLE MUNICIPAL COUNCIL - BOARD OF FIRE COMMISSIONERS' LEVY. F83/1.
B9. JACK STAFFORD - REMOVAL OF BARRIERS ACROSS ROAD. M130/3.
B10. NATIONAL PARKS & WILDLIFE SERVICE - SERVICE INVOLVEMENT IN LOCAL ENVIRONMENTAL PLANNING. N140.
B11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - LOCAL GOVERNMENT ASSOCIATION CONFERENCES - LETTER FROM NORTH SYDNEY COUNCIL. C48/1.
B12. D.J. & J. BUTCHER - DEVELOPMENT OF WATER & SEWERAGE AT GLOSSODIA. S200/13.
B13. MRS. L. MOHAMMED - RATES. 3303(C).
B14. COUNTRY WOMENS ASSOCIATION OF N.S.W. - APPRECIATION. A5.
B15. COOPERS & LYBRAND - COLO SHIRE COUNCIL AUDIT OF ACCOUNTS. A1/11.
B16. STEPHEN BAKER - PROPOSED GLOSSODIA SEWERAGE SERVICE. S200/13.
B17. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 1 DATED 12 FEBRUARY. C44/2.
B18. THE SCOUT ASSOCIATION OF AUSTRALIA - APPRECIATION. 625-4.
B19. WINDSOR HIGH SCHOOL PARENTS & CITIZENS ASSOCIATION - APPRECIATION. S196/26, A5.

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B20. THE KURRAJONG HILLS COMMITTEE - DIAMOND HILL. 68A/424/77.
 B21. FLOOD MITIGATION EXECUTIVE - MINUTES. F84/7.
 B22. MINISTER FOR SPORT & RECREATION - POOL SAFETY. P179.
 B23. LAND CO-ORDINATION UNIT, J. CRAWFORD, DIRECTOR - ESTABLISHMENT.
 P160.

B17. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 1
 DATED 12 FEBRUARY. C44/2.

4. Issue of Valuation Notices

- 117 RESOLVED on the motion of Councillor Michael seconded by Councillor Sullivan that Council not accept the invitation to issue Valuation Notices as proposed;

14. Land and Environment Court

The Shire Planner informed the Council of the problems that arose at a Court hearing on 8th March wherein Council was ordered to appear two hours before the matter was being heard on an application which had not come before Council; and of the unreasonable attitude adopted by the Court.

The Shire Clerk advised that a report would come forward on the matter to the next meeting of Council.

- 118 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sullivan that the comment made by the Shire Planner in relation to this item be withdrawn in the light of the information given and the matter stand in abeyance pending a further report.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

- 119 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that the accounts be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	015393-015937	1,064,306.31
General Fund Loan Account No. 1	417845	200,000.00
General Fund Loan Account No. 2	417846	250,000.00
General Fund Loan Account No. 12	417847	50,000.00
Trust	623-644	435,753.73
Main Roads Trust	262213	366,262.82
		<u>\$2,366,322.86</u>

3. CORRESPONDENCE

- 120 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that Items 2 to 7 of the Finance Committee's Report dated 23rd February, 1982 as recorded on Pages 1 to 4 of the Minutes of the Finance Committee be adopted.

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WORKS COMMITTEE'S REPORTSHIRE ENGINEER'S REPORT1. 1982 ROADS RECONSTRUCTION PROGRAMME

- 121 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that before the particular vote in relation to the connection to Leetsvale from Webbs Creek in the Rural Local Roads Programme for an amount of \$114,000 is adopted an inspection of the area be carried out at a Special Meeting of Council; and the balance of the recommendations be adopted.
- 122 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that the Works Committee's Report dated 23rd February, 1982 as recorded on Pages 1 to 3 of the Minutes of the Works Committee be adopted with the exception of:

Shire Engineer's Report Item 1 - 1982 Roads Reconstruction Programme

which has already been considered by Council, Minute No. 121.

DEVELOPMENT COMMITTEE'S REPORTDEVELOPMENT APPLICATIONS

5. P.J. COLLIER - USE PART OF AN EXISTING BUILDING FOR THE ESTABLISHMENT OF A "HOME INDUSTRY" BEING A POTTERY STUDIO. DA44/82.

MOVED by Councillor Sullivan seconded by Councillor Nicholson that the Shire Planner make application to the Department of Environment & Planning to see if Council can get some betterment in regard to the retailing of goods from stores on roadways.

The motion was lost.

7. P.J. KHAN - EXTENSION TO THE EXISTING GENERAL STORE NO. 107 PITT TOWN ROAD, MCGRATHS HILL. DA43/82.

Councillor Horrex declared an interest in this matter.

8. MRS. K. POPOVSKI - ERECT A RESIDENTIAL FLAT BUILDING CLASS "A" ON NORTHERN CORNER OF LUTTREL STREET AND MINCHIN AVENUE, HOBARTVILLE. DA350/81.

- 123 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that this application be deferred pending a further inspection by the Committee.

CORRESPONDENCE

1. HAWKESBURY RACE CLUB - ESTABLISHMENT OF AN OPEN-AIR MARKET WITHIN THE HAWKESBURY RACECOURSE. DA791/81.

The Shire President being the Chairman of the Race Club declared an interest in this application and left the chair and the meeting room. The Deputy Shire President, Councillor Michael, took the chair.

MOVED by Councillor Knight seconded by Councillor Horrex that:-

1. Council support the preparation of a Local Environmental Plan to permit the establishment of an open-air market at Hawkesbury racecourse, Pt. Portion 63 and Lots A and G Racecourse Road, Clarendon, and the application be forwarded to the Department of Environment and Planning for determination.

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2. The Department be advised that in Council's opinion an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations, 1980, be supplied.

- 124 AN AMENDMENT was moved by Councillor Nicholson seconded by Councillor McEwan that the matter be deferred pending further investigation by the Shire Planner and in particular he ascertain if the Race Club would be prepared to give preference to local businesses to retail goods.

The motion was withdrawn with the approval of the mover and seconder in favour of the amendment.

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

Councillor Brown then returned to the meeting room and the chair.

- 125 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the Development Committee's Report dated 23rd February, 1981 as recorded on Pages 1 to 5 of the Minutes of the Development Committee be adopted with the exception of:

Development Application No. 8 - Mrs. K. Popovski and
Correspondence Item No. 1 - Hawkesbury Race Club

which have already been considered by Council, Minute Nos. 123 & 124.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

- 126 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Shire Clerk's Report be received.

1. ROADS CONFERENCE - CANBERRA - 25TH FEBRUARY. C48

- 127 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that the report be received.

2. FLOOD MITIGATION CONFERENCE - 28/29TH APRIL. C48/2.

3. OFFICIAL OPENING - BOAT LAUNCHING RAMP - THE PENINSULA. C40/7.

4. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. C51/3.

Received.

5. SIGNING OF CHEQUES. C50/4

- 128 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that Mr. Kevin Daniel be authorised to sign cheques in accordance with the provisions of Ordinance 26 Clause 28(b).

6. INDUSTRIAL AGREEMENT - SICK LEAVE. S205/30

- 129 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Industrial Agreement be completed under the Seal of Council.

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7. PROPOSAL TO ESTABLISH A BRANCH OF THE AUSTRALIAN DOCUMENT EXCHANGE
IN WINDSOR. L122

130 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that:

1. Council become a member of the Australian Document Exchange,
2. Make available to the Australian Document Exchange the premises to house the facility at a rental of \$1,000 per annum,
3. All necessary documents be completed under the Seal of Council, and
4. The room to house equipment for the Parks & Gardens Staff be constructed at an estimated cost of \$3,500.

8. ARTIST-IN-RESIDENCE - REPORT BY COMMUNITY ARTS OFFICER.

9. COMMUNITY ACTIVITIES CENTRES NETWORK - REPORT BY COMMUNITY ARTS OFFICER

10. WESTERN SYDNEY AREA ASSISTANCE SCHEME FORUM - REPORT BY COMMUNITY PROJECT OFFICER.

Received.

11. CONTRACTS & DOCUMENTS FOR EXECUTION

131 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the seal be affixed to the undermentioned documents:-

5A Lease ... Flat 1, "Toxana", to J.E. Shearwood & H.L. Stevens at \$140.00 per fortnight for a period of three months.

5A Lease ... Flat 2, "Toxana", to C.J. Roffey at \$120.00 per fortnight for a period of three months.

SHIRE ENGINEER'S REPORT

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

1. BRIDGE CONSTRUCTION - TERRACE ROAD

2. CONSTRUCTION

3. CAR PARK CONSTRUCTION

4. FLOOD MITIGATION

5. N.S.W. SPECIAL GRANT FOR EMPLOYMENT

6. OTHER ACTIVITIES

7. MAINTENANCE

8. PARKS & GARDENS

9. COUNCIL CHAMBERS EXTENSION

10. OTHER BUILDINGS

11. COUNCIL INDUSTRIAL AREA, SOUTH WINDSOR

12. SUBDIVISION DEVELOPMENT

Received.

13. SUSPENSION OF MR. R.D.G. STEEL, B GRADE PLANT OPERATOR (FILE S1/8P)

The Shire Clerk read in full to the meeting the Commissioner's report dealing with the inquiry.

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- 133 RESOLVED on the motion of Councillor Michael seconded by Councillor Henry that the services of Mr. Robin David George Steel, B Grade Plant Operator, of 183 Spinks Road, Glossodia, be terminated.

14. DRAINAGE LOT L56 LT. BOWEN DRIVE, BOWEN MOUNTAIN (FILE 4100(C)).

- 134 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the construction of an open channel be effected over Lot 156 Lt. Bowen Drive to contain the discharge from the road culvert opposite that land and that the estimated cost of \$300 be voted from the sealed roads maintenance fund.

15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

Received.

16. WILBERFORCE GOVERNMENT ASSISTED WATER SUPPLY SCHEME (FILE M134-8)

- 135 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sullivan that Council concur with the extension of the reticulation for the Wilberforce Water Supply Scheme serving Lots 136, 137 and 138 Evans Road, Wilberforce, and subject to the Board implementing these works that the benefit area for the Wilberforce Water Supply Scheme be adjusted to include Lots 133 and 134 Evans Road, Wilberforce.

17. WINDSOR STREET, RICHMOND - TREE PLANTING (FILE 665-2343)

- 136 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that:-

1. The existing Pepper Corn trees be removed and replaced with London Plane trees at an estimated cost of \$5,500, such funds to be utilised from the allocation for tree planting in the Estimates for 1982.
2. A further report be submitted for provision of underground electricity in Windsor Street and that section affected by the existing avenue of trees to obviate the crown pruning of these trees affected by the electrical aerial cables.

18. BICYCLE TRACKS (P160-32)

- 137 RESOLVED on the motion of Councillor Michael seconded by Councillor Horrex that the cycle track from Cox Street, Windsor to Percival Street, Clarendon proceed as previously planned.

REPLIES TO QUESTIONS WITHOUT NOTICE

Received.

SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT

- 138 RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson that the Shire Health & Building Surveyor's Report be received.

1. BUILDING APPLICATIONS

- 139 RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson that the report be received.

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2. HEALTH SURVEYORS WESTERN METROPOLITAN GROUP. D64.

- 140 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that Council vote the \$500 as requested.

3. FLOOD PRONE LANDS SEMINAR. C48.

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

4. WILBERFORCE PRE-SCHOOL - PUBLIC MEETING. C43-2.

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

SHIRE PLANNER'S REPORT

- 143 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the Shire Planner's Reports be received.

1. ACQUISITION OF LAND - CAR PARKING (A6-151)

- 144 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the information be received.

2. TOURISM - ESTABLISHMENT OF TOURIST INFORMATION FACILITY

- 145 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that the report on the setting of objectives for tourism be adopted and the determination of a site for the Tourist Information Centre be referred to the next meeting for consideration.

3. NO. 315 WINDSOR STREET, RICHMOND. 4557(W), DA192/81

- 146 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that no objection be raised to the liquor licensing court on the application.

SHIRE PLANNER'S SUPPLEMENTARY REPORT4. PROPOSED SUBDIVISION OF LAND AT CLARENDON - RALVON STUD

- 147 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that Council not agree to the revised proposal for the subdivision of the land known as Ralvon Stud, being that section of land on the southern side of Windsor/Richmond railway line on the revised basis presented to the Land and Environment Court on Monday, 8th March, 1982 on the grounds that:

1. The access proposed is undesirable and not in the public interest on a number of grounds including; alignment, flood liability, cost of maintenance.
2. The size and shape of the lots proposed.

5. PROPOSED EXTENSION OF TRADING HOURS - TROPICANA HOTEL, ROSE STREET, WILBERFORCE. 3848.

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

1. Council take objection to the Licensing Court to the application to extend trading hours to midnight Mondays to Fridays on the basis of disturbance to the residential amenity of the area by virtue of the emission of noise.

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2. Council's Senior Health Surveyor, Mr. Brian Malouf be authorised and directed to take objection to the application lodged before the Licensing Court for the variation of trading hours in respect of the premises known as the Tropicana Hotel-Motel, Rose Street, Wilberforce from 10.00 a.m. to 11.00 p.m. to 10.00 a.m. to midnight Monday to Saturday inclusive.

CHIEF LIBRARIAN'S REPORT

1. PROGRAMME OF HOLIDAY ACTIVITIES

- 149 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the information be received.

QUESTIONS WITHOUT NOTICE

Councillor Rose sought permission on behalf of the Community Radio Co-operative in co-operation with the Council Library and staff to transmit from the library site during Heritage Week.

- 150 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that approval be granted.

Councillor Rose referred to the traffic problems existing during the National Drag Boat Titles at the Peninsula on Sunday morning and asked if there was any form of traffic control plan for that area.

The Shire President stated that there was no form of traffic control plan however in discussions with the Power Boat Club he made the point quite clear that it would be necessary for them to make arrangements with the Police to control the traffic and the Club assured him that they would make these arrangements.

He stated that the Police did come later on to control the traffic but he was not sure at what time.

Councillor McEwan referred to the statements made on Channel 2 News last evening by Mrs. Barbara Lepani and Mr. Murray Wilcox this morning regarding the Environmental Planning & Assessment Act and asked if Council had any further information regarding these statements.

The Shire President advised that information had been obtained from the Local Government Association who advised that a telex had been forwarded to the Premier and Minister for Planning & Environment this morning seeking a response to their telexes of 26th February and 1st March regarding a rumoured amendment to the Environmental Planning & Assessment Act designed to give the Minister power to direct precise contents of local environmental plans; registering a strong protest at the lack of consultation and requesting urgent discussions with Local Government prior to any decision.

Councillor McEwan asked in the light of the information given if a letter could be forwarded to the Premier's Department expressing Council's concern over this matter and the lack of communication with the Local Government Association and supporting the Association in their concern as to the reversal of the spirit of the legislation.

The Shire President advised that this would be done.

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Councillor McEwan asked if the Shire Clerk could bring forward a report to the next meeting if necessary, on the decision arrived at by the Land & Environment Court which he believed was to be handed down last Friday regarding property owned by Mr. Fitch, Lot 8 Mountain Avenue, Yarramundi.

The Shire Clerk advised that written advice had not been received and felt that Council should await the receipt of this information.

Councillor McEwan stated that there was a need for a bus shelter on the corner of Single Ridge Road and Comleroy Road and asked if the Engineer could bring forward a report on a transportable type of structure so that after children leave school and no longer catch the bus the structure could be moved to another area.

The Shire President advised that this would be done.

Councillor McEwan asked if the Engineer could give attention to Valley Way, Glossodia where it leaves Tennyson Road going down the hill. He stated that there is a very blind corner, the pavement has collapsed on the left hand side and is very dangerous.

Engineer for attention.

Councillor McEwan asked if the Engineer could inspect the access to the grounds of St. Gregory's Church, Kurrajong as people were unable to gain entry because the access had been washed out.

Engineer for attention.

Councillor Knight referred to a circular letter received from Patricia Kelly regarding the Hawkesbury Committee for Children with Special Needs and stated that he had suggested to a representative of this organisation that they make representations to Council in writing as there was some urgency about funding their organisation and they were hoping that Council might be able to give them some support. He asked if it was possible for this matter to be looked into.

The President advised that he had also received a letter and that it was his intention to write to them personally supporting their representations to the authorities.

Councillor Knight referred to the footpath problem at the Freemans Reach School and stated that he understood there was to be a meeting between the P. & C. Association and the Engineering Department. However it is understood that this meeting did not take place and he sought advice as to what action was being planned in relation to this problem.

The Engineer advised that correspondence had been received from the P. & C. Association who suggested that a Council officer contact the Association and carry out an inspection. He stated that it is proposed that the inspection take place this week.

Councillor Horrex stated that as a result of a recent subdivision development there is an unsealed section of the sealed road at the centre of the intersection of Bellbird Crescent and Pamela Crescent which is particularly dangerous to traffic. He stated that it is only about 30 yards or so long and needs tidying up.

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Engineer for attention.

Councillor Horrex referred to the report towards the end of last year regarding the insurance investigation concerning houses in Price Lane and asked what was the current position.

The Health Surveyor undertook to contact the insurance company to ascertain the present position.

Councillor Buttsworth stated that there are large holes in Longleat Road at Bells Line of Road which have been there for some time.

Engineer for attention.

Councillor Buttsworth asked what was the proposed timing for the commencement of the South Windsor tennis complex.

The Shire Clerk advised that an amount of \$250,000 had been provided in the 1982/83 Loan Programme for this project; Council is seeking to borrow \$2.1m. during the current financial year and that Council would be extremely fortunate if it received this allocation. If not, there would be substantial cuts in the programme. He stated that if there is to be a reduction in the programme it will be necessary for the matter to be re-submitted to Council for a re-valuation of its priorities and until such time Council is notified of its allocation and is certain of its borrowing it cannot programme its works.

Councillor Buttsworth referred to the last meeting of Council where the question was asked regarding the proposed building of the Hawkesbury River County Council Depot. He stated that the price of the land was \$23,000, a Government Grant of \$7,500 had been received which made a net figure from the County Council reserve of \$15,500. He stated that the Architect's estimate of the cost of the building was \$61,000 which made a total of \$76,500. He pointed out that it was resolved by Councillor Horrex that the depot be built at a cost of \$61,000 in September, 1980. He advised that a further grant of \$6,000 was received reducing the amount to \$70,500 plus the additional cost for an underground fuel tank of \$5,000 making a total in all of \$75,500. He further advised that last Friday evening the County Council accepted a tender and let a contract for a figure of \$77,000.

Councillor Horrex stated that he had sought a re-examination regarding the distribution of the allocation to the County Council.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 10.11 p.m.

.....President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 30th March, 1982 commencing at 9.30 a.m.

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

Apologies for absence were received from Councillor Rose and Councillor Buttsworth; and Councillor Dunn who would be late arriving at the meeting.

RESOLVED on the motion of Councillor Michael seconded by Councillor Sullivan that the apologies be accepted.

Councillor Dunn arrived at 9.42 a.m.

PRESIDENTIAL MINUTE

1. NORTH RICHMOND SEWERAGE. S200-2.

- 153 RESOLVED on the motion of Councillor Knight seconded by Councillor Sullivan that the action taken by the Shire President and Shire clerk be confirmed.

SHIRE CLERK'S REPORT

1. SALE OF LOTS 1-6, HAVELOCK STREET, KILLARNEY. S13/39.

- 154 RESOLVED on the motion of Councillor McEwan seconded by Councillor Knight that the seal of Council be affixed to all documents.

The meeting terminated at 9.54 a.m.

Submitted to and confirmed at the meeting of Council held on 13th April, 1982.

.....President

Heath Randall Howard.

John's application
John's went to meeting &
went through as recommended.

Advised we held "Pentecost" services
a other communion

to be picked up by Mrs

on Friday ..

14. / 3 /

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A2. DEPARTMENT OF MAIN ROADS, N.S.W. - INTERSECTION WITH GROSE VALE ROAD AND TERRACE ROAD, NORTH RICHMOND. M130/16.

Referring to Council's agreement to meet the cost of installation of the signals plus associated roadworks, estimated at \$50,000 and advising that except for two small areas of pavement resheeting on the Main Road, all the necessary roadworks are on Council roads and it would therefore be preferable for Council to carry out the roadwork with its own forces and at its direct cost with the Department's involvement. Stating that the Department would then arrange for the installation of the signals and charge Council for that work only, estimated at \$30,000. Requesting Council to advise whether the above arrangements are acceptable.

(S.E.: Council's workforce is in a position to undertake the roadworks associated with the installation of the traffic signal. The estimated cost for the necessary roadworks will be advised at this meeting. An amount of \$50,000 was provided in the Capital Works Programme for the works associated with the installation of traffic lights at the above intersection.

The Department have indicated that the installation of the signals would proceed upon the completion of the roadworks.)

IT IS RECOMMENDED THAT the Department of Main Roads be informed that Council will undertake the necessary roadworks associated with the installation of traffic signals at the intersection of Bells Line of Road (M.R. 184) and Grose Vale Road, North Richmond and such construction to be carried out from funds of \$50,000 provided in the Capital Works Programme for this purpose.

A3. KEEP AUSTRALIA BEAUTIFUL COUNCIL, N.S.W - TIDY TOWNS COMPETITION. G90/5.

The Keep Australia Beautiful Council, N.S.W. has advised Council that entries for the 1982 Tidy Towns Competition close on Monday, 31st May, 1982.

Council's assistance is sought in circulating various community groups, business organisations, etc. in the Shire to submit an entry. The concept of the competition is designed to attract community participation in beautification programmes, which have proven to be a great asset to the endeavours of local government.

(H.S. - Population Categories:

The five categories give towns the opportunity to compete against other towns of similar size:

- (a) Town population not over 1500
- (b) Town population 1501-4250
- (c) Town population 4251-10000
- (d) Town population 10001 and over
- (e) Metropolitan suburbs

Judging Points

Each town or suburb entered will be judged according to the extent of combined community/business interest as evidenced by:

Approaches to town or suburb, sign posts conditions, presentation of shops, buildings, etc., provision of litter bins, community facilities, appearance of residential streets, evidence of youth group programmes, Council's community programmes, business/industrial beautification programmes, community service groups.

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Consideration will be given to Council/community/business and industrial programmes undertaken within the past 3 years and programmes over 3 years.

Each town or suburb entry will be assessed on the overall extent of community involvement.

Judging to commence July 1982 and conclude December, 1982.)

IT IS RECOMMENDED THAT Council assist the Keep Australia Beautiful Council in circulating various community groups and business organisations to submit entries for the 1982 Tidy Towns Competition and authority be delegated to the Shire Clerk and Health Surveyor to endorse on Council's behalf any entries received.

A4. DEPARTMENT OF YOUTH AND COMMUNITY SERVICES - SEMINAR "THE INTERDISCIPLINARY CHALLENGE - A CASE STUDY OF HOUSING FOR AGED PERSONS". C48.

Inviting an elected representative of Council, the Chief Town Planner and the Welfare Officer to attend this Seminar at the Local Government Association's Office, Sydney, on 16th April (9 to 4.30 p.m.).

(S.C. - If any member of Council wishes to attend, would they please advise the Shire clerk. The Deputy Shire Planner will be attending.)

A5. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - A LUNCH-TIME MEETING, THURSDAY, 29TH APRIL, 1982. C48/1.

Advising of a Lunch-Time Meeting to be held on Thursday, 29th April, 1982 at the Board Room. Guest speaker will be Mr. Tom Dunne, City Manager, City of Walnut Creek, California who will give his views on the effects and implications of President Reagan's "New Federalism" policy of withdrawing Federal responsibility from many services and leaving it to local government and the States to assume it if they wish.

(S.C. - If anyone wishes to attend would they please advise the Shire Clerk.)

A6. HAWKESBURY AREA COMMITTEE FOR CHILDREN WITH SPECIAL NEEDS - FACILITIES FOR COMMUNITY HEALTH CENTRE. C45.

Drawing to Council's attention the deteriorating facilities provided by the Health Commission to the local community Health Centre, which affects not only handicapped children but the whole community. Advising that the community nurse and an Occupational Therapist from Laurel House in Parramatta who come and give therapy in this area have left and will not be replaced, and a full time psychologist left last year and was not replaced. As from 18th February a total freeze took place, which means any further employees leaving will not be replaced.

Stating that as facilities rapidly decline people with handicapped children and the elderly are forced to seek treatment some distance away and not within the Hawkesbury Area. They are forced to use public transport which is either not available in the outer areas or they are unable to use it because of their age and in some cases the seriousness of their handicap.

Seeking Council's consideration and support in representations to Mr. McEwan, Chairman of the Health Commission and Mr. Disney, Western Metropolitan Area, Parramatta.

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S.C. - IT IS RECOMMENDED THAT Council seek the views of the Health Commission regarding the matters raised by the Committee.

A7. TERRY ALLEN, WINDSOR TURF SUPPLIES - COMPLAINT BY MR. & MRS. J. ROSS. DA32/80.

"Now that the above charade has been exposed publicly, please advise Council's course of action on the following points:

1. What was the total cost in monetary terms to Council of the malicious complaint?
2. How many hours of Council Officers' time was wasted?
3. List costs other than Council's senior and junior staff such as survey, postage, stationery, phone, vehicles and overheads, including estimated costs in overhead per hour to allow for building construction and interest on loan repayments?
4. What action is Council taking to recover these costs to the ratepayer from the complainant?

Please forward with your reply a copy of all correspondence, cost estimates, Ombudsman's and Shire Clerk's and other reports and any other relevant material.

As all allegations of collusion and malpractice are categorically denied by Council and myself the information requested will assist my Counsel in the preparation of the substantial libel and damage claims he is preparing against by malicious neighbours."

S.C. - IT IS RECOMMENDED THAT Mr. Allen be advised that in the event of any legal action which may be undertaken, Council's files etc. would be made available as a result of the normal legal processes.

A8. HAWKESBURY HISTORICAL SOCIETY - CHANGE OF NAME. 625-3.

Requesting Council to give consideration to naming the area known as "The Breakaway" on Argyle Reach Road "Denis McMahon Field" as the area was bought by Denis McMahon in 1875 and the home he built then is still occupied and owned by two of his daughters. Stating that after the flood of 1949 there was considerable breaking away of the river bank in this locality so the term "breakaway" became common usage and to prevent the river from cutting through to Wilberforce Reach at this point and to restore road access from Freemans Reach to Windsor, land was acquired from the McMahon Farm and extensive restoration work carried out.

(S.E.: The subject area known as "The Breakaway" is part of the flood mitigation works of Argyle Reach where the surface was graded and grassed, a requirement of the works being the maintenance of the area by mowing. As the area is to be maintained for this purpose utilisation of the area for playing fields has been incorporated in the maintenance proposal. Whilst the area is widely known as "The Breakaway" no objection can be seen to renaming the area as "Denis McMahon Field".

IT IS RECOMMENDED THAT the area known as "The Breakaway" be renamed "Denis McMahon Field" subject to the concurrence of the Geographical Names Board.

LATE CORRESPONDENCE

A9. UPPER HAWKESBURY POWER BOAT CLUB - RENAMING OF THE PENINSULA, WINDSOR.

Requesting that the area referred to The Peninsula, which has recently been developed into, the Club feels, the premium boat launching area in Australia, be re-named "The Windsor Marine Stadium". Stating that, should Council favour the idea, suitable signs should be erected prior to the official opening proclaiming the name.

(S.E. - The area is known both locally and regionally as The Peninsula and it is considered Pensinula should be retained in the name of this recreation complex. In the total development of this area other sporting facilities beside those related to aquatic recreation will be established and it is considered that as areas are allocated for the use for various sports then those areas could be named in relation to that particular sport within the Peninsula development.)

IT IS RECOMMENDED THAT the reserve for public recreation at the Peninsula Windsor be called "The Peninsula Park". Consideration be given at a future time when, separate areas designated by Council for a particular recreation activity.

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SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. UPPER HAWKESBURY POWER BOAT CLUB - APPRECIATION. A5, A7/23.

Thanking Council for their co-operation in assisting the Club with the running of the World Record Attempt and National Drag Boat Titles held on 6th and 7th March and stating that the World Water Ski Speed Record is now held by Grant Torrens a member of the Club, at 136 m.p.h. Also enclosing a cheque for \$3,374.85 as Council's percentage of gate profits.

B2. MR. K.H. MCLEOD, SECURITY PEEP HOLE INSTALLATIONS - APPRECIATION. A5.

As a patron of water skiing, stating that he had the pleasure to witness the World Water Ski Record at Windsor arena and would like to thank all those concerned in making the Windsor arena such a pleasant place for both competitor and spectator. Stating that the whole layout is the best he has seen.

B3. SHIRES ASSOCIATION OF NEW SOUTH WALES - LOCAL GOVERNMENT SALARIED OFFICERS' AWARD. S205/26.

Advising that after considering the submission made in relation to the application for regrading of the Council in respect of the Chief Librarian and Deputy Chief Librarian, the Committee resolved to inspect Council's library.

B4. LOCAL COMMUNITY SERVICES ASSOCIATION - 1982 ALLOCATIONS FOR NEIGHBOURHOOD CENTRES. G95/6.

Forwarding details of all allocations made to Centres which applied for funds this year and pointing out that on the average, centres have been cut by 10% compared to last year, some centres have not been funded at all. Stating that the programmes offered by these centres must suffer as a result of these cuts and urging Council to contact its local centres to discuss with them the effects these reductions are having. Also pointing out that it is likely that centres are facing another year of "maintenance funding" which means another 10% cut and asking Council to raise this matter with the State Members of Parliament during the pending pre-budget discussions.

B5. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - NON-VOTING AT LOCAL GOVERNMENT ELECTIONS. C48/1.

Referring to motion 117, sponsored by this Council to the 1981 Annual Conference dealing with an increase in the fine for non-voting at local government elections, and also calling on the Office of Local Government and the Association to carry out an advertising campaign to publicise the compulsory system. Forwarding copy of a response from the Office of Local Government on the subject which expresses the view that it would not be feasible at the present time to further consider the suggestion. Stating that the Association is disappointed with this negative response and will be pursuing it at the first meeting of the Liaison Committee which has been set up to discuss issues such as these.

13/4/82

B6. DEPARTMENT OF LOCAL GOVERNMENT, LOCAL GOVERNMENT ELECTIONS TASK FORCE - PROPOSED TRANSFER OF CONTROL OF LOCAL GOVERNMENT ELECTIONS TO STATE ELECTORAL COMMISSIONER. E73.

Advising that the Government is presently investigating means of transferring control of Local Government elections in this State to the State Electoral Commissioner, and has established the above Task Force to carry out that investigation. The Task Force, among other things, will have to consider the best means for the centralised preparation and maintenance of local government electoral rolls, and for their printing and distribution to Councils as necessary for both triennial and extraordinary elections. Forwarding a questionnaire for completion to assist the Task Force.

B7. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3447 - TRAVELLING EXPENSES PAYABLE TO MEMBERS OF COUNCILS AND COUNTY COUNCILS. C44/1, C50/9.

Advising that in view of a recent change in the Transport Allowance Rate payable to public servants and part-time members of boards and commissions the Minister determined that the allowance which may be paid in respect of a member's conveyance by his private motor vehicle shall not exceed an amount calculated by multiplying the kilometres travelled by 16.7 cents effective from 11th December, 1981.

B8. THE MINISTER FOR HOME AFFAIRS AND ENVIRONMENT, THROUGH MR. A. CADMAN, MEMBER FOR MITCHELL - NATIONAL AVIATION MUSEUM. A4/2.

Referring to representations on behalf of Hawkesbury Shire Council regarding the establishment of a national aviation museum in the Richmond district and stating that the matter is under consideration by the Government and that he will keep in mind the invitation to visit the proposed site.

B9. MACQUARIE TOWNS PRESERVATION SOCIETY - 1982 RESTORATION AWARDS. C40/5.

Referring to the nominees for the above Award, being Oxalis Cottage, 267 George Street, Windsor and Stables Square Hawkesbury Agricultural College. Advising that the judges, Masie Stapleton, James Broadbent and Michael Lehaney have chosen the cottage at 267 George Street, Windsor restored by the National Trust, the winner. The judges commented on the high standard of restoration of Oxalis cottage.

B10. THE COUNCIL OF THE SHIRE OF SUTHERLAND - APPRECIATION. A5, B28/19.

Thanking those members of the Wilberforce Bush Fire Brigade that assisted at the Kurnell Bush Fire on 9th February, 1982. Stating that certain Brigade members were in the area at the time of the fire and their valuable assistance was appreciated by both Council and Sutherland Shire Bush Fire Brigade members.

B11. KURRAJONG EAST PUBLIC SCHOOL - LERN SCHEME. L125/4.

Congratulating Council on its initiative in establishing this very worthwhile project and stating that they appreciate the excellent service supplied by Mr. Poulson and his assistant.

13/4/82

B12. DEPARTMENT OF LOCAL GOVERNMENT & LANDS - FIREWORKS: QUEEN'S BIRTHDAY. C44/1.

Referring to the Queen's Birthday celebrations to be held on Saturday 12th June, and stating that although no campaign drawing attention to the need for care in the handling and discharge of fireworks is to be undertaken in respect thereof, it would be appreciated if Council would defer any special "clean up" collections which may have been arranged for the period immediately prior to 12th June. Also seeking Council's co-operation with the Police and Fire Brigade authorities for the removal of any bonfire material from narrow streets or positions where damage may be caused. Pointing out that the sale of certain fireworks for use on the weekend commencing 12/6/82 is prohibited before 29/5/82.

(H.S.: There is no clean-up activity programmed for this period. Council will co-operate with the Police & Fire Brigade authorities as requested.)

B13. MINISTER FOR SOCIAL SECURITY, THROUGH MR. A. CADMAN, MEMBER FOR MITCHELL - CHILD CARE. C43.

Referring to representations concerning various matters relating to child care and stating that the Commonwealth Government is currently reviewing the support it provides to children's services, including family day care. The Government's overall welfare policy is to direct available assistance to those in greatest need, and it is against this background that the Children's Services Program is being reviewed. Stating that he is concerned that children from families of high social need are given priority of access to care, and that low income families are not disadvantaged in arranging day care for their children because of their economic circumstances.

Stating that the level of Commonwealth Government assistance to family day care schemes is being reviewed in the context of assistance to children's services generally, although he is unable to anticipate when a decision might be taken, pointing out that he is aware that the per capita levels of assistance to family day care schemes have not been increased since 1977 and as part of the review, his department is now engaged in collecting data on the cost-structure of family day care. The development of a common means test is only one of a number of possible new approaches to the financing of day care being considered.

B14. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - AUSTRALIA DAY AWARD. A9/3.

Thanking Council for participating in the first competition for this annual award. Advising that the winner of the 1982 award is Baulkham Hills Shire Council with Corowa Shire Council as runner-up. Manly Municipality and Gunnedah Shire received meritorious mention. All Councils which entered will receive a certificate of participation within the next few weeks.

B15. CITY OF HOBART - SISTER CITY CONVENTION. C48/4.

Forwarding copy of the report of the proceedings of the Sister City Convention held in Hobart.

B16. TELECOM AUSTRALIA - SOUTH WINDSOR AREA. T216.

Advising that a survey will be conducted to determine requirements in the South Windsor area for the provision of public telephones.

13/4/82

B17. METROPOLITAN WASTE DISPOSAL AUTHORITY - WASTE: SITE STORAGE AND HANDLING GUIDELINES. G90/13.

Enclosing copies of the above report for Council's use. The Authority considers that the report will have broad application to all those involved in building developments. Comments on ways it might be improved in future editions would be helpful.

B18. WINDSOR PRE-SCHOOL ASSOCIATION, MANAGEMENT COMMITTEE - MEETING MINUTES. C43/4.

Forwarding copy of Minutes of General Meeting held on 24th February, 1982 and Annual General Meeting held on 24th February, 1982, including financial report for 1981.

B19. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3444 - CODE OF PRACTICE FOR THE DISPOSAL OF ASBESTOS - CONTAINING WASTE MATERIALS. C44/1.

Forwarding copy of the Code of Practice for Council's attention, which has been prepared by the Division of Occupational Health of the Department of Industrial Relations and has been endorsed by the Waste Disposal Advisory Committee of the Health Commission of New South Wales. The purpose of the code is to provide guidance to those involved in the disposal of asbestos containing wastes on procedures that should be followed to avoid exposure to asbestos dust and to provide for safe long term disposal.

B20. HAWKESBURY YOUTH CLUB - APPRECIATION. C45/10.

Thanking Council for their donation and pointing out that they are still waiting on Government assistance regarding their Youth Workers, and thus the donation has been used to help with back pay for their Youth Workers, hence enabling their Club to remain operative.

B21. HAWKESBURY DISTRICT TENNIS ASSOCIATION - NEW CONSTITUTION. C51/23.

Pointing out that Messrs. Bill Ezzy, Sid Speed and Peter Griffiths, appointed trustees responsible to Council for the proper maintenance of the tennis complex at the conception of the Tennis Association, have since resigned from the Management Committee and are no longer responsible for the everyday running of the Association and the current Management Committee request the trusteeship be transferred to the persons holding the positions of President, Secretary and Treasurer at any given time. Also forwarding copy of the new Constitution of the Association passed at a recent Special General Meeting.

(S.C.: A letter has been forwarded to the Association advising that the appointment of trustees is entirely a matter for the Association.)

B22. DAVID C. HUGHES - POLLUTION OF HAWKESBURY RIVER. P177/2.

Commending Council's response to enquiries concerning action being taken with regard to pollution of the Hawkesbury and tributaries and encouraging water sampling, particularly over holiday periods. Stating that over Christmas campers along the banks of the Macdonald emptied raw effluent directly into the Macdonald River and as a result children at a holiday camp contracted skin, ear or eye infections after swimming in the Macdonald. Requesting Council to inspect and control such camping sites in the future.

13/4/82

B23. AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT ASSOCIATIONS - PROCEEDINGS OF THE 1981 CONFERENCE. C48/1.

Enclosing booklet detailing the proceedings of the 1981 Local Government Conference.

B24. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - 9TH AUSTRALIAN BI-ANNUAL CONFERENCE. C48-3.

Inviting Councillors to attend the above conference to be conducted in Brisbane during the weekend of 28th, 29th and 30th May, 1982. Stating that the main aim of the Association is to promote and encourage more women to enter the Local Government field and to educate and assist them in their role as Alderman or Councillors. Enclosing brochure with detailed agenda for perusal.

B25. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY - APPRECIATION. A5.

Thanking Council for the interest it has taken in the Society and for its most welcome grant of \$1,000, it is especially appreciated with estimated increases in costs.

B26. HERITAGE WEEK 22-28 MARCH, 1982 - APPRECIATION. C40/8.

Thanking Council for participating in Heritage Week and advising that the Week was a great success. Stating that discussions are now taking place about dates for Heritage Week next year and if Council have any strong feelings on this matter, please advise them as soon as possible.

B27. MINISTER FOR LOCAL GOVERNMENT & LANDS THROUGH MR. K.R. ROZZOLI, M.P. - PROPOSED AMENDMENT TO LOCAL GOVERNMENT ACT, 1919. G90-13.

Referring to further representations to the proposed amendment of the Local Government Act, 1919, to give the transport industry access to trade waste collection. Advising that since representations the amendment has been approved and the legislation is currently being prepared with a view to its introduction into Parliament during the August Session. Stating that the amendment is not meant either to reduce Councils' powers or to alter the existing arrangements but to regularise the situation as it exists at present so that the service provided by private contractors may continue.

B28. MR. P.A. TROJA - 1982 RATES & CHARGES. 4422(C).

Objecting against the sharp increases in Sewerage and Rate charges in the North Richmond area to pay the Water Board costs for the sewerage project in the area. Suggesting that every rate payer in the Shire contribute each year to the general development and upkeep of all services provided by Council.

(D.S.C.: A letter advising the current position has been forwarded)

B29. DEPARTMENT OF MAIN ROADS, N.S.W. - PASSING LANE AT MULGRAVE ROAD. M130/16.

Advising that following installation of the traffic signals at the junction of Pitt Town Road anticipated by June, it is proposed to construct an additional lane from the left turn slip lane at Pitt Town Road to form a full passing lane at Mulgrave Road extending beyond the Esso Service Station.

(S.E.: Requests for the extension of the passing lane emanated from the traffic situation resulting from south bound vehicles waiting to turn into the Esso Service Station and this will improve the traffic situation in the vicinity of the Mulgrave intersection. Council may note the information regarding the traffic signals at the intersection of Pitt Town Road and Windsor road anticipated for completion by June, 1982.)

13/4/82

B30. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3453 - AMENDMENT OF ORDINANCE NO. 4 ("STAFF MATTERS") UNDER LOCAL GOVERNMENT ACT, 1919. C44/1.

Stating that Ordinance No. 4 under the Local Government Act, 1919 was amended to provide for the constitution of a Public Swimming Pool Superintendents' Qualifications Committee for the purpose of giving recognition to a course of instruction upon completion of which successful candidates will be eligible to apply to the Committee for a certificate of qualification as a pool superintendent. Once the Committee has been established it is intended that Ordinance 52 under the Act will be amended by deleting the existing qualification requirements and replacing them with a requirement that a person having charge of a public swimming pool with a system of recycled and treated water shall hold the Certificate of Competency issued by the Pool Superintendents' Association of Australia, pending the introduction of a course acceptable to the Qualifications Committee.

B31. WINDSOR & DISTRICT SCOTTISH PIPE BAND - APPRECIATION. B20/2.

Thanking Council for its generous financial assistance of \$1,500 and stating that the money is most welcome and will be allocated by the Band Committee to the areas that will improve the Bands presentation and will be of most benefit to the Band members.

B32. MEMO FROM THE SECRETARY OF HUNTER VALLEY CONSERVATION TRUST - 22ND ANNUAL FLOOD MITIGATION CONFERENCE. C43/2.

Forwarding notices of business for the Annual Flood Mitigation Conference -

Motion No. 1 - The Conference consider the future role of flood mitigation in New South Wales coastal rivers in the light of legislation relating to coastal protection, flood-prone lands and increased environmental safeguards, increased legal liability of Council, changes in the nature of flood mitigation works as more Councils become eligible for flood mitigation subsidies, and reduction in Government funding and more restrictive policies on the allocation of Federal funds for flood mitigation.

The Conference should review the aims and strategies of the existing organisation to ensure that maximum benefit is derived by its activities.

Motion No. 2 - The Conference, through the Executive, seek specific guidelines on future federal funding policies and also specific guidelines on future programmes submitted to the Public Works Department by individual councils.

Federal Government attitudes have been defined verbally but need to be specified in greater detail for councils' information in determining priorities.

(S.E. - Councillors are reminded that the Flood Mitigation Conference is to be held on 28-29th April, 1982.)

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 30th March, 1982 commencing at 11.19 a.m.

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

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

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	15938 - 16247	698,074.38
Sewerage Local	282113 - 282115	229,432.77
Trust	645 - 668	83,060.65
		\$1,010,567.80

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 A6/266)

CORRESPONDENT: HENRY DAVIS YORK, SOLICITORS

SUBJECT: PORTION 57 FRANCIS STREET, RICHMOND - MRS. D. SMALL

Stating that they act on behalf of Mrs. D. Small, and advising that at a recent meeting between Mrs. Small and an officer of Council, it was made quite clear that Mrs. Small did not intend to sell any part of her Richmond property, and therefore rejects the Council's offer.

SHIRE CLERK

This land has an area of 10.18 hectares and the valuation is \$75,000.

Discussions have taken place with Mrs. Small regarding the acquisition of the land by Council, but she has advised that she is not prepared to sell the property as she wishes to bequeath it to a grandson.

The land adjoins the Richmond Ex-Servicemen's Club Sporting & Recreation Complex. The recreation area is a battleaxe shape and the narrowness of the "handle part of the battleaxe" does cause some difficulties in the establishment of the complex, particularly in the provision of amenity buildings, and it is important that the 10.18 ha. be acquired for addition to the recreation area as it is essential for the proper development of the complex.

As agreement cannot be reached, it is felt that there is no other alternative than to resume the property.

13/4/82

Recommendation

Notice of Intention to Resume be served on the owner of Portion 57, Francis Street, Richmond, for recreation purposes.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE carried out of the site before a decision is made.

ITEM 2: (File 3922, 3923(C))
 CORRESPONDENT: DEPARTMENT OF EDUCATION
 SUBJECT: LEASE OF COUNCIL PROPERTY - DEMOUNTABLE HIGH SCHOOL, WILBERFORCE

Confirming that the Department of Education wishes to lease from Council Lot 25 D.P. 250028 corner of Sackville Road and Ironbark Drive, Wilberforce and the two ovals in close proximity to the site for the purpose of establishing a demountable high school in Wilberforce.

Also advising that it is the Department's intention to have the school operational at the commencement of Term 1, 1983.

S.C. REPORT

An on site meeting was arranged between the Shire Clerk, Shire Planner and representatives from the Department of Education whereby specific requirements in relation to this matter were discussed in relation to area and use of adjoining facilities.

Recommendation

Approval be given to negotiate the lease with the Department of Education and that all relevant documents to be completed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File R186)
 CORRESPONDENT: D.M. STEWART
 SUBJECT: OBJECTION TO RATE CHARGES

Referring to the rates charged, and asking how Council justifies a 100% (approximate) increase in sewerage charges, has a mistake been made and what action will be taken. Stating that it seems obvious that when one lives on the wrong side of the river, they automatically miss out on various community services enjoyed by people on the other side, e.g. garbage disposal, parks and recreational facilities.

Shire Clerk's Recommendation

A letter be forwarded advising of the reason for the increase in the Sewerage Local Loan Rate, the steps which will be taken by Council to standardise the garbage service and other related matters referred to in the letter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 4: (File 809)

CORRESPONDENT: A.B. SHERIDAN, DEPUTY HEALTH SURVEYOR

SUBJECT: PURCHASE OF 27 CHURCH ROAD, WILBERFORCE

Stating that he and his wife have occupied a Council owned residence at Lot 3, D.P. 241798, 27 Church Road, Wilberforce, since November, 1974, and have effected improvements to the property by levelling and topsoiling of land, forming of gardens and planting of lawns, shrubs and trees to beautify the property. Advising that he will be retiring from Council's service in August, 1982 and would welcome the opportunity to purchase the property from Council subject to the purchase price being within his financial limitations.

SHIRE CLERK

Subject to agreement being reached regarding the price for the property it is felt that there should be no objection to selling it to Mr. Sheridan.

Recommendation

A valuation be obtained and submitted to Council for further consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File A7, 1152(C), 2166(C), R186/5)

CORRESPONDENT: 1. CHAS PERRY YOUTH GROUP
2. COMLERoy SCHOOL OF ARTS
3. GROSE VALE COMMUNITY CENTRE

SUBJECT: FINANCIAL ASSISTANCE

1. Chas Perry Youth Group

Requesting a donation of \$200 to assist in the running costs of the group.

(S.C. - It is felt that a donation should be made to this group to assist with their running costs as they provide a valuable service to the youth of the Hawkesbury Shire.)

2. Comleroy School of Arts

Requesting a donation of the amount of \$393.14 being 1981 rates and extra charges (\$171.92) and 1982 rates (\$221.22).

(S.C. - The Hall is run by a small honorary committee and provides a service to the community. A donation equal to the amount of rates has been made by Colo Shire in previous years.)

3. Grose Vale Community Centre

Requesting a donation of \$159.83 being payment of 1982 rates as they are a non-profit organisation providing a service to the community.

(S.C. - A donation has been made in previous years.)

Recommendation

1. A donation of \$200 be made to the Chas Perry Youth Group to assist in running costs of the group.

2. The rates, amounting to \$393.14, being 1981 rates and extra charges and 1982 rates, be paid as a donation to the Comleroy School of Arts.
3. The rates of \$159.83 be paid as a donation to the Grose Vale Community Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625-207)

CORRESPONDENT: HAWKESBURY DISTRICT NETBALL ASSOCIATION

SUBJECT: NETBALL COURTS, SOUTH WINDSOR

Forwarding a cheque for \$10,000 as the Association's contribution towards the tiling of the new toilet blocks at the South Windsor park. Requesting that four more courts be asphalted as the Club is growing each year and they have only six hard courts.

S.E. REPORT

In addition to the contribution towards the construction of the toilet block, the Club has erected lights for night use on the four courts. The cost to provide the courts with a permanent surface complete with Colourcote finish is estimated at \$47,600 at current costs. Funds have not been provided in this year's programme for this work and it will be therefore necessary to refer the matter for consideration in next year's programme.

Recommendation

The Hawkesbury District Netball Association be advised that provision has not been provided in Council's 1982 Estimates for this work but that the request has been referred for consideration in Council's 1983 programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File C51-2)

CORRESPONDENT: LOWER PORTLAND CEMETERY COMMITTEE

SUBJECT: PURCHASE OF A RIDE-ON MOWER

Advising that the Lower Portland Cemetery Committee has defined areas within the cemetery to be made into lawn sections, and up to the present time, all the mowing done within the cemetery is carried out by members of the Committee using their own equipment. Many compliments are received relating to the condition in which the cemetery is kept, and to assist in maintaining the lawn sections in this condition Council is requested to provide the Committee with a ride-on mower. If provided, this equipment would be housed, maintained and repaired by the Committee at no cost to Council.

S.E.S. REPORT

The Parks and Gardens Supervisor has recommended that a suitable mower would be a Deutcher 11hp ride-on mower at an approximate cost of \$1,200. As this request was only recently received, no allowance has been made for such provision in the Estimates of expenditure for 1982, however in view of the fact that the members of the Committee have maintained the area in an outstanding condition utilising their own equipment that assistance as requested should be given.

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Recommendation

An amount of \$1,200 be voted for this purpose.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File A7/24, 625)

CORRESPONDENT: SOUTH WINDSOR PROGRESS ASSOCIATION

SUBJECT: LOT 163 McKELLAR CRESCENT, BERGER ROAD, SOUTH WINDSOR

Requesting the availability of the above mentioned block of land to be used to erect playground equipment and an amenities block as there is a great need for a recreational activities area for the children of South Windsor.

S.E. REPORT

This land has been provided for recreation in the Housing Commission development of South Windsor and whilst the land has not been formally dedicated to the public as a reserve the Housing Commission have indicated that the area may be used for recreation purposes. Plans are currently in hand for the layout of the various activities requested by the South Windsor Progress Association and the amenities block and the details of these together with the estimated costs will be submitted for Council's consideration on completion.

Recommendation

South Windsor Progress Association be informed that Lot 163 McKellar Crescent/Berger Road, South Windsor is Housing Commission land which is intended to be dedicated for public recreation use however in the interim the Housing Commission has indicated that the fields may be utilised for recreation purposes. Further that the plan for development of the area for recreation uses is under preparation including the provision for amenities and discussions will be held with the representatives of the Association on the proposals. Council will further consider this matter on completion of the design and the preparation of Estimates where the Association will be advised of any Council Programme that may emanate from this consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File C44/2)

CORRESPONDENT: LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES

SUBJECT: INDUSTRIAL INFORMATION - GENERAL CIRCULAR NO. 1/1982 DATED 5 FEBRUARY, 1982

1. Local Government Senior Officers Award

Advising that applications have been made to vary the award in respect of rates of pay and conditions of employment.

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(S.C. - The Senior Officers Award was varied by Conciliation Commissioner Rigby on 12th February, 1982 by increasing rates of pay by 4.3% plus \$17.50 effective from 1st January, 1982.

Officers affected are Shire Clerk, Deputy Shire Clerk, Shire Engineer, Deputy Shire Engineer, Shire Health Surveyor and Town Planner. Cost to Council for 1982 is \$9,500.

Negotiations are continuing in respect of conditions of employment and Council will be kept informed.)

2. Health Surveyors (State) Award

Advising that an application to vary the above award in respect of salaries was heard by Conciliation Commissioner Rigby on 11th February, 1982 and that rates of pay were varied by 4.3% effective from 1st January, 1982.

(S.C. - The above increase is applicable to Council's Health Inspectors and cost to Council for 1982 is \$5,086.)

3. Local Government Salaried Officers Award

(a) Advising that the Municipal Employees' Union has applied to vary the above award in respect of Library Staff. The claim concerns:

- (i) 10% loading for part-time employees.
- (ii) Alteration to definitions of Librarians.
- (iii) Payment of time and one half for ordinary hours worked on Saturday.
- (iv) Revision of grading system for Librarians and including progression upon anniversary.
- (v) Additional grades for senior Librarians.
- (vi) Additional allowances for Library Assistants who have completed a professional course.

(S.C. - Council comments have been requested by the Association.

An estimate of the cost of these variations and their likely effect on the operating hours of the Library is being conducted and this information and comments will be forwarded to the Association.)

(b) Advising that the Municipal Employees Union has applied to vary the Award in respect to the insertion of Ordinance Inspectors into the above Award.

(S.C. - Ordinance Inspectors are currently under the Wages Staff Award.)

(c) Advising that an application has been received in respect of additional annual leave for employees who work ordinary rostered hours on Sunday and/or public holidays and requesting Council to advise the classifications of employees required to work on those days.

(S.C. - Council's policy at the present time is to be closed on all public holidays with the exception of union picnic day and bank holiday where the office remains open and is manned by a skeleton staff which is determined on a roster basis.

Those staff required to work have an additional 1.5 days credited to their annual leave.

The Association will be advised of Council's policy.)

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4. Municipal and Shire Council Wages Staff Award

(a) Advising that an application has been received in respect of additional annual leave for employees who work regularly a certain number of Sundays and/or public holidays as part of normal working hours and requesting Council to advise the classification and number of employees who come within this category.

(S.C. - Council's garbage and street sweeping staff employed under Division IX of the above Award are the only employees who come within this category and the Association will be advised accordingly.)

(b) Advising that the Building Workers Industrial Union and the Municipal Employees Union have applied to vary the above Award in respect of a 35 hour week.

(S.C. - A questionnaire on shorter working hours has previously been received from the Association and duly completed and returned. Negotiations are still continuing on the matter and Council will be kept informed.)

(c) Advising that the Municipal Employees Union has applied to vary the above award in respect of a 30% increase (minimum \$30.00) for Division IX and X Garbage and Sanitary Services.

(S.C. - Council will be kept informed).

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LETTERS SUBMITTED FOR INFORMATION

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

1. DEPARTMENT OF SPORT AND RECREATION - SUBSIDY, YOUTH RECREATION OFFICER. S205/31.

Advising that Council's request for financial assistance under the Local Government Recreation Officer Subsidy Scheme has not been approved as the position did not meet the Scheme's guidelines.

(S.C. - The appointment of the Youth Recreation Officer was reported to Council on 12th January, 1982. An application for a grant has also been made to the Department of Youth and Community Services.)

2. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - CAPITAL AND REVENUE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE, 1981. S200-1, M134-8, M134-5.

Forwarding details of Capital and Revenue Accounts for the year ending 30th June, 1981, together with estimated accounts for 1981/82.

(a) Richmond Sewerage Scheme

The surplus for 1980/81 was \$29,283.95. It is estimated that the 1981/82 surplus on operations will be sufficient to meet Council's loan repayments of \$29,283.95.

(S.C. - A surplus for the 1981/82 financial year of \$24,000 was provided in the 1982 Estimates.)

(b) Wilberforce Water Supply Scheme

The surplus for the 1981/82 financial year was \$8,198.28. Estimated surplus for 1981/82 was \$5,600.

(S.C. - At the time of preparation of the Estimates, information was sought from the Water Board as to the actual surplus for the Wilberforce Water Supply Scheme and Council was advised that no figures were available. A deficiency in operations for 1981/82 of \$5,335 was provided in the 1982 Estimates. The surplus funds over and above the expenditure for loan repayments will be transferred to reserve to meet future commitments.)

(c) Kurrajong Kurmond Water Supply Scheme

The deficiency for 1980/81 is \$34,571.25, estimated deficiency for 1981/82 is \$11,700.

(S.C. - A deficiency of \$17,400 was provided in the 1982 Estimates. The shortfall of \$7,171.25 will be required to be levied in future loan rates.)

3. HAWKESBURY VALLEY PONY CLUB - CLUBHOUSE, BOUNDARY ROAD RESERVE, GLOSSODIA. 625-147.

Advising of their acceptance of the S.E.S. Building, Catherine Street, Windsor, for their Clubhouse on the Boundary Road Reserve, Glossodia. Requesting Council to clarify whether electricity would be available to the building, and any assistance Council will be able to give in this matter as they feel the Clubhouse will not be used to its full potential.

(S.E. - The Prospect County Council have been requested to provide an estimate of cost for the extension of the electricity supply to the Boundary Road Reserve and on receipt of this information a report will be submitted to Council.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

SHIRE CLERK'S REPORT

ITEM 1 : (File 803)

SUBJECT : ACQUISITION OF NO. 21 JOHNSTON STREET, WINDSOR.

The Shire Planner reported to the Ordinary Meeting on 13th October that it would be possible to construct a roadway between Johnston Street and Hollands Paddock Carpark if the above property was purchased. The house on the property was destroyed by fire. It was resolved at that meeting that negotiations be authorised with a view to purchasing the property being Part Portion 20, Parish of St. Matthew, Windsor owned by the Estate of the late R.L. Thompson.

Advice was received from Mr. R.W. Thompson that the owners believed that the market value of the property was \$45,000 and Alcorn Lupton Nicholson advised that in their opinion the market value is \$20,000.

It was resolved on 12th January that the owner be advised of the valuation and invited to meet the President and Shire Clerk to negotiate.

Mr. Thompson has rung and stated that he will not accept \$20,000 and he indicated that under no circumstances would the owners accept less than \$45,000. In view of this there is no alternative to resumption and Mr. Thompson realised that if Council desired to proceed this would be the next step.

The purchase of the land is important to the commercial area as it could ultimately be the means of providing a connecting link from Hollands Paddock Carpark to Johnston Street and at a later date, providing the land can be acquired, access through to Fitzgerald Street.

Recommendation

Resumption proceedings be commenced.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File C50/4)

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

Authority has been granted to the following :

<u>Conference or Seminar</u>	<u>Person Attending</u>	<u>Date</u>
The National Conference on Waste Management, Melbourne	J.J.O'Grady	17th/19th March

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 3 : (File A6/225)

SUBJECT : PURCHASE OF LOT B, CATHERINE STREET
WINDSOR - MISS M.M.RYAN

At the time the report was submitted to Council proposing the transfer of the State Emergency Services from the existing Headquarters to the old Council Chambers in George Street, Windsor, it was understood that the purchase of the above property had been completed.

Contracts were exchanged between Windsor Municipal Council and Miss Margaret Mary Ryan on 20th August, 1980 and in the normal course of events, settlement would have taken place shortly thereafter. However a number of factors caused a delay in settlement which could not proceed when Miss Ryan died.

When Windsor Municipal Council first wrote to Miss Ryan on 12th July, 1978 it was stated that the property was required for State Emergency Services purposes.

A letter has now been received from Jean Ryan, Executrix, John Ryan and Patrick Ryan, stating that as the property is no longer required by the State Emergency Services, could the land revert back to the Estate. The contract price of the land is \$19,500.

It is felt that in view of the advice by Windsor Council that the land was required for "State Emergency Services purposes" and that the need no longer exists, Council should bring the purchase to an end.

Recommendation

Council agree to the request and not proceed with the purchase.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4 : (File S.196)

SUBJECT : WISEMANS FERRY P. & C. ASSOCIATION - APPLICATION
FOR CONTRIBUTION TOWARDS PLAYGROUND EQUIPMENT

The Association wrote to Council on 23rd April, 1981 and asked if Council would contribute \$250 towards the purchase of timber playground equipment for the School, giving an estimate of \$1,000 for the total cost and stating that it was proposed to write to the four Councils - Hawkesbury, Baulkham Hills, Gosford and Hornsby.

Council was sympathetic to the application and asked that a meeting take place between the Association and the Shire Clerk and Shire Engineer. It has not been possible to arrange a meeting earlier, which finally took place with the President, Mr. Gore and the Vice-President, Mrs. Gore, on 16th March.

Mr. & Mrs. Gore stated that Baulkham Hills Shire Council had advised that it was prepared to make a contribution subject to a contribution from Hornsby Shire, but nothing further had been heard from Gosford and Hornsby. They also stated that the playground equipment would be available for community use and on our request, the Principal of Wisemans Ferry School wrote on 17th March stating that the community would be able to use the equipment in after-school hours, weekends, holidays, etc. He also advised that since the town has no fixed playground

SHIRE CLERK'S REPORT

ITEM 4 Continued :

equipment except at the local hotel, the equipment would be appreciated.

The Engineer and I believe that Council should make a donation of \$250 and we suggested to Mr. & Mrs. Gore that if Council did this, then they should contact the three other Councils again.

Recommendation

Council make a contribution of \$250 to the School for the purchase of playground equipment, subject to the playground being opened to the community during after-school hours, weekends and holidays.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5 : (File S200-2, A7-26)

SUBJECT : NORTH RICHMOND SEWERAGE -
FINANCIAL ARRANGEMENT WITH THE BOARD

A deputation was received by the President and Officers of the Board from this Council on 10th June, 1981. This Council was represented by the President, Councillor Sullivan, Councillor Brown and the Shire Clerk. At the meeting with the Board, the President stated that there was some ambiguity in the correspondence and it may be possible for the Board to come up with a proposal where Council's further commitment was approximately \$150,000 or even nil.

Council has been waiting on the Board's decision and telephone advice was received that the matter had been considered by the Board on the 10th March and a letter would be forwarded as soon as possible. At the time of writing this report, a letter had not been received because of industrial problems with the Board. However, it is hoped that the letter will be received by the time of the meeting. The Vice-President stated that the Board had approved :

1. (a) repaying the outstanding capital contribution of \$434,450 over a four year period, and.
- (b) deferring the Scheme's operating deficits against future surpluses from 1981/82 onwards.
2. The issue of the 1980/81 and 1981/82 Estimated Capital Accounts and Revenue Statements etc. including an amount for \$115,550 being the Scheme deficit for 1980/81.

The above arrangement means that the balance of the capital contribution required in accordance with the agreement with the Board is to be paid in four instalments. This would be done by raising four equal loans each in successive years. The consequences would be that the loan instalments on the scheme would increase by approximately \$20,000 each year. The Board's arrangement also means that after 1980/81 future deficits would be accrued by the Board to be offset

SHIRE CLERK'S REPORT

ITEM 5 Continued :

against future surpluses. The deficiency for 1980/81 is \$115,550, and in 1981/82 \$108,300. However, after 1980/81 all deficiencies including the estimated deficiency of \$108,300 for 1981/82, would be accrued by the Board to be offset against future surpluses.

Whilst there is considerable advantage in having deficiencies accrued by the Board, the disadvantage is that it means that it will take longer for surpluses to come to the Council which will pay part or all of Council's loan instalments. Therefore it would be likely that a loan rate would have to be levied to repay principal and interest on loans raised for the scheme for the full repayment period. However, this cannot be stated with certainty because it depends entirely on the amount of deficiencies and surpluses, if any, and with future growth at North Richmond, more revenue will be raised.

In my opinion Council has been successful in making significant changes to the financial arrangement between the Board and the Council. However, the representatives of the North Richmond Residents Action Group, at their meeting with the President and myself on Friday, 19th March, still expressed considerable concern regarding the cost to them. We pointed out that Council would be making further representations to the Board including the accrual by the Board of the 1980/81 deficiency, but if Council was not successful, then we would investigate the possibility of that portion of the rate of \$388 attributable to the deficiency of \$115,550, i.e. \$170, being repaid over two or three years.

We advised the representatives that Council would also make representations to the Board seeking a reduction in the capital contribution, particularly in view of the understanding which the deputation felt existed at the meeting with the President of the Board on the 10th June, 1981.

A letter has now been forwarded to the Board seeking the following :

1. The waiving and/or reduction of the capital contribution of \$434,450 and referring to the discussions between the President and Officers of the Board and members of the deputation.
2. The Board recovering the balance of \$434,450 as part of its contribution required from developers for subdivision works and specifically referring to the unused capacity of approximately 500 E.P. in the Treatment Works which were designed for a capacity of 3,000 E.P.
3. The Board transferring the scheme to Council, providing a satisfactory financial arrangement can be agreed upon, proposing that there would be considerable economies because the scheme would be operated in conjunction with the Windsor Sewerage Scheme.
4. The deficiency of \$115,550 for 1980/81 be also accrued by the Board together with all other deficiencies for offset against future surpluses, pointing out that it seems unreasonable for 1980/81 being excluded from this arrangement.

Recommendation

The report be received and the action taken by the President and Shire Clerk be endorsed.

SHIRE CLERK'S REPORT

ITEM 5 Continued :

The letter has since been received which confirms the telephone advice, together with an account for \$115,550.08 being the 1980/81 deficiency and the Capital and Revenue Accounts for the year ended 30th June, 1981 and the Estimated Capital and Revenue Accounts for the year ending 30th June, 1982.

The 1980/81 Capital and Revenue Accounts are printed hereunder and following that the Estimated Capital and Revenue Accounts for 1981/82 :

CAPITAL AND REVENUE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE, 1981CAPITAL ACCOUNT :

	<u>Capital Provided By</u>		<u>Board</u>		<u>Total</u>
	<u>State</u>	<u>Council</u>	<u>Non</u>	<u>Interest</u>	
	<u>Government</u>		<u>Interest</u>	<u>Bearing</u>	
	\$	\$	\$	\$	\$
Original Works	1,784,450.00	1,350,000.00	1,312,447.23	434,450.00	4,881,347.23
	<u>\$1,784,450.00</u>	<u>1,350,000.00</u>	<u>1,312,447.23</u>	<u>434,450.00</u>	<u>4,881,347.23</u>

REVENUE ACCOUNT :

Revenue		82,905.00
<u>Working Expenses</u>		
Maintenance of Sewers		
Pumping Stations and		
Treatment Works	139,660.20	
Flushing	<u>2,116.00</u>	141,776.20
Administration and Management		10,865.23
Interest on Capital Provided		
By Board		39,641.40
Sinking Fund Contribution at .5%		
on Capital Provided by Board		2,172.25
Anticipated Provision for Renewals		<u>4,000.00</u>
		<u>198,455.08</u>
Deficiency payable by Council		<u>\$115,550.08</u>

SHIRE CLERK'S REPORT

ITEM 5 Continued :

ESTIMATED CAPITAL AND REVENUE ACCOUNTS FOR YEAR ENDING 30TH JUNE, 1982CAPITAL ACCOUNT

	<u>Capital Provided by</u>				
	<u>State Government</u>	<u>Council</u>	<u>Board</u>		<u>Total</u>
			<u>Non Interest Bearing</u>	<u>Interest Bearing</u>	
Original Works	1,784,450.00	1,350,000.00	1,350,000.00	434,450.00	4,918,900.00
	<u>\$ 1,784,450.00</u>	<u>1,350,000.00</u>	<u>1,350,000.00</u>	<u>434,450.00</u>	<u>4,918,900.00</u>

REVENUE ACCOUNT :

Revenue	\$99,000.00
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WORKING EXPENSES

Operation and Maintenance	145,800.00	
Administration and Management	12,750.00	
Interest on Capital Provided by Board	42,580.00	
Sinking Fund Contribution at .5% on Capital Provided by Board	2,170.00	
Anticipated Provision for Renewals	<u>4,000.00</u>	<u>207,300.00</u>
Estimated Deficiency		<u>\$108,300.00</u>

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

13/4/82

SHIRE CLERK'S REPORT

ITEM 6 : (File C43/6)

SUBJECT : ACCOMMODATION FOR FAMILY DAY CARE.

At the meeting of Council on 10th November, 1981 regarding the need for alternative accommodation for Family Day Care, it was resolved that a further report be submitted on suitable premises. The Family Day Care Co-Ordinator, at my request, has submitted the following report :

"The need for alternative accommodation is acute and has been for quite some time largely because of the following factors :

1. Family Day Care and Occasional Care share the one hall, Family Day Care operating on Monday and Tuesday and Occasional Care, Wednesday to Friday.
 - i. with 35 caregivers and more than a hundred children enrolled there is a need for Family Day Care to increase the number of playsessions from 2 to 4. Most pre-schoolers sleep in the afternoon with the result that it is better to offer playsessions in the morning.
 - ii. with increased staffing it has been possible to offer extra support services, e.g. developmental courses to increase the skills and expertise of the caregivers. For this service to be successful it is necessary for an area adjacent to the playsession to be available.
 - iii. with additional space it would now be possible to develop an afternoon pre-school programme for the 4 year olds enrolled in the Scheme.
 - iv. it is desirable for staff to provide an 'occasional care' service for caregivers, particularly those who care for four full-time children each day of the week for more than 9 hours per day who find it impossible to visit the doctor or dentist during the week.
2. The staff of Family Day Care now consists of one full-time employee and 3 part-time employees. Time is being used inefficiently because of crowding in the two extremely small offices available at the Neighbourhood Centre.

As requested by you, I began to make enquiries as to the availability of suitable premises and sites for housing Family Day Care. I asked Mr.Garry McCully to look into the possibility of zoning restrictions and the location of possible sites which he is undertaking.

On Thursday, 11th March, 1982 Mrs.Jessie Reynolds, owner of the Reynolds Pre-School Kindergarten in March Street, Richmond rang to ask if I could call to see her. When I did she informed me that she has decided to sell her pre-school and wanted to discuss the possibility of Council purchasing her property. Her reasons for wishing to sell to Council are :

1. Council may have an interest in purchasing the property as it has both National Trust and Heritage Council classifications and would feel confident that Council could properly maintain the building in the future.
2. Mrs.Reynolds will be 65 years old this year and wishes to retire before her health may cause a decline in the service she can offer although there is no Department of Youth & Community licensing regulation which states that a private owner of a pre-school must retire at 65.

SHIRE CLERK'S REPORT

ITEM 6 Continued :

3. She thinks it is desirable that the premises continue to be used for a childcare service.
4. Following an inspection by the Board of Fire Commissioners she was informed that the pre-school section of her property no longer meets their standards. However, whilst she remains as the licensee she is not compelled to comply with their latest standards. If the property is sold for the purpose of continuing as a licensed pre-school it will be necessary for the new owner to undertake the costly alterations. She is aware that Family Day Care is not subject to Board of Fire Commissioners' regulations and on hearing that Family Day Care needed to find alternative accommodation was willing to offer the property to Council.

Alterations to the pre-school to meet the Board of Fire Commissioners' standards would entail complete relining of the building, a panel of glass being replaced with another material, cedar doors being replaced by double core doors and alterations to the locker/toilet area.

Mrs.Reynolds has placed two conditions on the sale of her property :

1. She has put a price of \$150,000 on the property and is not willing to accept less.
2. She will not vacate the premises until the end of the 1982 school year to keep faith with the children presently enrolled.

Following our discussion she took me on an inspection of the property. The home is in excellent condition with only a couple of minor repairs needed. It has been completely electrically re-wired and copper piping replaces the original plumbing. The pre-school section will be sold fully equipped. When selling the adjoining land some years ago, Mrs.Reynolds subdivided and retained fifteen feet of the block to allow access from her property to Chapel Street.

On the completion of the inspection I agreed to discuss with you the possibility of Council purchasing the property as I thought it would be a fine acquisition for Council which could possibly house Family Day Care and other services, e.g. a handicapped children's playgroup etc."

SHIRE CLERK'S REPORT

In my opinion the accommodation situation for Family Day Care is acute and this problem is in turn restricting the extension of Occasional Care. It is felt that the building would be suitable.

Recommendation

A valuation be obtained together with a property report.

The Shire Clerk asked that consideration of this report be deferred as another proposal was under consideration.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THIS item be deferred at this stage.

13/4/82

SHIRE CLERK'S REPORT

ITEM 7: (P160-8)

SUBJECT: SYDNEY REGION DEVELOPMENT AREA

The Director of the Department of Environment and Planning notified Council that a proposal has been made in accordance with Section 133 of the Environmental Planning and Assessment Act, 1979, to alter the Sydney Region Development Area to include the whole of the Shire of Hawkesbury. The proposal has been notified in the Government Gazette and a period of three months has been allowed for representations to be made in relation to the proposal.

Currently the former area of the Municipality is within the Development Area and Council's contribution as a result of this in this year's estimates was \$34,902. The impact of the development on Council in 1982 would have been a contribution of around \$75,000. The main purpose of the area is to acquire land for regional public purposes. The principles have been in operation for many years and a considerable amount of land has been acquired, particularly in the inner city area and it is these purchases which are currently being paid for by present day contributions.

In the Department's notification to Council it states:

" The former Colo Shire was within the Sydney Region for planning purposes and there are areas of land of at least as great significance, which should be brought into public ownership in the part of the Shire of Hawkesbury which was originally the Colo Shire and situated to the west of the Hawkesbury River, as there are in the old Municipality of Windsor to the east of the River. In particular, recent studies related to the Hawkesbury River valley suggest the desirability of future regional land acquisition which could not take place unless the whole of the new Shire is brought within the Sydney Region Development Area.

It is considered that the exclusion of part of the Shire of Hawkesbury is inappropriate and cannot be justified. The former Shire of Colo is regarded as an integral part of the whole new Shire, as an important part of the Sydney Region for planning purposes and an area in which there are many features of regional environmental significance. The omission of the area from the Sydney Region Development Area, besides creating an anomaly, will prevent, in the future, the type of activities which the Minister has sought to be involved in throughout the existing Sydney Region Development Area and which have produced major benefits to the population of the Region and of the State generally. "

The study referred to has identified areas at Yarramundi and South Creek within the Shire as being applicable for purchase as regional open space. A considerable amount of land has been purchased and/or made available for regional purposes by both former Councils over many years, generally at cost to the local ratepayer. The rural lands assessment identified the amount and location of these areas and pointed out that a great deal of these are used primarily for regional purposes. At this time, while there are other lands desirable to purchase, funds being made available for the embellishment of existing areas would be preferable.

SHIRE CLERK'S REPORT CONTD

The inclusion of the area as a principle is acceptable, however, on the basis of the amount of area already acquired, mainly at a cost to the local ratepayer, it is not considered acceptable that the area be included whereby the contribution in 1982 would have been some additional \$40,000.

Recommendation

That Council object to the inclusion of the whole of the Shire of Hawkesbury within the Sydney Region Development Area in relation to the additional funding required on the basis that considerable lands have already been purchased and made available for regional purposes at a cost entirely borne by the local ratepayer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 8: (File 625/10)

SUBJECT: HORRIE ELEY MEMORIAL HALL COMMITTEE

The Horrie Eley Memorial Hall Committee which is a Committee appointed under Section 527 of the Local Government Act has submitted a schedule of charges for the Hall. These charges are as follows:

Booking of the Hall includes use of the kitchen.

1. Per day \$12.00
2. Cleaning fee \$10.00 per day - refundable if left clean to the satisfaction of the Committee

It is necessary for Council to approve these charges.

Recommendation

Council approve the charges as set out for the Horrie Eley Memorial Hall Committee, Colo Heights.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 625-6)

SUBJECT: MACQUARIE PARK HOUSE

The following letter has been received from the Richmond Collective:

"I refer to previous correspondence and my discussion with Mr. Hillyard, Deputy Shire Clerk, noon 11/2/82 seeking Council's co-operation in the following matters.

Firestairs. Briefly, due to the scarcity of people in the Park during the autumn/winter months last year and adverse weather conditions this spring/summer, income has not been sufficient to hold together more than a skeleton workforce, consequently we decided to wait until the situation clarified before we proceeded.

At a general meeting of the Collective, held on Wednesday night, 10/2/82, it was unanimously decided that we continue working the Kiosk/Tearoom and continue negotiations for leasing the upstairs section for purposes as set out in the WSAAS application.

A new proposal is submitted hereunder for the construction of the firestairs.

Briefly, we ask that tenders for the job be not advertised in the press as discussed at our joint meeting last year, instead, we ask for \$2,500/\$3,000 (our original estimate), to be allocated to the work, and that Richmond Collective be given the job, using myself as supervisor/co-ordinator to organise work groups from community bodies such as Daruk, Koompartoo, CYSS, etc. under the overall direction of Council's Building Department, with the aim being further work experience groups operating from the centre. I believe that substantial savings will be made in this particular job and this saving could be directed to other aspects of the community centre.

13/4/82

Caretaking. With reference to your recent letter regarding caretaking, we wish to point out that youth emergency shelter is an important part of the plan, but we see other community services as set out in the WSAAS application as being of major importance. It is essential that we be given complete co-operation and trust in order to bring about the aims of the centre. We wish to proceed immediately with the setting up of workforce training programme to operate a community health awareness centre, an important part of this programme initially is the sorting out of the personal relationships of our caretakers and their living spaces before we organise youth emergency spaces. It is not our intention to allow refuge to any person before the firestairs are completed to the satisfaction of Council.

The normal everyday running of the kiosk/tearoom necessitates long distances travel for voluntary workers and there is no adequate transport or out-of-pocket expense cover.

There are three freezers and two refrigerators fully stocked with perishables, in the kiosk, and occasionally unauthorised persons switch off the power at the meter box, which has no cover or lock, thus jeopardising large quantities of perishable goods. This requires caretakers actually involved in the work.

New work to be done on the building will be done best and protected best by our own organisation.

Application for Council Grant. Referring back to the reasons for our financial difficulties, our present state of finance is:

<u>Assets</u>		<u>Liabilities</u>	
Stock in hand	\$600	Wages owed to workers	\$600
Cash in hand (Float)	<u>\$150</u>	Stock	<u>\$150</u>
	\$750		\$750

If business had been normal, as it was last summer, we would have by now put a substantial amount of money into expanding the kiosk/tearoom business activities. As at the moment, we are virtually at a standstill businesswise, we will be glad if Council would kindly consider helping us to the extent say, of taking care of our wages outstanding \$600, which is made up of nominally \$10 per day worked by Collective members in the kiosk/tearoom. Any assistance will be thankfully received.

We look forward to further communication.

Neville Lucas for Richmond Collective."

The Collective have subsequently advised that in relation to the above:

"If business had been normal, as it was last summer, we would have by now put a substantial amount of money into expanding the kiosk/tearoom business activities. We would therefore be glad if Council would kindly consider allocating a grant of \$600 to enable us to continue and expand the activities of the kiosk/tearoom during the winter months.

The Collective is anxious that our request for a grant be seen in terms of continuing and expanding our activities rather than specifically in terms of outstanding wages."

The letter from the Collective has been printed in full to enable Council to be aware of the overall situation. Council at its meeting of 8th September, 1981 resolved:

13/4/82

"Council agree to the lease of the Macquarie Park House to the Richmond Collective for the purpose 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."

The matter is now submitted for Council's consideration.

COMMITTEE'S RECOMMENDATION

THE RICHMOND COLLECTIVE be permitted to construct the fire stairs at the estimated cost of \$2,500-\$3,000 subject to the Chief Health Surveyor's overall supervision; a donation of \$600 be made and the Richmond Collective be advised that this is Council's final act of assistance.

ITEM 10: (File B27/8)

SUBJECT: BUSH FIRE FIGHTING FUND ESTIMATES 82/83
FINANCIAL YEAR

The Fire Control Officer has submitted the following report, which was considered by the Management Executive Committee:

"The Bush Fire Estimates for the year commencing 1st July, 1982 are required to be lodged with the Bush Fire Council.

The equipment requests from Brigades for the forthcoming fire season have been correlated and the following estimates are submitted:

Maintenance & Running Expenses	41,991
Fire Control Salaries	28,850
Double Bay Station - Mountain Lagoon	22,000
4 x 4 Tanker	45,624
Toyota Tanker	8,614
Miscellaneous Fire Fighting Equipment	25,766
Feeding of Firecrews during long term fire situations	500
Training Expenses - Fire Schools	150
Subsidy Towards Protective Clothing	3,000
Hazard Reduction Works	58,000
Bush Fire Council Supplementary Charges - Co-ord Measures/ Admin. Expenses/Emergency Fund/Oncost.	6,000
	\$240,495

If the above estimates are approved, Council will receive subsidies amounting to \$104,085 leaving an amount of \$136,410 to be funded by Council.

Fire Control Officer's Recommendation

The Bush Fire Estimates for 1982/83 totalling \$240,495 be adopted and submitted to the Bush Fire Council of N.S.W."

The Management Executive Committee considered the above estimates prepared by the Fire Control Officer. Although the need for hazard reduction works was considered desirable, the Committee felt that in view of the significant increase in expenditure required that this item should be deleted from the programme for 1982.

Recommendation

The Bush Fire estimates for 1982/83 totalling \$182,495 be adopted and submitted to the Bush Fire Council of New South Wales.

COMMITTEE'S RECOMMENDATION

THE BUSH FIRE estimates for 1982/83 totalling \$182,495 be adopted and submitted to the Bush Fire Council of New South Wales.

ITEM 11: (File P165/4)

SUBJECT: PURCHASE BY DUNGOG SHIRE COUNCIL OF OFFICE
EQUIPMENT FROM WILBERFORCE COUNCIL CHAMBERS

The Shire Clerk of Dungog Shire Council and representatives of the Council inspected the furniture and fittings in the former Colo Shire Council Chambers at Wilberforce.

Dungog Shire Council have now made an offer to purchase the intercom system in that building and have offered the sum of \$600.

This system was originally purchased and installed by the former Colo Shire Council in 1979 at a cost of \$770.

Recommendation

The offer of Dungog Shire Council for the purchase of the intercom system in the former Colo Shire Council Chambers for the sum of \$600 be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 625/9)

SUBJECT: NORTH RICHMOND PARK COMMITTEE

The above Committee is appointed under Section 527 of the Local Government Act and therefore their books of account are to be audited bi-annually by Council. The audit to 31st December, 1981 has been completed and the audit report indicates that the Committee have conducted their affairs in an excellent manner.

Recommendation

The audit report for the North Richmond Park Committee be received and the Committee be congratulated on the standard of their management.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File G95/15)

SUBJECT: GRANTS - DEPARTMENT OF SPORT AND RECREATION

Applications have been invited from sporting organisations within the Shire for Capital Assistance Grants for 1982 for sporting facilities.

In general, the Department of Sport and Recreation may meet up to approximately 50% of the total cost.

Five applications were received from various organisations within the Shire and Council is permitted to submit two applications in order of priority.

These seven applications were considered by the Management Executive Committee who have recommended that the following priorities be placed on these Applications and forwarded to the Department of Sport and Recreation:

Priority	Organisation	Job Description & Location	Total Cost of Project
1	Hawkesbury Shire Council	Richmond Ex-Servicemens Sporting Complex, Bensons Lane, Richmond. Part of Stage 1 - construction of one cricket ground	\$150,000
2	Hawkesbury Shire Council	Adventure Playground, Elizabeth Street, North Richmond	\$19,600
3	Woodlands Park Reserve Management Committee	Construction of 4 synthetic tennis courts with floodlighting and club-room amenities, Woodlands Park, Sackville Road, Wilberforce-Ebenezer Council has \$55,000 set aside for this project	\$105,000
4	North Richmond Park Committee	Erection of 4 floodlights to accommodate soccer, rugby, german shepherd dog training, athletics and softball Amount requested from Council	\$5,900 \$2,000
5	Sydney Model Airfield Pty. Ltd.	Improve access to the model airfield Davis Lane, Pitt Town	\$18,500
6	Windsor Leagues Club Ltd.	Construction of first stage of clubhouse building, Rifle Range Road, South Windsor	\$300,000
7	Macdonald Valley Sports & Recreation Committee	Construction of inground fibreglass swimming pool, with in pool lighting and safety fenced with all necessary filtration and cleaning equipment and non-slip concrete surround Amount requested from Council The Management Executive Committee considered support for this project by Council as impractical for reasons of maintenance and on-going costs of the swimming pool.	\$20,000 \$10,000

Recommendation

The above priorities be adopted and the Applications be referred to the Department of Sport and Recreation.

COMMITTEE'S RECOMMENDATION

THE UNDERMENTIONED PRIORITIES be adopted and the application be referred to the Department of Sport and Recreation.

<u>Priority</u>	<u>Organisation</u>	<u>Job Description & Location</u>	<u>Total Cost of Project</u>
1	Hawkesbury Shire Council	4 Tennis Courts, Cnr. Bell & George Streets, South Windsor	\$250,000
2	Hawkesbury Shire Council	Adventure Playground, Elizabeth Street, North Richmond	\$19,600
3	Woodlands Park Reserve Management Committee	Construction of 4 synthetic tennis courts with floodlighting and club-room amenities, Woodlands Park, Sackville Road, Wilberforce-Ebenezer Council has \$55,000 set aside for this project	\$105,000
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SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File P177/2)

SUBJECT: WATER QUALITY, HAWKESBURY RIVER SYSTEM

Following the publicity given recently in the media to the observations of a Wisemans Ferry medical practitioner in regard to the suspected condition of the river water, the following action has been taken in order to ascertain as far as possible the water quality within the river system.

Bacteriological samples have been collected for analysis at several locations along the river system within the Shire, particularly upstream and downstream of the confluence of the various tributaries. It will be appreciated that in order to gain any accurate assessment of the water quality several series of samples, under different weather conditions, will need to be taken for both bacteriological and chemical analysis over a period of many months.

It is understood that the Government analytical laboratories no longer carry out chemical analysis of water samples, that function being performed at the laboratories of the State Pollution Control Commission. Accordingly, letters have been sent to both the State Pollution Control Commission and the Government analytical laboratories requesting that the analysis of such samples collected be carried out on a monthly basis which is a necessary procedure to be followed when it is intended that several series of samples be collected for analysis.

As Council would be aware, many major sewage treatment works, smaller package plants associated with caravan parks and the like, discharge treated effluent to the river system and there is little doubt that the potential for serious pollution exists. It is believed that a major study of the whole of the river system relating to water quality should be carried out and such study would need to be undertaken or at least co-ordinated by a body with overall control, such as the Health Commission of New South Wales or the State Pollution Control Commission.

As details of results of sampling become available, further reports will be submitted in order that Council may be kept informed.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (SL/SP)

SUBJECT: POSITION OF DEPUTY SHIRE PLANNER

Council will be aware of the increasing planning role being undertaken by the Planning Department in both local and regional planning matters. It is expected that the residential and rural policies adopted by the Shire will soon be approved by the Department of Environment and Planning and the Government. These adopted policies will include a major role for Hawkesbury in the development of western Sydney.

The organisational structure of the Planning Department that was approved by Council in 1981 took account of future development in the area and the role to be undertaken by the Planning Department. This placed the major administrative function of development control directly under the position of Deputy Shire Planner, with the other functions of projects, forward planning and corporate planning coming directly under the Shire Planner.

Mr. G. Falson is currently the senior planner in the Department and undertaking the responsibility of Deputy Shire Planner. Mr. Falson has the qualifications of Associate Diploma in Town and Country Planning and the prescribed certificate under Ordinance 4 of the Local Government Act. He has displayed competence in the position and should, therefore, be regraded as Deputy Shire Planner. Allowance was made in the estimates for 1982 for the regrading.

Recommendation

That Mr. G. Falson be reclassified as Deputy Shire Planner.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 2: (File P7/44)

SUBJECT: PROPOSED MOTOR VILLAGE - LIGHT INDUSTRIAL LAND
ACCESS - VINEYARD

Council will recall previous reports concerning the access to be established in the Light Industrial land at Vineyard that fronts Railway Road North between Park Road and Groves Avenue.

In the Windsor Varying Scheme and now the Hawkesbury Local Environmental Plan, there is a proposed road running parallel to Railway Road North and connecting Groves Avenue with Park Road. The purpose of this road is to provide access to the rear of the industrial lots and access to the rear of lots that have frontage to Windsor Road that are zoned part Non Urban and part Light Industrial.

All the owners have been contacted and it is obvious from replies that Council will not be able to achieve a unified approach to the proposed road at an early date. While there are benefits to owners that have existing access to public roads of future subdivision of their land, this is not recognised by them and they obviously consider the only motive for the road is to provide access to land-locked portions of industrial land. This, of course, is not the case and there is considerable potential for the existing industrial lands in future subdivisions.

In addition, an assessment has been made of the land in the same block that fronts the Windsor Road. This land is currently zoned Non Urban 1(b). There are 10 lots involved with four existing dwellings.

In terms of the present zoning, the land is capable of agricultural uses. Some agricultural uses are possible on the area considering its topography and capability. However, the potentiality of the land due to its location presents alternatives beyond these uses.

At present there are a number of motor vehicle dealers, both in new and used vehicles, that exist within the towns of Windsor and Richmond and on their outskirts. Some of these dealers and their operations extend over vast commercial areas of the towns where these areas of land would be better utilised for other commercial purposes than motor vehicle dealing. There has been a demand from these dealers for some time to obtain an alternative to their current locations.

The land subject to this report is considered as ideally suited to the purpose of a motor village, considering its location and potentiality for development.

It is proposed that the area be designated for use as a motor village. The area could be developed within the guidelines indicated on a plan available to the meeting for a motor village. The guidelines are a landscaped buffer strip 25m wide along the Windsor Road frontage excluding the proposed main road widening. This strip would act as a landscaped buffer and be sufficient in width to discourage persons parking along the main road and then walking to the premises. There would then be a service road within a 20m wide strip parallel to the Windsor Road with access to both Park Road and Groves Avenue. In the future the access from Groves Avenue to the proposed Windsor by-pass would be terminated, thus increasing traffic volume at the intersection of Park Road and the main road. For this reason road widening has been a layout along the Park Road frontage of 4.76m. A building line of 15m is proposed to the proposed service road.

After allowing for the landscaped area, the service road and building line, an area of approximately 16.8ha (41.5 acres) is left for development.

SHIRE PLANNER'S REPORT
(ITEM 2 CONTD)

The idea of a motor village, thereby encouraging all forms of motor vehicle dealing and servicing together, is new to New South Wales. It has been developed in other countries. It is considered ideally suited to the circumstances that exist in the Hawkesbury area, whereby a number of existing dealers are located within prime commercial areas, thus utilising land better developed for other purposes and creating traffic congestion. From a marketing point of view, discussions with a number of dealers indicate that they consider desirable and advantageous their joint location in one suitable area.

The use would require the approval of the Department of Environment and Planning through a rezoning. Should this be agreed to, then the problem of co-ordinating the development exists. This would require a single developer to purchase all the lots, establish the service road and undertake the necessary civil site works for the proposed use. It is unlikely that this would occur for some time. Considering the desirability of establishing the development expeditiously and the community benefit involved, it is recommended that Council become involved in the development.

Recommendation

1. That notice be served on the owners of land indicated for a proposed road between Park Road and Groves Avenue of Council's intention to resume for that purpose.
2. That the Department of Environment and Planning be approached regarding an approval to establish a motor village zone on land fronting Windsor Road between Park Road and Groves Avenue. The proposal to be advertised and the owners notified.
3. That negotiations be authorised with the subject owners with a view to Council acquiring and developing the motor village.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Horrex sought the present position regarding the traffic lights at North Richmond.

The Shire President stated that he had asked the Engineer to follow up the matter regarding the traffic lights at Richmond and McGraths Hill and stated that no further information was available from the Divisional Engineer Department of Main Roads. The arrangement was made for the Engineer to write to the Head Office of the Department of Main Roads to seek advice regarding the present position.

Councillor Horrex referred to the approach into Kurrajong travelling east from Kurrajong North and stated that there is a need for some sort of de-acceleration, better sign posting and better lighting. He stated that it is highly dangerous.

Engineer for attention.

Councillor Henry referred to the growing demand for the early history regarding family ties and asked if an investigation could be carried out of the number of cemeteries in the area whether private, church or Council controlled and a record of the known graves in each of the cemeteries.

The Shire Clerk stated that details could be supplied of the cemeteries privately or Council controlled in the area and that he had been endeavouring to obtain a record of burials for many years which would provide a great public facility. He stated that a report would be submitted to Council.

Councillor McEwan asked if it would be possible if a historic homes and properties register could be brought forward from the Planning Department.

The Shire Planner advised that all the historic homes are being marked on the new maps which will be finished in April in connection with the schedule for the planning scheme.

Councillor McEwan asked if there was any further information regarding the Richmond Police Station.

The President stated that it is a policy decision which the Department had made and there was no reversal.

Councillor Sullivan referred to a letter received in the mail from Trend Timbers.

The Shire Clerk advised that Council had negotiated this sale of 1/2 acre of land at South Windsor for \$32,500 to Trend Timbers.

The Shire Clerk advised that certain information had not been supplied by Trend Timbers and that subject to the information being supplied, the sale would proceed.

Councillor Rotherham asked if the Health Surveyor in future when advertising all clean up campaigns, picking up of motor car bodies and matters dealing with the tip, if the opening times of the tip could be included.

The meeting terminated at 1.06 p.m.

Report of the Meeting of the Works Committee held on Tuesday, 23rd March, 1982, commencing at 3.00 p.m.

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

Apologies for absence were received from Councillors A.L.Knight & R.W.Rose and were accepted.

INSPECTION OF CEDAR RIDGE ROAD & BROWNS ROAD, BLAXLAND RIDGE. 666-307
665-214

An inspection of these roads was carried out by the Committee.

The meeting terminated at 5.00 p.m.

13/4/82

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 31st March, 1982 commencing at 9.54 a.m.

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

Apologies for absence were received from Councillor Rose and from Councillor Buttsworth who would be arriving late.

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

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File C44/1, G25)

CORRESPONDENT: LOCAL GOVERNMENT OFFICE - DEPARTMENT OF LOCAL GOVERNMENT AND LANDS

SUBJECT: SAFETY MEASURES IN PUBLIC RESERVES

Stating that the Minister's attention has been drawn to a recent tragedy in which a child drowned in a canal on a reserve during a children's outing because the canal was not visible from the particular section of the reserve used for the outing and the adults in attendance were not alerted to any potential danger.

Urging Council to examine the position in the area and review the safety measures of the reserves under its control with particular attention being given to the erection or re-erection of warning notices and the desirability and practicability of fencing obvious hazards, such as canals, creeks, pools, etc., in public reserves.

S.E. REPORT

The majority of public spaces within the shire are adjacent to or affected by some form of water course. This includes reserves along the foreshores of the Hawkesbury River and the various contributing river and creek systems to the Hawkesbury. It is considered impracticable to provide warning signs in all reserves however some reserves are potentially more hazardous than others and in such circumstances it is considered appropriate warning signs be provided.

Recommendation

1. The Local Government Office be informed that Council is appreciative of the concern expressed in Circular No. 3440 however it is considered it is impractical to provide signs in reserves throughout the Shire affected by waterways but the erection and re-furbishing of signs will be undertaken on those reserves which are considered to be hazardous.
2. The Shire Engineer be authorised to provide signs or re-furbish the existing signs on public reserves denoting hazardous situations relating to waterways not generally visible from the reserve proper.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A7/24, R190)
CORRESPONDENT: SOUTH WINDSOR PROGRESS ASSOCIATION
SUBJECT: CONCRETE FOOTPATHS

Requesting concrete footpaths in the South Windsor area, the main areas of concern being Macquarie and George Streets and also the new residential development areas of South Windsor.

Recommendation

This matter be referred for consideration for future Capital Works Programmes and the South Windsor Progress Association be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-1812)
CORRESPONDENT: PROSPECT COUNTY COUNCIL
SUBJECT: IMPROVED STREET LIGHTING - ROSE STREET,
WILBERFORCE

Attaching plan F100815 detailing proposed improved street lighting in the above location for Council's consideration. Stating that the installation will involve four 1 x 40 watt fluorescent lanterns on existing wood poles, representing a total annual charge increase of \$210.08 and no capital contribution will be required.

S.E. REPORT

The above advice is in response to Council's request for costing of street lighting for Rose Street, Wilberforce, following a request by Australiana Pioneer Village for improved lighting to this street.

Recommendation

Approval be given for the installation of four single 40 watt fluorescent lanterns in Rose Street, Wilberforce and that the increased charge of \$210.08 to the annual street lighting charge be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-710)
CORRESPONDENT: R.J. MARTIN
SUBJECT: ROADWAY LEADING TO THE FREEMANS REACH PUBLIC
SCHOOL IN GORRICKS LANE

Stating that about twenty years ago a strip of land between Blacktown Road and the School gateway was donated for the purpose of a footpath for school children but over the years this walkway has fallen into an unkept state. Advising that with the withdrawal of bus passes for children living within 1.6km of the school a number of children now walk to school and there is no properly constructed walkway between Creek Ridge Road and Blacktown Road, and with the realignment of Gorricks Lane deep drainage occurs on the "hill part" in several places making it impossible to negotiate without walking on the roadway. Urging Council to take immediate action to construct and maintain a walkway as it is very dangerous.

S.E. REPORT

Construction of footway between Freemans Reach School and the Kurmond-Creek Ridge Road intersection is programmed for commencement in the week commencing 29th March, 1982.

Recommendation

The correspondent be advised that construction of the footway between Freemans Reach School and the Kurmond-Creek Ridge Road intersection is programmed for commencement in the week commencing 29th March, 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 665-710, 665-2312)

CORRESPONDENT: MRS. E. THOMAS

SUBJECT: ROADWAY LEADING TO THE FREEMANS REACH PUBLIC SCHOOL IN GORRICKS LANE

Advising that children walking to school are in danger from traffic using the route they must take to go to school. Stating that there are no speed signs in the area and there have been two instances where children were nearly killed. Requesting Council to provide and maintain an adequate walkway along this section of road.

Recommendation

See Correspondence Item 4.

ITEM 6: (File S196/8)

CORRESPONDENT: FREEMANS REACH P. & C. ASSOCIATION

SUBJECT: ROADWAY LEADING TO THE FREEMANS REACH PUBLIC SCHOOL IN GORRICKS LANE

Stating the Association's concern for the safety of children walking to school and the danger involved. Requesting Council to upgrade the footway between Freemans Reach School and Creek Ridge Road turnoff, and constructing one where it is non-existent and providing regular maintenance to same.

Recommendation

See Correspondence Item 4.

ITEM 7: (File 625-217)
CORRESPONDENT: CATTAI PARENTS AND CITIZENS ASSOCIATION
SUBJECT: CATTAI RESERVE

Stating that the boat ramp at Cattai Reserve is in very poor condition with boulders and vegetation being more prominent than the ramp itself. Requesting Council to look at the possibility of repairing the ramp and having the grass cut. Advising that when the grass is cut the operator should look out for the black poly-pipe from the creek to the school as that is the water supply for the school toilet block and can be found on the embankment.

S.E. REPORT

It is not possible to satisfactorily launch a boat from a trailer on what is no more than a slot dug in the creek bank. The Association should be referred to the facilities available in Windsor. Relocation of the water supply line to the school will be taken up with the Education Department and maintenance is given to the area on the basis of priority first to playing fields and formal areas in the more populated areas. Growth conditions have been such this year that staff and equipment has been unable to maintain the grounds in the condition that has existed in the last few years when growth conditions have not been as good.

Recommendation

The Cattai P. & C. Association be advised that maintenance attention will be given to the area as requested and that provision has not been provided in Council's Estimates for construction of a boat ramp at the park.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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

ITEM 8: (File 665-2006, R190/10)
CORRESPONDENT: P.W. AULD
SUBJECT: JUBILEE VINEYARD CREEK

Stating that during the latter part of 1980, the Colo Shire Council initiated roadworks on Tizzana Road and as part of these works, a large culvert was placed across a small creek to divert traffic from an old wooden bridge, which was possibly constructed as early as 1887 as one of the main access roads through Dr. Thomas Fiaschi's property, Tizzana.

Further stating that early records show that the roadway now crosses the creek at the point where Fiaschi had planted a small paddock of grapes and was known by the Doctor as Jubilee Vineyard and it is therefore fitting that the Geographic Names Board have decided to gazette the name Jubilee Vineyard Creek for this waterway. Requesting Council to signpost the creek at the new culvert crossing in recognition of this early history.

S.E. REPORT

The suggestion of Mr. Auld is commendable as this watercourse has previously not been named and it is considered that with the erection of this sign there would be a short description relating to the origin of the naming.

Recommendation

Council authorise the erection of appropriate signs at Jubilee Vineyard Creek, Ebenezer indicating the creek name and short origin of that name, the estimated cost for such signs being \$260.00.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File S81/114)

CORRESPONDENT: C. O'DEA

SUBJECT: NAMING OF NEW ROAD - SUBDIVISION PECKS ROAD,
NORTH RICHMOND

Stating that as a Managing Director of Hawkesbury Valley Holdings (No. 2) Pty. Limited I do not agree with the name chosen for this road constructed by the above Company to be Merrick Place. Further stating that he had never heard of Mr. Merrick and his contribution to the area and suggests the street be named "O'Dea Place" in honour of his father, the late J.H. O'Dea and advising that since they have lived in the area they have tried to improve North Richmond.

S.E. REPORT

The adopted procedure of consulting with the Hawkesbury Historical Society for suggested road naming was followed in this instance where the Association suggested the name Merrick after Edward Merrick who arrived in the second fleet in 1790 and was given a 30 acre grant a little downstream from the present North Richmond Bridge in 1799. In 1809 he received a 60 acre grant on Redbank Creek just across the Bells Line of Road from where this new street will be. The new road has a length of approximately 130m. and is located over the dead end of Pecks Road, North Richmond.

Recommendation

In accordance with the adopted policy the street name suggested by the Hawkesbury Historical Society of Merrick Place be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 665-723)
CORRESPONDENT: GROSE WOLD PROGRESS ASSOCIATION
SUBJECT: STINSONS FIRE TRAIL

Requesting Council to take whatever steps necessary to have the access from Grose Wold Road to the northern end of Stinsons Fire Trail re-opened.

S.E. REPORT

Stinsons Fire Trail originally traversed the area from Grose Wold Road to Avoca Road traversing the area now developed for the Grose View School. The erection of the school and associated playing field on this school site destroyed the existing fire trail however it would be possible to obtain emergency access for fire fighting purposes in this area by utilising part of the playing fields but crossing of an adjacent creek would be necessary through vehicular access. The estimated cost for the creek crossing is \$350.00. As this area adjoins the Woods Creek Reserve which is a potential bush fire hazard the emergency bush fire trail should be maintained for the protection of properties fronting Grose Wold and Avoca Roads.

Recommendation

Authority be given for the expenditure of \$350 from the appropriate fund for the re-opening of the Stinsons Fire Trail by the provision of a creek crossing at the rear of the Grose View Public School. Such construction to be subject to the concurrence of the Department of Education.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 625-203)
CORRESPONDENT: HAWKESBURY JUNIOR AUSTRALIAN FOOTBALL CLUB
SUBJECT: USE OF "DON'T WORRY" PARK

Formally requesting use of "Don't Worry" Park to cater for the Junior ranks and that football posts be erected at each end of the ground. Stating that the club will be responsible for marking the field and they will provide Council with a copy of the fixture as soon as it becomes available.

S.E. REPORT

An application has been submitted by the Hawkesbury Junior Australian Football Club for the use of "Don't Worry" for Australian Rules Football for Junior matches during the winter season. The senior club now has three teams entered in the competition and with three teams also entered in the age competition one ground is insufficient for the two clubs. The senior club has been allocated the northern field at Colbee park, McGraths Hill.

Both grounds at McQuade Park are used for cricket during the summer while in recent years McQuade Park has only been used for football training, school sports and touch football during the winter period.

Plans for development of the area prepared by Peter Spooner, Landscape Architect was on the basis of use of the oval on a "village green" concept with informal development of the remainder of the park through elimination of the roadway and buildings to provide an area for picnic groups and "passive" activities with extensive planting of native trees in the area.

It is considered that this policy should be maintained and the Hawkesbury Junior Australian Football Club located elsewhere. Use was made of Deerubben Park prior to relocation of the club to McGraths Hill. Unfortunately the Deerubben Park has no toilet facilities and the club has to make specific arrangements.

Recommendation

- (a) An alternate ground to "Don't Worry" be arranged for the Hawkesbury Junior Australian Football Club.
- (b) That subject to existing arrangements competition sport in McQuade park be restricted to the oval area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 665-2002, T225)

CORRESPONDENT: PETITION SIGNED BY 116 PEOPLE

SUBJECT: TENNYSON ROAD

"We, the residents of Tennyson, express our concern about the blind bend on Tennyson Road on the southern approach to the bridge across the central Tennyson Creek. We urge Council to rectify the situation by re-aligning the road and widening the bridge to provide safe passage for pedestrian traffic and bicycles. We further request that Council update the speed and safety provisions along the length of Tennyson Road."

S.E. REPORT

The crossing of Yellow Holes Creek was installed in the late 1960's utilising an Armco arch structure. The structure conformed to the design applicable at that particular time as this road served primarily a rural area. Subsequent development and subdivision has occurred with substantial increase in traffic volumes. The structure provides for the structural sealed pavement and the road shoulders however there is no provision on these shoulders for a footway. With the increase of traffic and the alignment of the road representations for the provision of some form of protection for vehicles that may deviate from the formation would now be appropriate and such protection would be in the nature of Armco guard railing. There is some possibility of extending the structure however the design for such would need to be evaluated with the assistance of the manufacturer (Armco) and details would not be available for approximately six weeks.

The petition also raises the aspect of vehicle speeds on this road and introduction of any speed restriction would need to be referred to the Local Traffic Committee.

Recommendation

1. Consideration be given to the extension of the road surface area over the culvert crossing to Yellow Holes Creek with the provision of adequate guard railing and that the Shire Engineer be authorised to proceed with the design and estimates of cost for such extension in consultation with Armco Australia Pty. Ltd.

2. The suggestion for speed restriction at Tennyson Road be referred to the Local Traffic Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File E74/2)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME -
CASTLEREAGH ROAD & BOSWORTH STREET, RICHMOND

Advising that a scheme has been prepared for improved lighting along Bosworth Street and Castlereagh Road and if the proposal qualifies for subsidy the annual charge for the lighting will increase by 1,198.30 and that a capital contribution of \$3,210.00 is required to be paid by Council.

S.E. REPORT

The proposal provides for traffic route lighting between March Street and the Inalls Lane/Southee Road intersection.

The installation provides for 18-250w S.H.P. lanterns 2 19-150w S.H.P. to supplement 4 existing S.H.P. lights with the removal of 21 existing lanterns including the fluorescent lights over near the eastern property alignment.

Provision was not made in the estimates for an increase in charges of this magnitude in the street lighting allocation.

The proposal is a result of Council's request and provides lighting at the intersection of Castlereagh Road and William Cox Drive, an area from which a number of representations have been received in this regard.

Note: S.H.P. - Sodium High Pressure

Recommendation

The Traffic Route Lighting Scheme be approved and that street lighting vote be increased by an amount of \$4,000 to cover the estimated cost of the installation in 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/10)

SUBJECT: STREET SIGNS

Arising from a Question without Notice - Ordinary Meeting 13th October, 1981.

The former Municipality of Windsor provided reflectorised street name signs with black lettering on a white background, the former Colo Shire Council had adopted the colouring for reflectorised street name signs of white lettering on a brown background with the inclusion of the Shire logo. Comparisons have been made between the various colour combinations of signs and it is considered that for street name signs the appropriate colouring would appear to be white reflectorised lettering on a muted reflectorised blue background. Samples of the various colour combinations are presented at this meeting for inspection by the Committee.

Recommendation

1. Standard colour be adopted in the following:
 - i. Street Name Signs - White reflectorised scotchlite on blue semi reflectorised scotchcal (or similar material).
 - ii. General Information Signs - Blue scotchlite lettering on white semi reflectorised scotchcal background (or similar material).
2. That where appropriate the street name sign or place name sign have a description indicating the origin of the name.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-20)

SUBJECT: FREEMANS REACH TENNIS COURTS - LIGHTING

A request has been received from the Freemans Reach Tennis Club (527 Committee) for the installation of lighting to permit night tennis on the two courts on the basis that the Club is willing to pay the total cost of the lighting over a reasonable period. Estimates for the lighting have been obtained where sufficient lighting to enable night tennis would be provided by the erection of four poles with metal halide lamps the cost of such being an estimated \$4,800.

Recommendation

The Freemans Reach Tennis Club be informed that Council would be prepared to erect the lighting necessary to enable playing night tennis on the two courts at Freemans Reach at an estimated cost of \$4,800 subject to the Club re-paying this amount in quarterly instalments over a period of five years.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File R190/1, R190/3, R190/20, R190/28)

SUBJECT: 1982 ROADS RECONSTRUCTION PROGRAMME

Further to the report to the previous works committee meeting and subsequent inspection by Council of the access roads into the Leets Vale area, Council's proposed submission for 1982/83 under the rural local roads grant programme requires amendment.

A submission for funds totalling \$280,000 is proposed and the programme is submitted as follows:

1. Grose Vale Road - Reconstruction to provide improved alignment and 6m seal 2.6km - 3.8km from M.R. 184 \$88,000

2. Kurmond Road - Reseal 11.5km - 12.9km from M.R. 503	13,000
3. Terrace Road - Reseal 2.6km p 5.3km from Kurmond Road	15,000
4. Spinks Road - Extension through to Kurmond Road. Commencement of project, acquisition of land is required	174,000
	\$280,000

Recommendation

The programme as amended be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File R190-2)

SUBJECT: KERB & GUTTER PROGRAMME

As a result of the works carried out in 1981 and contributions due in respect to works completed where kerb and gutter did not exist an amount of \$8,078 is available from current loans for further kerb and gutter and footpath paving work.

Reconstruction Old Bells Line of Road and The Terrace involve construction and reconstruction of the kerb and gutter respectively with an allocation of \$25,000 and \$13,500 to the works.

This will provide an amount estimated at \$10,000 to become available from contributions.

Reconstruction of the footpath George Street, east side Christie Street - Suffolk Street has been approved at an estimated cost of \$21,000 from Council.

With regard to the further sections of George Street affected by the installation of the gas pipeline the cost of reconstruction on the basis of concrete kerb with a cobblestone footpath is estimated as follows:-

	<u>Cost</u>	<u>Reinstatement</u>	<u>Cost to Council</u>
South of New St	3,950	462	3,488
New St - Johnston St	32,600	6,742	25,858
Johnston St - Fitzgerald St	7,600	2,726	4,874
Fitzgerald St - Kable St	23,700	3,024	20,676
Kable St - Baker St	22,000	4,111	17,889

As a result of the transfer of the 81/82 loan funds the programme is over committed and funds are not available to provide for the total reconstruction of the footpath.

Recommendation

That the footpath reinstatement of the gas trench, George Street on the western side proceed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

Minutes of the meeting of the Local Traffic Committee held at the Council Chambers, Windsor, on Monday, 15 March, 1982, commencing at 10.00 am.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt M Roughly

Department of Main Roads

Mr R Svarc

APOLOGIES:

Sgt A Barnes

1. Department of Motor Transport. (665-1507; T225; B26-1)

Provision of bus zone facilities at Oakville Primary School.

Requesting that consideration be given to the provision of a bus zone being located in Oakville Road, western side, approximately 150 metres to 170 metres south of the school fence alignment (adjacent to the school entrance) and for the area to be signposted "Bus Zone, School Days Only, 3.00pm - 4.00pm".

Additionally, requesting that a bus zone be located in Ogden Road, southern side, approximately forty metres to sixty metres west of the school fence alignment in Oakville Road (adjacent to the school entrance where the footpath has been concrete) and for the area to be signposted "Bus Zone School Days, 8.30am - 9.30am".

IT WAS RECOMMENDED THAT a bus zone be located in Oakville Road, western side, approximately 150 metres to 170 metres south of the school fence alignment (adjacent to the school entrance) and for the area to be signposted "Bus Zone, School Days Only, 3.00pm - 4.00pm".

ALSO THAT A BUS ZONE be located in Ogden Road, southern side, approximately forty metres to sixty six metres west of the school fence alignment in Oakville Road (adjacent to the school entrance where the footpath has been concreted) and for the area to be signposted "Bus Zone, School Days, 8.30am - 9.30am".

2. Pitt Town Progress Association. (A7/5; R190/10).

Requesting a "Stop" sign in Chatham Street at the intersection with Eldon Street.

AS THERE HAS BEEN no history of accidents at the intersection since the erection of the signs, the alteration does not appear to be warranted.

3. K R Rozzoli, MP (T225).

Referring to his previous correspondence to Council concerning the reduction of the speed limit applicable in the Bowen Mountain Area.

A SURVEY HAS BEEN MADE by the Department of Main Roads and proposals are being considered for speed zones in the Bowen Mountain Area.

13/4/82

4. Grose Wold Progress Association (A7/16; 665-723).

Drawing attention to an anomaly that exists in the new 60kph speed zone at Grose Vale.

THAT SUPPLEMENTARY 60kph signs be provided in Grose Vale Road between Grose Wold Road and Kaldow Lane.

5. Councillor Henry (T225).

Sight distance on MR 184 on the eastern approach to Little Wheeny Creek at Kurrajong, claiming that the sight distance for overtaking is restricted by tree growth over the roadway and suggesting that in the interest of traffic safety, the trees be lopped.

IT IS RECOMMENDED that the matter be referred to the Department of Main Roads.

6. M J Prow

Requesting 60kph speed zone to start north of Bucketts Mill, and also the clearing of roadside, Singleton Road, Colo Heights.

IT IS RECOMMENDED that the matter be referred to the Department of Main Roads.

7. Sgt. M Roughly, Police Department.

- a. Parking Restrictions, Lane Behind South Windsor Shopping Centre. Seeking provision for deliveries to arcade and South Windsor Liquor Shoppe.
- b. Fitzgerald Street "No Standing" Restrictions. Seeking provision for funeral vehicles at Uniting Church.

IT IS RECOMMENDED THAT:-

- a. The restriction on the eastern side be altered to "No Parking" between a point 15 metres south of Argyle Street and 243 metres south of Argyle Street, and that "No Standing" restrictions be displayed between Argyle Street and a point 15 metres south of Argyle Street.
- b. The "No Standing" zone on the southern side of Fitzgerald Street be altered to "No Parking", and the Church authorities to be advised of the alteration of the signs.

8. Freemans Reach Public School.

Request to New South Wales Police for parking restrictions in Gorricks Lane, past the school.

THAT THE "SCHOOL SIGNS" be upgraded with installation of symbol signs and that the matter be listed for further consideration at the next meeting of the Committee.

9. New South Wales Police

Traffic conditions George Street, Windsor, in vicinity of Brabyn Street.

THAT ONE HOUR PARKING restrictions be provided in George Street between Richmond Road and Brabyn Street, "One Hour Parking 8.30am - 6.00pm Monday to Friday and 8.30am - 12.00 noon Saturdays".

13/4/82

10. Kevin Rozzoli, MP, Member for Hawkesbury. (S196-4).

Provision signs indicating "School Bus Route" in the Colo Heights area.

THAT FURTHER information be sought from Mr Rozzoli.

Late Item:11. Bikeway, Cox Street, Windsor, to entrance of RAAF Base off Percival Street.

Council proposals for the bikeway along Richmond Road on the south western side to Rickaby Creek, and then under the existing road bridge and along Percival Street, was submitted to the Committee for consideration.

THE INFORMATION was received and noted.

The meeting terminated at 10.45am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

QUESTIONS WITHOUT NOTICE

Councillor Sullivan drew attention to the effect of the heavy downpour of rain last Sunday on the cricket pitch at McQuade Park and asked if improvements could be carried out.

Engineer for attention.

Councillor McEwan asked if the Engineer could bring forward a report on future plans for upgrading McMahons Park.

Engineer for report.

Councillor Henry stated that on Windsor Road just below the power lines coming before Windsor there is a culvert that floods the road. He stated that at the moment there is a car in the culvert which has been there since Saturday night and asked if it could be removed.

Engineer to contact Divisional Engineer, Department of Main Roads.

Councillor Henry stated the grass is very high at the intersection of Boundary and Commercial Road, Vineyard obscuring traffic on Boundary Road.

Engineer for attention.

Councillor Henry asked what was the present position regarding the proceedings commenced by Windsor Municipal Council regarding acquisition of land for re-alignment on the S-bend in Commercial Road.

The Shire Clerk stated that he would submit a report to the next Works Committee meeting on this matter.

Councillor Henry referred to the slippery clay surface of the steep grade at the intersection of Brennans Dam Road and Hawkesbury Road and stated that it is very difficult for vehicles to negotiate.

Engineer for attention.

Councillor Horrex asked if the Engineer has given any attention to the problems existing at Douglas Street which he has raised on a number of occasions.

The Shire Engineer advised that the work is programmed to be carried out this week.

Councillor Horrex referred to previous complaints regarding the access to Mr. Douglas' property leading from McMahon Park, Kurrajong and asked if the matter could be looked at again.

Engineer for attention.

Councillor Horrex again raised the matter relating to the unsealed part of the road at the intersection of Bellbird Crescent and Pamela Street, Bowen Mountain, as a result of subdivision work carried out there.

The Engineer stated that a report would be coming before Council on the cost of the work.

Councillor Buttsworth asked if something could be done regarding the potholes in the bitumen in Kentucky Drive, Glossodia.

Engineer for attention.

Councillor Buttsworth stated that in the works programme Gorricks Lane is referred to and asked if it is appropriate for the road to be called Gorricks Lane or Gorricks Road as it is a main road.

The President stated that because of its history it has always been known as Gorricks Lane and the matter will be investigated in regard to a possible name change.

Councillor Dunn asked if the Local Traffic committee could give consideration to re-locating the bus parking zone on the western end of Windsor Street, Richmond, near the bottle shop to near the ambulance station.

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

Councillor McEwan stated that in the Works Programme for 1982 the Kurmond Shopping Centre parking area was supposed to be carried out in February/March and asked if the Engineer could advise when this work is likely to be carried out.

The Engineer advised that some difficulty was being experienced with the Department of Main Roads regarding the outlet to the shopping centre and as soon as this had been resolved the work would proceed.

The meeting terminated at 10.14 a.m.

Submitted to and confirmed at the meeting of the Works Committee held on 27th April, 1982.

.....President

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

- (a) Submission and approval of a Building Application, plans and specifications complying with Ordinance 70.
- (b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55.
- (c) The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
- (d) Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
- (e) No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
- (f) Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
- (g) Details of waste roof and surface water disposal to be submitted with the Building Application and to be disposed of to Council's requirements.
- (h) Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
- (i) Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas.
- (j) Parking areas, aisles and driveway accesses to be constructed, drained, sealed and marked to Council's requirements, full details to accompany the building application.
- (k) An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
- (l) A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
- (m) Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
- (n) Provision of full width concrete footpath over the full frontage of the development.
- (o) Provision of half width concrete footpath over the full frontage of the development.
- (p) All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
- (q) No goods or signs to be displayed on the footpaths, pedestrianways, 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 \$400.00 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 a 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.

13/4/82

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 30th March, 1982 commencing at 10.15 a.m.

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

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

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA1/82	<i>picked up 16/5</i>
APPLICANT:	J.S. & H.L. PETERS	
OWNER:	JOHN STANLEY PETERS	
LAND & LOCATION:	ON THE EASTERN SIDE OF OLD BELL'S LINE OF ROAD OPPOSITE AND TO THE SOUTH OF THE INTERSECTION WITH FLORENCE AVENUE, DIRECTORY C7, MAP 21B	
ZONING:	I.D.O. 3 COLO	
APPLICATION:	THE ESTABLISHMENT OF A CHILD CARE CENTRE IN THE EXISTING DWELLING HOUSE	
OBJECTIONS:	NIL - ONE LETTER IN SUPPORT ON THE BASIS OF LACK OF CHILD CARE FACILITIES IN THE AREA	

S.P. REPORT

There is no specific parking requirement under Council's Parking Code. Because of the lack of public transport in the area one parking space should be provided for each staff member, i.e. two spaces and one space per ten children for mothers helpers.

The Health Surveyor has advised that the septic tank is a domestic type capable of catering for eight persons. In view of the restricted hours of usage this could be extended to ten children and two staff members.

There is a double garage available which would cater for staff parking and there is sufficient area for one space to be provided clear of the garage apron with provision for forward site ingress and egress.

The restrictions imposed by the septic tank and space available for parking would impose a limit on the consent of 10 children and the staff. In addition, the road in front of the site has a narrow bitumen pavement with a narrow shoulder eroded by the table drain. Bearing in mind that the centre is likely to cater for children in the immediate locality and a restriction to ten children any hazard caused by the setting down and picking up of children is likely to be minimal. The applicant should be advised that should the caring for any children above the number of ten be envisaged then additional parking and effluent facilities shall have to be provided and also provision for the setting down and picking up of children on the site.

Control of pre-schools come under the Department of Youth and Community Services for licencing and imposition of specialised conditions.

Recommendation

Council consent to the application subject to the following conditions.

1. Use of the premises is to be restricted to a maximum of ¹⁶ten children and two staff members.
- 2.-6. Standard conditions (a), (b), (c), (h), (r).
7. All materials in the building are to comply with the requirements of Ordinance 70.
8. A 1.5 metre high child resistant fence is to enclose all external play areas and any other areas accessible by any means from the building. All gates are to be fitted with child proof latches of an approved design.

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9. Approval being obtained from and compliance with the provisions of the Department of Youth and Community Services.
10. In respect of condition (9) above, proof of compliance is to be forwarded to Council prior to the starting of operations of the pre-school.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 24/82) ✓
 APPLICANT: N.A. & G.J. CUTTS
 OWNER: N.A. & G.J. CUTTS
 LAND & LOCATION: LOT 30, D.P. 17017, NO. 21, RIVERVIEW STREET,
 NORTH RICHMOND. LOCATED ON THE SOUTHWESTERN
 SIDE OF RIVERVIEW STREET
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
 APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS
 'A' CONTAINING 2 UNITS
 OBJECTIONS: NIL

S.P. REPORT

The proposal is to erect a single storey residential flat building Class "A", containing 2 units on the subject site, which has an area of 765.1m². Adequate landscaping is available on the site and provision has been made for two covered off street parking spaces and one visitor's space.

The proposal indicates that the carports and private balconies encroach upon the side building line. The carports should be set back to at least 2.4m. The private balconies should be setback to a minimum of 1.8m from the side boundaries to comply with Council's Code. The application complies in all other respects with Council's Code.

The proposal complies with the provision of I.D.O. No. 3 and may be approved.

Recommendation

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

- 1.-10. Standard Conditions (a), (c), (g), (i)(3), (j), (l), (r), (s), (t)(\$800) and (v).
11. Carports and private balconies to be setback to a minimum of 2.4m and 1.8m respectively from the side boundary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 202/81) ✓
 APPLICANT: J. SANDAY & SONS
 OWNER: E.C. SANDAY
 LAND & LOCATION: LOT 2, D.P. 225516, MAIN CATTAI ROAD ON THE
 SOUTH EASTERN SIDE OF MAIN CATTAI ROAD BETWEEN
 ELDON STREET AND PITT TOWN/DURAL ROAD
 ZONING: W.P.S. - NON URBAN 1(b)
 V.S. - RURAL 1(b)
 APPLICATION: ERECTION OF A BUILDING FOR THE ESTABLISHMENT
 OF A CRICKET ACADEMY
 OBJECTIONS: NIL

S.P. REPORT

Council at its meeting on 12th May, 1981 considered this application and resolved that the proposal be forwarded to the Department of Main Roads, The Police Traffic Branch and the Traffic Authority for consideration.

These comments are now to hand and while all object on the basis of the proliferation of a main road traffic generating development, the authorities agree that the proposal is not likely to be a significant traffic generator in itself and that site distance and proposed access points are satisfactory.

It is considered that the development is desirable in that it would foster local cricketers and be a unique attraction of benefit to the Shire.

Recommendation

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

- 1.-6. Standard Conditions (a), (b), (c), (g), (h), (i)(14).
7. Provision of vehicular access to the land that is to the requirements of the Department of Main Roads and to the satisfaction of the Shire Engineer.
8. The production to Council of evidence that satisfactory arrangements have been made with the Department of Main Roads for the provision of the access referred to in 7. above prior to the approval of building plans and specifications.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:

APPLICANT:

OWNER:

LAND & LOCATION:

ZONING:

APPLICATION:

(File DA77/82)

HAWKESBURY RIVER COUNTY COUNCIL

HAWKESBURY RIVER COUNTY COUNCIL

ON THE SOUTH-EASTERN CORNER OF THE
INTERSECTION OF WALKER STREET AND DOWLING
PLACE, SOUTH WINDSOR. DIRECTORY C6, MAP 26
W.P.S. - INDUSTRIAL GENERAL (4a)
ESTABLISHMENT OF A WORKS DEPOT

S.P. REPORT

Permissible with the consent of Council. Parking for three cars is in accordance with Council's parking code. There are no contraventions of Council's Code for the Control of Industrial Development.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-9. Standard conditions (a), (c), (d), (g), (h), (i) 3, (j), (m) and (p).
10. No fence is to be erected closer than ten (10) metres to Walker Street and 3.6 metres to Dowling Place with the area between the fence and the street to be landscaped in accordance with detailed plans to be approved prior to issue of a building permit. Landscaping works are to be completed prior to occupation of the building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA37/82)
 APPLICANT: R.J. & J.M. MONAGHAN
 OWNER: R.J. & J.M. MONAGHAN
 LAND & LOCATION: LOT 3, SECTION S, NO. 494 GEORGE STREET,
 WINDSOR, LOCATED ON THE SOUTH EASTERN SIDE OF
 STREET BETWEEN ARGYLE AND CAMPBELL STREETS
 ZONING: RESIDENTIAL 2(c)
 APPLICATION: ERECTION OF A TWO STOREY RESIDENTIAL FLAT
 BUILDING CONTAINING 6 UNITS
 OBJECTIONS: NIL

S.P. REPORT

The proposal is to erect a two storey residential flat building containing 6 units, two with 3 bedrooms and 4 with 2 bedrooms.

The proposal provides for 8 covered parking spaces with access from the laneway at the rear of the property. Landscaping is provided at the front of the building within the 9m building alignment. The proposal does not comply with Council's code for side boundary setbacks, however, there is adequate space within the site to achieve this requirement.

The application was advertised with no objection being received. The application complies with the requirements of the Windsor Planning Scheme Ordinance and may be approved.

Recommendation

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

- 1.-9. Standard conditions (a), (g), (i) 8, (j), (l), (r), (s), (t) \$2,400 and (v).
10. The relocation of the building so as to comply with the requirements of Council's code for side boundary setbacks.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA724/81)
 APPLICANT: MR. B. CRAGG
 OWNER: MR. B. CRAGG
 LAND & LOCATION: ALLOTMENT 7, SECTION 5, TOWN OF WINDSOR, ON
 THE SOUTH WEST SIDE OF GEORGE STREET,
 APPROXIMATELY 140 METRES SOUTHERLY FROM THE
 INTERSECTION OF ARGYLE STREET
 ZONING: RESIDENTIAL C
 APPLICATION: ESTABLISHMENT OF A RESIDENTIAL FLAT BUILDING
 COMPRISING 6 UNITS, AND FOR THE REBUILDING OF
 THE EXISTING HAIR DRESSING SALON
 OBJECTIONS: ONE LETTER OF OBJECTION HAS BEEN RECEIVED FROM
 THE OWNER OF THE PROPERTY ADJOINING AND TO THE
 SOUTH OF THE SUBJECT LAND

S.P. REPORT

Statutory Provisions

1. Zoning - residential C
2. Classification (a) residential flat building
 (b) shop - schedule 2

3. Residential flat building is a permissible use. The hairdressing salon represents the rebuilding of an existing non-conforming use and therefore the Council may consent to the application.
4. In order to comply with the provisions of clause 65 of the Windsor Planning Scheme the two units at the rear of the property will need to have a common entrance hall.

Objections

One objection has been received on the basis of:

1. noise
2. shadow cast by the proposed building

In commenting on the above, the factor relating to noise is considered to be of minor significance. The main noise factor involved would be from traffic entering and leaving the development. In this regard it is pointed out that the access driveway is on the opposite side of the site away from the objector's land.

In respect of shadow, the objector's land would be thrown into partial shadow at sunrise and shortly afterwards in midwinter varying gradually towards the equinox. Midwinter sun is generally weak and considered with the average degree of cloud cover it is not likely that the property will be unduly affected. The weight of the objection is not considered adequate to warrant refusal of the application.

Parking

The proposed development will provide 8 spaces for the units and one space for the shop which is in accordance with the Council's Parking Code in quantity however the one space for the shop is between the building and the street. It is considered reasonable in this case to permit a variation to the code bearing in mind that the existing hairdressing salon which is built almost up to the road is to be set back to within the new building and also that to locate this space elsewhere would have an adverse affect on the design of the building.

Recommendation

Council consent to the application subject to the following conditions:

1. The two units closest to the lane are to be redesigned to provide for a common entrance hall in order to comply with the provisions of clause 65 of the Windsor Planning Scheme Ordinance.
- 2.-12. Standard conditions (a), (g), (h), (i) 9, (j), (l), (m), (p), (r), (s) and (t) \$2,400.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA11/82)	✓	<i>MOVED 25/6/82</i>	✓
APPLICANT:	HAWKESBURY COUNTRY CLUB			
OWNER:	E.E. & J. TALLON			
LAND & LOCATION:	PORTIONS 3 AND PART PORTION 6, PARISH OF HAWKESBURY, LOCATED ON THE NORTHERN SIDE OF THE HAWKESBURY RIVER ON THE UPPER HALF MOON REACH - DIRECTORY A10, MAP 17			
ZONING:	NON URBAN A1 BY I.D.O. 3 COLO - ENVIRONMENTAL PROTECTION AREA			
APPLICATION:	ESTABLISHMENT OF A PRIVATE SPORTING AND RECREATION CLUB			
OBJECTIONS:	NO OBJECTIONS HAVE BEEN RECEIVED AS A RESULT OF ADVERTISING .			

S.P. REPORT

Proposed development

The subject application is for:

1. 250 holiday villa homes
2. 50 motel style units
3. A 500m² club house
4. Club facilities comprising:
 - Swimming pool
 - Artificial lake for canoeing and sailing
 - Gazebos and barbeque areas
 - Adventure playground
 - 18 hole golf course and club house
 - Squash and handball courts
 - 4 all weather tennis courts with night lighting
 - Boat storage and facilities
 - Horse stables and yards
 - Restaurant and bar
 - Laundry facilities
 - Small goods store and milk bar
 - Staff accommodation

The villas are to be of old colonial style design finished in natural timbers. All ancillary buildings will be of compatible design and finish.

Existing buildings are to be demolished and the current sand mining activities are to cease.

The development will be carried out in three stages, being:

- Stage 1 - Clubhouse, recreation facilities, 50 motel units and 50 villa units
- Stage 2 - 100 villa units
- Stage 3 - 100 villa units

The overall development will be carried out over a 3-5 year period depending on the economic situation.

Statutory Provisions

1. Non-urban A1 zoning by I.D.O. 3 Colo.
2. Contained in an environmental protection area subject to the provisions of Clauses 45 and 46 of I.D.O. 3 Colo.
3. The proposed development is classified as a club.
4. Council may consent to the application.

Access to the site

Present access to the site is via Greens Road and thence by a portion access road which appears in places to cross unalienated Crown land and private property. Greens Road and the extension through to the top of the ridge is narrow, rough and winding and totally unsuited to accommodate the volume of traffic likely to be generated by the development.

Alternative access may be available from the proposed Wheelbarrow Ridge-Webbs Creek Road link currently being used by the Electricity Commission for access to a power line under construction. Should access to the site be permitted via this road then it is reasonable that the applicant company contribute towards the cost of upgrading the road.

The road from the Wheelbarrow Ridge-Webbs Creek Road to the site will need to be upgraded to a minimum standard of a two lane gravel pavement with associated drainage.

Where required the applicant company is to obtain the consent of affected owners, carry out surveys and prepare plans satisfactory for the Council to make application for a road opening to a status so as to permit public thoroughfare but absolving Council of maintenance.

The main concern of the Police Traffic Branch is the stretch of Wheelbarrow Ridge Road from the Colo River bridge to the intersection of the proposed road, which while narrow and winding, is considered adequate at this stage bearing in mind maximum traffic will not be generated for possibly up to five years.

Parking

There are no specific requirements to this type of development set down in Council's Parking Code. It is recommended that parking be provided as follows:

300 residential units @ 1 space per unit = 300
 Visitor parking at 1 space per five units = 60

In addition, employee parking is to be provided at the rate of one per employee accommodation unit and one space per non-resident employee.

The number of employees is not known at this stage.

Services

Water will be drawn from a bore or the river and an appropriate purification plant will be installed for fresh water reticulation throughout the site.

Sewage effluent will be disposed of on site to the requirements of Council's Health Surveyor.

Recommendation

Council consent to the application for a private sporting and recreation club on portion 3 and part portion 6, Parish of Hawkesbury, at Upper Half Moon Reach, subject to the following conditions:

- 1.-9. Standard conditions (a), (c), (f), (g), (h), (j), (p), (y) and (z).
10. Parking is to be provided at the rate of one space per unit (300) plus one space per five units (60) for visitor parking. In addition employee parking is to be provided at the rate of one space per non-resident employee and one space per employee accommodation unit.
11. No advertising structures or signs are to be erected on or around the site other than one identification sign displayed within the property at the road entrance to the site in accordance with a "commercial sign" as defined in Ordinance 55.
12. The access road to the site from the proposed Wheelbarrow Ridge/Webbs Creek Road is to be constructed to the requirements of the Shire Engineer, and where required, road openings are to be effected in accordance with the Public Roads Act to provide a public road throughout the full length of the access road. Any roads opened are to have such a status as to permit public use, but absolving Council of any maintenance. The access road is to be constructed to a two lane rural road standard, generally incorporating a 6.2m bituminous seal, an approved gravel pavement of 6.5m in width and 150mm depth, 1.2-1.8m shoulders and associated drainage structure.

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13. The access to the point mentioned in the previous conditions (12) is to be provided from an existing public road in use and approved by Council. The construction is to be on the following basis - an approved gravel pavement of 6.5m in width and 150mm depth, 1.2-1.8m shoulders and associated drainage structures.

The road construction to be undertaken as part of conditions 12 and 13 is to be formalised with Council prior to the commencement of development on the site and at a stage no later than the submission of building plans.

14. No building development is to be undertaken on land that has a level of less than the 1 in 100 year frequency, unless prior approval is granted by Council.
15. A foreshore building line generally to 40m is to exist along the Hawkesbury River frontage of the property.
16. Laundering facilities are to be provided for the residential units to the requirements of Council's Health Surveyor. Outside drying areas are to be suitably screened from any road, the river, any public place or any other private property with details of the screening to be submitted with the building application.
17. Any boat ramps are to be constructed in accordance with the requirements of the Public Works and Council with the consent of the Maritime Services Board. Toilet facilities are to be provided at each boat ramp to the requirements of Council's Health Surveyor.
18. The existing extractive industry operations on the site are to cease on or before the commencement of the sporting and recreation club.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA804/81) ✓
APPLICANT:	BORAL RESOURCES (N.S.W.) PTY. LTD.
OWNER:	CROWN
LAND & LOCATION:	BED OF THE HAWKESBURY RIVER BETWEEN CLARKS ISLAND AND THE CENTRE LINE OF THE EASTERN CHANNEL, OPPOSITE THE PROPERTY "ALANDALE", PART PORTION 43, F.P. 81223
ZONING:	WINDSOR PLANNING SCHEME
APPLICATION:	EXTRACTION OF SAND AND GRAVEL FROM THE BED OF THE HAWKESBURY RIVER
OBJECTIONS:	NIL

S.P. REPORT

The application is for the extraction of approximately 300,000 tonnes of sand and gravel by means of dragline from the area shown on the attached plan. It is proposed that a potential maximum of 1,000 tonnes of material per day will be hauled to the processing plant in Ridges Lane, 2.8km north of the site, requiring approximately 80 lorry loads with an average capacity of 12 tonnes each.

An environmental impact statement has been submitted which details the method of extraction, the environmental impact, and procedures which can be adopted to minimise its adverse effects.

It is proposed to operate the dragline from roads constructed along the bank of the old river channel, below high water mark, and from constructed spits. A spit would be constructed across the old river channel at the northern extremity of the site, effectively enclosing the extraction site behind a coffer dam. This is designed to contain turbidity within the area

of extraction. However an increase in downstream turbidity will be inevitable during the construction and removal of the coffer dam. While the environmental impact statement considers that this will not adversely effect water quality at the North Richmond water supply intake 600 metres downstream, any development of this nature requires a licence from the State Pollution Control Commission. In addition, the water quality at the North Richmond intake is constantly monitored by the Metropolitan Water Sewerage and Drainage Board, so any deterioration below accepted standards can be immediately detected. A water intake for the St. John of God Hospital is located in the western channel of the river, opposite Clarke Island. The Water Resources Commission have indicated that the supply of water to the western channel must be maintained. Hence, the sand bar at the entrance to the eastern channel would have to be retained. In this regard the southern boundary of the proposed development is 350 metres north of the sand bar. Some subsidence into the extraction is likely to occur but it is considered that the proposal is too far removed to affect the channeling function of the sand bar. The applicant has also guaranteed to maintain normal river flow in the western channel, i.e. that flow attributable to the prevailing weather.

A Noise Impact Statement submitted as part of the environmental impact statement identified a number of remedial actions which would be necessary to bring noise levels within acceptable tolerances at the St. John of God Hospital, 600 metres southwest of the proposed development. If these safeguards are implemented it is considered that the noise impact would be acceptable.

The proposed development would be visible from the St. John of God Hospital and could be glimpsed from North Richmond bridge. Clarks Island was subject to past mining and has little vegetation of any consequence. To improve the visual amenity of the Island the applicant has undertaken to revegetate the eastern side of the island along the length of the development.

Recommendation

The application to extract sand and gravel from the bed of the Hawkesbury River between Clarks Island and the centre line of the eastern channel, opposite the property "Alandale", Part Portion 43, F.P. 81223, be approved subject to the following conditions:

1. The execution of a Deed between Boral Resources (N.S.W.) Pty. Ltd. and Hawkesbury Shire Council incorporating all of Councils standard conditions with the payment at item 3(y) of the deed of agreement being 20 cents.
2. The provision of plans to the satisfaction of the Shire Engineer in accordance with condition 3 of the Deed.
3. Consent being limited to a period of up to 30th April, 1983, at which time the consent to extract expires.
4. Hours of operation to be restricted to between 7 a.m. and 4.30 p.m. Monday to Friday and 7 a.m. to 12 noon Saturday, and no work on Sundays or public holidays.
5. Lodging a bond or bank guarantee for \$10,000 under the terms of condition 3(b) of the Deed.
6. Only one access being constructed down the bank to serve the operation.
7. Regular watering to take place along access road on the basis of a minimum application of 5,000 litres of water per hour to which is added an approved dust suppressant to the Shire Engineer's requirements.
8. Operation to be carried out in accordance with the Clean Waters Act, 1970, Clean Air Act, 1961 and Noise Control Act, 1975.
9. The route for the removal of materials to be via the sealed access road, Yarramundi Lane, and Old Kurrajong Road.
10. All spillage at the intersection of the access road and Yarramundi Lane and elsewhere to be cleared daily.

11. No materials, flood debris or trees to be removed from Clark's Island and/or west of the base line of operation as determined by Council.
12. Base line to be marked by visible markers at intervals no greater than 45 metres, such markers to be maintained in position during the period of consent.
13. All sand spits constructed out into the river to be progressively removed back to the base line as material is removed from the river. Such spits to be completely removed prior to the end of the operation.
14. Any vegetation disturbed during the period of operation to be replaced to the satisfaction of the Shire Engineer.
15. The eastern side of Clarks Island to be vegetated for the length of the development with River Oaks and Willows (River Oak being the predominant species). Advanced trees are to be planted in a staggered arrangement 3 metres apart.
16. No screening of any material to be conducted on the site.
17. No interference to occur to the natural spits or rapids between Clark Island and the bank of the Hawkesbury River and in particular the sand bar across the eastern channel at the southern end of Clark's Island.
18. Turbidity readings to be taken by an independent company or authority at 3 monthly intervals while the extraction is in operation and submitted to Council for examination and determination of any work needed to overcome any reading found to exceed the minimum standard set by the State Pollution Control Commission.
19. Compliance with the acoustic proposals outlined in the Noise Impact Statement prepared by Louis A. Challis and Associates Pty. Ltd. to the Shire Health Surveyor's requirements and any other measures of controlling noise as directed by the Shire Health Surveyor and/or State Pollution Control Commission.
20. Compliance with the requirements of the Department of Main Roads and any conditions imposed by the Department to be part of this consent.
21. Compliance with the requirements of the State Pollution Control Commission and any conditions imposed by the Commission to be part of this consent.
22. Compliance with the requirements of the Water Resources Commission and any conditions imposed by the Commission to be part of this consent.
23. Compliance with the requirements of the Metropolitan Water Sewerage and Drainage Board and any conditions imposed by the Board to be part of this consent.
24. The applicant is to take necessary remedial action should the development interfere with the flow of the western channel.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

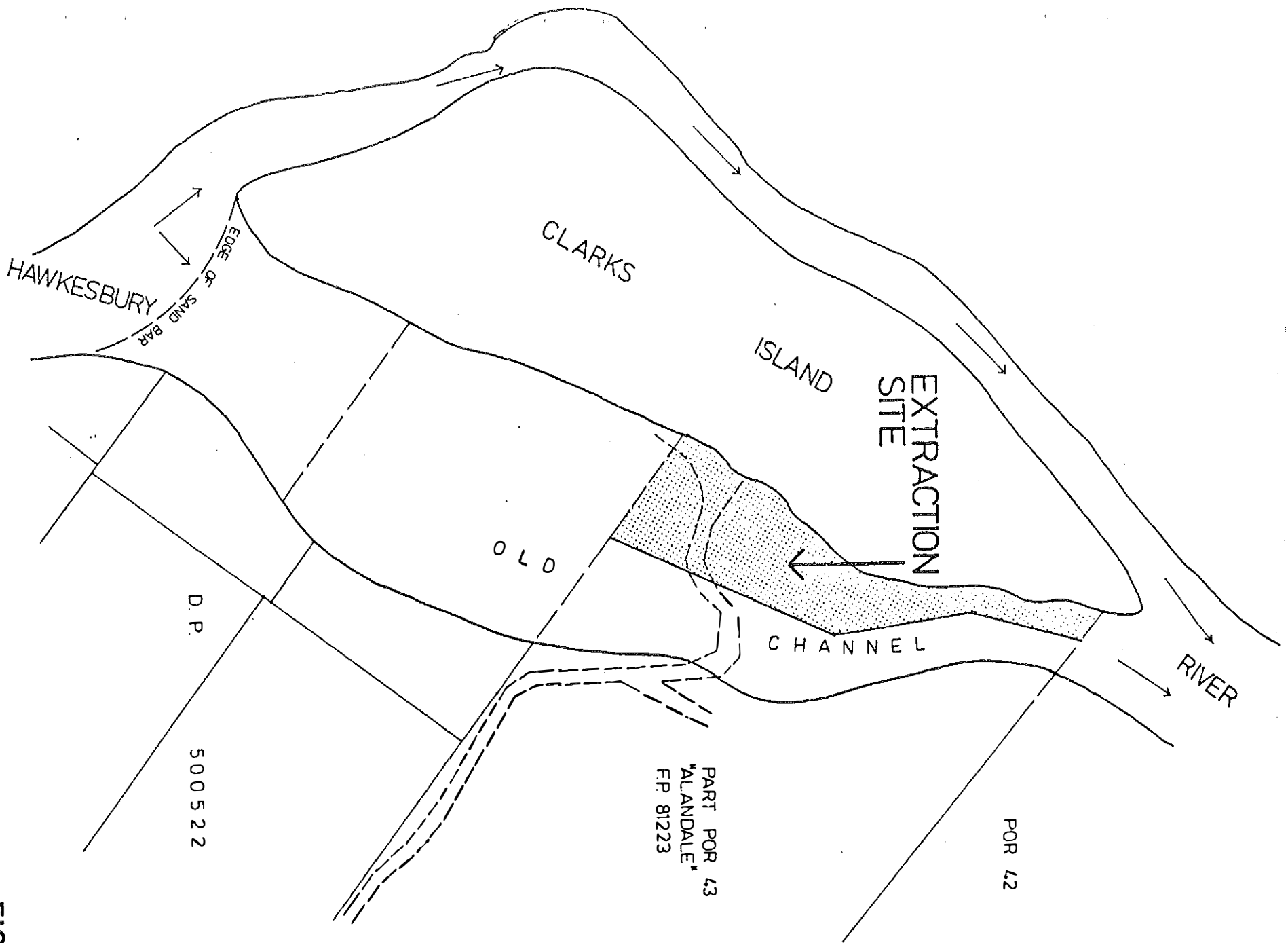


FIGURE 2
SITE PLAN

13/4/82

SUBDIVISION APPLICATIONS

ITEM 1:
 APPLICANT:
 OWNER:
 LAND & LOCATION:
 ZONING:
 APPLICATION:
 S.P. REPORT

(File DA778/81, S81/127)
 G.W. EVERS
 G.W. EVERS & F. & D. SWAVLEY
 LOTS 4 & 5 D.P. 15104 OLD BELLS LINE OF ROAD,
 KURRAJONG. SOUTH WEST SIDE OF ROAD, DIRECTORY
 C7 MAP 21B.
 I.D.O. 3 COLO - PT. RESIDENTIAL 2(a1) AND PT.
 RESIDENTIAL 2(a3)
 SUBDIVISION CREATING 5 ALLOTMENTS

The subject land is reasonably regular in shape, having an area of approximately 1.8ha. The proposal is to create 5 allotments; 3 with areas of 1,140m², 1,023m² and 1,000m² within that part of the land zoned Residential 2(a1), a hatchet shaped allotment with an area of 5,665m² which lies within the area zoned Residential 2(a3); and the remaining allotment which has an area of 6,618m².

The application complies with Clauses 19 and 21 of I.D.O. 3 Colo and may be approved.

Recommendation

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

- 1-4. Standard conditions 2, 3 (\$2,240), 9 & 12.
5. Common line drainage to serve each lot with discharge, to the satisfaction of Council's Engineer.
6. Construction of kerb and guttering with extension of sealed pavement to such and formation of pathway opposite to and for the full frontage of the proposed lots to the satisfaction of Council's Engineer.
7. Construction of vehicular access to serve each lot to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 2:
 APPLICANT:
 OWNER:
 LAND & LOCATION:
 ZONING:
 APPLICATION:
 S.P. REPORT

(File DA51/82)
 MR. C. BESSELING
 SAGARD PTY. LIMITED
 LOT 1 OF AN APPROVED SUBDIVISION OF LOT 240 IN
 D.P. 616673 ON BOTH SIDES OF TIZZANA ROAD
 APPROXIMATELY 630 METRES EAST OF HADDY'S CREEK
 I.D.O. 3 COLO - NON URBAN B1
 SUBDIVISION INTO FOUR (4) ALLOTMENTS

By consent No. 64/1982 the Council granted consent to the subdivision of Lot 240 in three allotments. The subject application is to further subdivide Lot 1 of that proposed subdivision into four (4) allotments.

The land is zoned non-urban B1 which requires a minimum area of each allotment of 10 hectares. Adequate area is available for the proposed subdivision.

Recommendation

The application be approved subject to the following conditions:

- 1.-3. Standard conditions 2, 9 and 12.
4. Where any of the proposed lots comprise segregated parcels, a caveat is to be placed on each of the Certificates of Title for the proposed allotments to ensure that the separate parcels forming the allotment are held in one ownership and not separately occupied or transferred.
5. Each of the proposed allotments is to have a minimum area of ten (10) hectares.

Note: The applicant is to be advised that in the event of the subject subdivision proceeding with the previous subdivision approval viz consent no. 64/1982, then the conditions contained in that consent relevant to the subject land will apply to this consent and additionally that the dedication of land for parks and gardens imposed by consent no. 64/1982 satisfies the requirements of this subject application and that no further dedication for this purpose is required unless the prior subdivision is not proceeded with in which case Council reserves its right to impose an additional condition for this purpose in addition to the above conditions numbered 1 - 5.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA72/82, S82/16) ✓
 APPLICANT: TIMBS AND ASSOCIATES
 OWNER: K. STAPLETON AND E. CARPENTER
 LAND & LOCATION: LOT 2, D.P. 259534 McQUADE AVENUE, WINDSOR
 ZONING: RESIDENTIAL 2(a)
 APPLICATION: STRATA SUBDIVISION OF EXISTING TWO UNITS

S.P. REPORT

Application is to strata existing Residential Flat building (duplex units).

Recommendation

Approval be granted subject to the following conditions:

1. Standard conditions (subdivision under Environmental Planning and Assessment Act) No. 9.
2. Standard Condition A(i).
3. Issue of a Certificate under Section 317A of the Local Government Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA73/82, S82/17) ✓
 APPLICANT: TIMBS AND ASSOCIATES
 OWNER: K. STAPLETON AND E. CARPENTER
 LAND & LOCATION: LOT 3, D.P. 259534 McQUADE AVENUE, WINDSOR
 ZONING: RESIDENTIAL 2(a)
 APPLICATION: STRATA SUBDIVISION OF EXISTING TWO UNITS

S.P. REPORT

Application is to strata existing Residential Flat building (duplex units).

Recommendation

Approval be granted subject to the following conditions:

1. Standard conditions (subdivision under Environmental Planning and Assessment Act) No. 9.
2. Standard Condition A(i).
3. Issue of a Certificate under Section 317A of the Local Government Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA74/82, S82/18) ✓
APPLICANT:	TIMBS AND ASSOCIATES
OWNER:	E. CARPENTER
LAND & LOCATION:	LOT 4, D.P. 259534 McQUADE AVENUE, WINDSOR
ZONING:	RESIDENTIAL 2(a)
APPLICATION:	STRATA SUBDIVISION OF EXISTING TWO UNITS

S.P. REPORT

Application is to strata existing Residential Flat building (duplex units).

Recommendation

Approval be granted subject to the following conditions:

1. Standard conditions (subdivision under Environmental Planning and Assessment Act) No.9.
2. Standard Condition A(i).
3. Issue of a Certificate under Section 317A of the Local Government Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA640/81) ✓
APPLICANT:	E. CROWE
OWNER:	E. CROWE
LAND & LOCATION:	LOT 23, D.P. 556755 CORNER PITT TOWN-DURAL ROAD AND FISHER ROAD, MARAYLYA
ZONING:	NON URBAN 1(c) RURAL 1(c)
APPLICATION:	SUBDIVISION OF 7.693 HA. INTO 4 LOTS

S.P. REPORT

The application is to create 3 lots each of 2 ha. and a residue lot containing the existing dwelling, having an area of 1.691 ha.

Council considered this application at the meeting of 10/11/81 and resolved to support an objection against the minimum standard area to permit the subdivision and to refer the matter to the Department of Environment and Planning for consideration under State Environmental Planning Policy No. 1.

13/4/82

The Department has now advised that the Director concurs with the proposal.

Recommendation

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

1.-4. Standard conditions (subdivision) 2, 8 (\$750), 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA91/82, S12/25)
 APPLICANT: ARNCAT NOMINEES PTY. LTD.
 OWNER: ARNCAT NOMINEES PTY. LTD.
 LAND & LOCATION: LOT 6, D.P. 259651 THRELKELD DRIVE, CATTAI,
 LOCATED ON THE NORTH WESTERN SIDE OF THRELKELD
 DRIVE
 ZONING: NON URBAN 1(d)
 APPLICATION: SUBDIVISION CREATING 5 ALLOTMENTS, FOUR OF
 WHICH HAVE AREAS OF APPROXIMATELY 2 HA.

S.E. REPORT

The proposal provides for the opening of a new road, being an extension of Threlkeld Drive.

S.P. REPORT

The proposal is subject to a Local Environmental Plan, recently gazetted, which permits the subdivision of the property to create 5 allotments, four of which having an area of approximately 2 ha. The fifth allotment has an area of 4712m² and is to be added to a piece of old system land fronting the Hawkesbury River and containing an area of 2289m². This combined allotment is to be served by a right-of-way from the proposed extension of Threlkeld Drive. The extension to Threlkeld Drive will also serve the other four proposed allotments. Each of the proposed 2ha. allotments will have adequate land above the 16m contour to facilitate the building of dwellings.

The proposal complies with the requirements of Council's code for subdivision and may be approved.

Recommendation

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

- A. 1.-4. Standard conditions (subdivision) 2, 8 (\$960), 9 and 12.
- B. 1.-9. Conditions of approval A(i), A(iii), A(v), B(i), B(ii) rural, B(iv), B(v) Threlkeld Drive, B(vii), B(viii).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

CORRESPONDENCE

ITEM 1: (File 625-57)

CORRESPONDENT: NATIONAL PARKS & WILDLIFE SERVICE

SUBJECT: BOWEN MOUNTAIN

S.P. REPORT

The Service has replied to Council's proposal to prepare a plan for fire management of the Bowen Mountain Area, incorporating the establishment of dams and active recreation area (adopted by Council at the meeting of 13/10/81). The Service advises that it has considered these developments in relation to the nature conservation, scenic and catchment values of the natural land surrounding Bowen Mountain, an area which has been proposed for addition to the Blue Mountains National Park.

The Service advises that it would welcome the opportunity for Council planning and fire control officers to meet with officers from the Service to formulate specific plans for the area.

Recommendation

The correspondent be advised of Council's officers willingness to meet at a mutually convenient time to formulate plans for the subject area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 1147)

CORRESPONDENT: HAWKESBURY LEGACY GROUP

SUBJECT: REQUESTING COUNCIL SUPPORT TO THE CREATION OF A LOCAL ENVIRONMENTAL PLAN TO PERMIT NO. 10 EAST MARKET STREET, RICHMOND, TO BE USED AS A "LEGACY HOUSE"

S.P. REPORT

The correspondent proposes to use the land for various Legacy activities, including an office, information centre, place of assembly for Legacy widows and other associated meetings, and an opportunity shop for the display and sale of various craft items.

The matter requires the preparation of a Local Environmental Plan as the present Commercial 3(b) zone does not permit the development.

No objection is seen to the proposal, the matter was advertised for comment and no submissions received.

Recommendation

1. Council prepare a Draft Local Environmental Plan over No. 10 East Market Street, Richmond, in support of the correspondent's proposal and that the matter be forwarded to the Department of Environment and Planning along with the necessary map and information required by Clause 5 of the Regulations to the Act.

13/4/82

2. The Department be advised that in Council's opinion an environmental study is not required due to the comparative minor nature of the proposal.

Councillor McEwan declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 260(C)) *DEP applicant*
 CORRESPONDENT: DAVEY, BRINDLEY & VICKERY PTY. LTD.
 SUBJECT: "THE PINES", BELLS LINE OF ROAD, BILPIN

Seeking Council support to the preparation of a Local Environmental Plan to permit extension to a Non-Conforming use, namely "The Pines", Bells Line of Road, Bilpin.

S.P. REPORT

The proposal is to construct a "Devonshire Tea House" as an extension to the existing fruit packing shed and retail sales area. The "Tea House" itself provides for an enclosed area of 106m² which if built according to the plan submitted would harmonise with the existing development while not making any significant increase in overall development bulk or scale.

The subject site lies opposite the property known as "The Fruit Bowl", both of which are already significant tourist oriented developments.

Bilpin area was recognised as one possessing significant tourism potential in Council's Rural Lands Assessment and the former Shire's Kurrajong Heights to Mountain Lagoon Study.

There is a problem if supported in that it could be construed as a change of policy on Main Road traffic generating development proposals, however this can be overcome by recognising the Bilpin area for the contribution it can make to the Shire as a Tourist area and by not just supporting this "one off" proposal but instead proposing a Local Environmental Plan over a wider area, including the subject property, with the aims and objectives of the Local Environmental Plan covering a range of matters dealing with the co-ordinated and safe development of proper tourist orientated activities, either existing or proposed. If this were done it would exclude small roadside stall activities from undesirable expansion and confine development to a defined area with properly set guideline criteria.

Recommendation

1. Council prepare a Draft Local Environmental Plan for an area generally covering Kurrajong Heights to Bilpin to Mountain Lagoon and that this plan seek to identify suitable tourist activities and locations for their establishment.
2. An environmental study be carried out and the matter be forwarded to the Department of Environment and Planning in accordance with Clause 5 of the Regulations to the Act.
3. The correspondent be advised that his client's property will fall within the study area and that Council supports his proposal at this time and that it will be favourably considered should the Department of Environment and Planning concur with Council's proposals indicated within its Draft Local Environmental Plan.

Councillor McEwan
13/4/82

13/4/82

ITEM 4: (File 4030(C))
CORRESPONDENT: P.S. GRAHAM & ASSOCIATES
SUBJECT: REZONING OF LAND - LOT 2, D.P. 228523 CORNER
SINGLETON AND STANNIX PARK ROADS, WILBERFORCE

S.P. REPORT

The correspondent on behalf of the owner, Mr. J.T. Huntly seeks Council support on the basis of family hardship to the preparation of a Local Environmental Plan to allow subdivision outside the terms of I.D.O. 3. The proposal is to create 2 allotments, one of 4.57 ha., and a second of 10 ha.

The land was not recognised as being in an area of having further subdivisions potential within Council's adopted Rural Lands Assessment and additionally the proposed lots are not desirable by virtue of their irregular shape.

Recommendation

Council not support the correspondent's request for a Local Environmental Plan in the manner proposed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA5/82)
CORRESPONDENT: MR. V. DELKOU
SUBJECT: LOT 3 M.P.S. 14462 NO. 10 WEST MARKET STREET,
RICHMOND

S.P. REPORT

The correspondent has requested Council support to a L.E.P. over the above property to enable the development of a shopping complex. The land is presently zoned Residential but is to become commercial within the W.P.S. Varying Scheme presently with the Department of Environment & Planning. While the proposed Varying Scheme zoning would allow the proposal the applicant expresses concern as to when this zoning might eventuate as he wishes to develop as soon as possible.

In this respect it is considered appropriate for Council to prepare a L.E.P. in the same terms as the Varying Scheme as it affects the subject property with the correspondent being able to develop on either of the re-zonings, whichever occurs first.

Recommendation

1. Council prepare a Draft Local Environmental Plan in respect of the subject land and that the matter be forwarded to the Department of Environment & Planning along with the necessary information in accordance with Clause 5 of the Regulations to the Act.
2. The Department be advised that in Council's opinion an environmental study is not required as this was done in the preparation of the Varying Scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

ITEM 6: (File S1500, S13/11(W))
CORRESPONDENT: STATE CROWN SOLICITORS OFFICE
SUBJECT: PROPOSED GRANT OF EASEMENT - HEALTH COMMISSION
OF NEW SOUTH WALES

Advising that the original Section 88B instrument and survey plan were misplaced by the Health Commission.

Fresh documents have been prepared and it is requested that they be signed by Council to allow registration to be effected.

S.E. REPORT

The plans are in accordance with the arrangements made between the Health Commission and Windsor Council for the purchase of land in March Street, Richmond adjacent to the Senior Citizens Centre and establishment of a Right of Way over Council land to provide vehicular access.

Recommendation

That the plan of survey for the Right of Way and Section 88B instrument be completed and signed under seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

CORRESPONDENCE

ITEM 7 : (File P160)
 CORRESPONDENT : SERVICE STATION ASSOCIATION OF N.S.W. LTD.
 SUBJECT : SERVICE STATIONS AND CONVENIENCE FOOD STORES

S.P. REPORT

The correspondent has advised of objections to the conversion of service stations to include convenience food stores with the following grounds given for the objection; - economy, health and planning.

At the meeting of 13th October, 1981 Council was advised of Circular 22 from the Department of Environment & Planning regarding this type of development. The Circular advised that the modification of existing service stations to incorporate convenience food stores is primarily of local significance and should be determined by Councils. Matters of consideration that should be taken into account when determining such conversion were given by the Department and these are mainly concerned with traffic conflicts, parking areas and unloading facilities.

On health and planning grounds the correspondent has raised the following points:-

- risk of lead poisoning
- agreement with aspects included in Circular 22
- doubting whether the original approval for a service station would have been granted if it was known that the site would have been modified to include convenience food stores.

In any application for this type of development it is considered that Council should require provision of the following:-

- Matters of consideration raised in Circular 22 being
 - (i) separate parking areas for both uses;
 - (ii) adequate parking for customers and employees;
 - (iii) separated areas for unloading retail goods and petrol;
 - (iv) adequate circulation pattern.
- Compliance with the provisions of the Pure Food Act
- Compliance with Council's normal requirements relating to health, building and planning matters.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 8 : (File N140)
CORRESPONDENT : NATIONAL PARKS & WILDLIFE SERVICE
SUBJECT : SERVICE INVOLVEMENT IN LOCAL ENVIRONMENTAL PLANNING

S.P. REPORT

The correspondent has advised Council of the responsibilities of the Service under the National Parks & Wildlife Act, 1974 in relation to the Environmental Planning & Assessment Act, 1979, as it applies to the development of local environmental plans.

The Service has an interest and responsibility in the following matters: Aboriginal sites; National Parks; Nature Reserves; Historic sites and Aboriginal areas; Areas of environmental/scenic significance; Wildlife habitats and environmental education areas. The Service is also pleased to provide relevant information, advice and assistance particularly in the early stages of the planning process.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/4/82

CORRESPONDENCE

ITEM 9 : (File C44/7; P160/2)
CORRESPONDENT : DEPARTMENT OF ENVIRONMENT AND PLANNING
SUBJECT : CIRCULAR NO.31 - ZONING OF FLOOD PRONE LAND

S.P. REPORT

This circular extends Nos. 15 and 22 by discussing the zoning which is appropriate for land subject to various degrees of flooding. As a general guideline the Department suggests that floodways and flood prone areas (flood fringe) as delineated by once in 20 and once in 100 year flood limits respectively be used as the basis of development control. This control can be implemented in various ways, both structural and non-structural. The Department identifies land use zoning as the most useful long term control. However, other strategies such as acquisition of built-up land in severely affected areas; flood warning practices; flood education and flood proofing of buildings may also be appropriate.

While the Department of Environment and Planning indicates general zoning restrictions which should be applicable to floodways and flood prone areas, other factors should be taken into consideration by Council if it decides to prepare a local environmental plan dealing with flooding. These factors include:

- the severity of flooding experienced (this can depend on features such as depth and duration of flooding);
- potential for development to obstruct flood flow;
- whether adequate access is available during floods;
- potential for development to affect runoff and drainage patterns, and consequently flood flows.

Council has developed a flood policy pursuant to the Department's considerations and this policy has been included in the Hawkesbury Draft Local Environmental Plan, presently with the Department of Environment & Planning. It is considered that the provisions of the policy are an appropriate response to the flooding problem within the Shire. Therefore, an additional local environmental plan dealing specifically with flooding is not warranted.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 10 : (File DA 820/81)
 CORRESPONDENT : WARREN WILSON ON BEHALF OF V. DELKOU
 SUBJECT : PROPOSED SHOPS AND OFFICES ON PART LOT 2
 SECTION 7, 225-227 WINDSOR STREET, RICHMOND -
 VARIATION OF PARKING CONTRIBUTION

S.P. REPORT

Council at its meeting of 12th January, 1982 resolved to approve the abovementioned application subject to, inter alia, the payment to the Council of a contribution in lieu of the provision of on-site parking of \$50,400.

The correspondent is now seeking to have the contribution reduced by \$19,800 on the following basis:

Parking required by development consent	=	28 spaces
Less, allowance for existing commercial building		
.397m ² @ 1 space per 37m ²	=	<u>11</u> spaces
adjusted requirement	=	<u>17</u> spaces
17 spaces @ \$1,800 per space	=	\$30,600

As near as can be determined the existing shops were built prior to the then Council imposing parking provisions and on this basis it is considered reasonable to make allowance for existing use.

In discussion the correspondent has also requested that he be permitted to construct the ground floor shops as the first stage and pay only the contribution applicable to that part of the building being \$5,400 calculated as follows:

Parking requirement for ground floor by the code	=	14 spaces
less for existing use	=	<u>11</u> spaces
difference		3 spaces
3 spaces @ \$1,800	=	\$5,400

The remainder of the contribution, viz. \$25,200 would become payable with the development of the upper floor. This is considered acceptable provided that the Council reserves the right to increase the remainder of the contribution to the rate in force at that time.

Recommendation

1. That condition 14 in Council's consent No.2/1982 of 12th January, 1982 be deleted and the following condition substituted
 "Payment of a contribution of \$30,600 towards the provision of off-street parking not provided with the development calculated at \$1,800 for the 28 spaces required by Council's parking code less an allowance of 11 spaces for the existing use."
2. That the correspondent be permitted to proceed with the development of the ground floor shops as Stage I with the payment of \$5,400 prior to issue of a building permit and that the remainder of the contribution is to be paid prior to issue of a building permit for the upper floor development, being Stage II with the residue contribution to be paid at the rate in force at that time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LETTERS SUBMITTED FOR INFORMATION

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

1. BAULKHAM HILLS SHIRE COUNCIL - PROPOSED DEVELOPMENT, BOUNDARY ROAD, MARAYLYA. P160.

S.P. REPORT

The correspondent has received an application for its support to a Local Environmental Plan to enable an extension to the existing general store in Boundary Road opposite Maraylya Public School and seeks Council's views prior to their deliberation.

The site has been inspected. There is little housing development surrounding in Hawkesbury Shire side of the road and as the proposal is only to extend and upgrade an existing non conforming use no objection is envisaged.

So as not to delay the correspondent's decision a letter raising no objection to the proposal has been forwarded.

2. HERITAGE COUNCIL OF N.S.W. - "REV. PETER TURNER COTTAGE" AND "THE WELL", NO. 350 GEORGE STREET, WINDSOR. H105/1.

Advising that the Minister for Planning and Environment has made a Permanent Conservation Order pursuant to Section 44 of the Heritage Act, 1977 in respect of the above property.

3. DEPARTMENT OF ENVIRONMENTAL & PLANNING - LOT 4, D.P. 513000, PITT TOWN ROAD, McGRATHS HILL. DA 281/81.

Advising that the Minister for Planning and Environment has approved of the making of a draft Local Environmental Planning to permit the use of the above land for the sale and distribution of fodder, stock feed, grain seed and fertilizer. Advising that the plan will be published in the Government Gazette when the necessary documents have been prepared.

4. DEPARTMENT OF ENVIRONMENT & PLANNING - STATE ENVIRONMENTAL PLANNING POLICY NO. 5 - HOUSING FOR AGED OR DISABLED PERSONS (GAZETTED 19/2/82). E44-7.

S.P. REPORT

The policy permits Housing for Aged or Disabled Persons generally wherever houses and flats are permitted and also where hospitals and churches are permitted.

An applicant must obtain the consent of Council, and Council must be satisfied that adequate support services exist to meet the needs of residents of this form of housing. The policy establishes design criteria for building height (two storeys in residential areas where flats are not permitted), density, landscaped area and parking which, if met, cannot be grounds for refusal of development consent.

Provision is also made for a hospital or nursing home development, with Council consent, on land where housing for aged or disabled persons is carried out. In this regard the provisions that have applied in the past to hospitals and nursing homes will continue.

5. DEPARTMENT OF ENVIRONMENT AND PLANNING - LOTS 8-13, SECTION D, D.P. 1093, CORNER GEORGE STREET AND RICHMOND ROAD, WINDSOR. DA342/81.

Advising that notification of the Local Environmental Plan to allow a used car sales yard on the above property will shortly be published in the Government Gazette.

6. HERITAGE COUNCIL OF N.S.W. - PERMANENT CONSERVATION ORDERS - H105/1, 1176-41(C), 2083-12(W).

The correspondent has advised that the Minister for Planning & Environment has made a permanent conservation order pursuant to Section 44 of the Heritage Act, 1977, in respect of the following two properties - "Mountain View", Inalls Lane, Richmond and The Uniting Church, Coromandel Road, Ebenezer.

7. THE NATIONAL TRUST OF AUSTRALIA (N.S.W.) - CLASSIFICATION OF PROPERTIES IN THE NATIONAL TRUST REGISTER. H105/3.

Advising that the property known as Strathmore and Outbuilding located in Buckingham Street, corner of Chatham Street, Pitt Town, has been classified and included in the Trust's register.

8. DEPARTMENT OF ENVIRONMENT AND PLANNING - LOT 6, D.P. 259651, THRELKELD DRIVE, CATTAI. P7/28.

Advising of the making of a Local Environmental Plan in respect of Lot 6, D.P. 259651 Threlkeld Drive, Cattai, to allow subdivision outside the provisions of the Windsor Planning Scheme.

9. DEPARTMENT OF ENVIRONMENT AND PLANNING - LOT 4, D.P. 513000, PITT TOWN ROAD, McGRATHS HILL. DA281/81.

Advising of the making of a Local Environmental Plan in respect of Lot 4, D.P. 513000, Pitt Town Road, McGraths Hill to allow use of existing premises for the sale of fodder, stockfeed, grain and fertilisers.

10. DEPARTMENT OF ENVIRONMENT AND PLANNING - LOT 27, D.P. 13541, GROSE VALE ROAD, KURRAJONG. 2193(C).

Advising of the making of a Local Environmental Plan in respect of Lot 27, D.P. 13541 Grose Vale Road, Kurrajong, to allow redevelopment for shops and commercial premises.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File P160/40)

SUBJECT: CHANGE OF USE OF PREMISES

The following is a list of changes of use notified in accordance with State Environmental Planning Policy No. 4 up to and including 22/3/82.

<u>Property</u>	<u>Proposed Use</u>
517 George Street, South Windsor	Coffee Lounge
Unit 12, Lot 5 Drummond Street, South Windsor	Upholstery workshop
Shop 3, 485 George Street, South Windsor	Glass Shop
Lot C George Street, Windsor	Gifts and Jewellery
Lot 9 Old Bells Line of Road, Kurrajong	Hairdresser
Lot 1 Windsor Street, Richmond	Take Away Food
Lot 2 Slopes Road; Kurrajong	Subdivisions
Lot 1 Browns Road, Kurrajong	Subdivisions
Lot 1 Clare Crescent, McGraths Hill	Subdivisions
Lot 2 Clare Crescent, McGraths Hill	Subdivisions

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

The following development applications were approved under delegated authority subject to conditions:

<u>Applicant</u>	<u>Land</u>
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Dwelling Houses

T.J. & D.A. Stace	Lot 14 Reserve Road, Freemans Reach
St. Iven Pty. Ltd.	Lot 12 Manns Road, Wilberforce
Colo Holdings Pty. Ltd.	Lot 1 Nartee Place, Wilberforce
Marquette Homes	Lot 21 Geakes Road, Wilberforce
Karingal Homes	Lot 9 Elizabeth Street, North Richmond
M.C. Elliott	Lot 3 Hilltop Road, North Richmond
M.J. Newton	Lot 6 River Road, Yarramundi
S.G. & R.A. Brown	Lot 2 Redbank Road, North Richmond
B.K. & C.M. Lyons	Lot 13 Keda Circuit, North Richmond
E.R. & C.A. Petracco	Lot 1 Wheelbarrow Ridge Road, Colo Heights
Casman Homes	Lot 36 Edward Street, Kurrajong Heights
Graham Huxley Const. P/L	Lot 21 Don Street, Kurrajong Heights
H.G. Ballard	Lot 1 Don Street, Kurrajong Heights
Casman Homes	Lot 11 Shane Place, Kurrajong Hills
Nils Birjie Magnussion	Lot 9 Tizzana Road, Sackville

<u>Applicant</u>	<u>Land & Application</u>
Atlas Awnings P/L P.C. Bait	95-99 Lt. Bowen Road, Bowen Mtn. - Garage Unit 2, 26 The Terrace, North Richmond - Use unit 2 for manufacture of fibreglass products
G.J. Taylor	Lot 18 Cliff Road, Freemans Reach - Dwelling house and temporary shed
Cultivated Turf P/L	Pt. Por. 93, Blacktown Road, Freemans Reach - Erect a second dwelling house
G. Leach & Sons P/L	Por. 376 Krahle Road, Wilberforce - Erect a second dwelling for accommodation of rural worker and erection of further 3 sheds for growing of broiler chickens
J. & J. MacInnes	Lot 3 Boundary Road, Glossodia - Erect a second dwelling for accommodation of an agricultural worker
Hawkesbury Shire Council	Laurence Street, opposite Powell Street, Richmond - Erect a brick building containing 4 shops
R.G. Pakes & P. Lees	Lot 6 Tizzana Road, Ebenezer - Erect a boat shed and amenities block
Sullair Aust. Ltd.	Lot 1 Windsor Road, Vineyard - Erect an office building ancillary to the existing rotary screw air compressor assembly business
Budget Pre-Mixed Concrete	Lot 35 Ti-Tree Place, Wilberforce - Establish a concrete batching plant in conjunction with the existing approved use of a builders supply yard
N.H. & D.R. Lanham	Lot 6 Boundary Road, Glossodia - Erection of a rural worker's dwelling.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 372/18/80, DA43/80)

SUBJECT: RECREATION ESTABLISHMENT ON PORTIONS
24,25,29,44,58,59 & 73, PARISH OF WONGA OFF
WEBBS CREEK ROAD, WEBBS CREEK

By consent No. 000114 of 12th December, 1980 approval was given for the
abovementioned development subject to, inter alia, the following condition:

"23(b) - The upgrading of Webbs Creek Road to provide a bituminous surface
having a width of not less than 5.6 metres. Such construction extending
from Main Road 181 (St. Albans Road) to the proposed bridge location on
portion 58."

The applicant has lodged an Appeal to the Land & Environment Court against
this condition. The state of the Appeal at present is that the matter has
been held over to a call over on 3rd May, 1982 in order that some attempt may
be made to resolve the matter without a hearing. Following a detailed
inspection of the subject road it is considered that alternate requirements
would be reasonable in the circumstances of the case.

Recommendation

That condition 23(b) of Council's consent No. 114 of 12th December, 1980
(Shire of Colo) be deleted and the following two conditions be imposed:-

1. Payment to Council of a contribution towards the upgrading of the first 1.25 km. of road from the bitumen pavement in Webbs Creek Road. This contribution is to be 30% of the cost of the works to be estimated at the time of the carrying out of construction. The applicant is to enter into a legal agreement with the Council to effect this condition.
2. That the Webbs Creek Road from the western end of the bitumen pavement to the river bank opposite portion 44 (distance approx. 2.3 km.) be upgraded at the expense of the applicant in accordance with the following schedule of works.

SCHEDULE OF WORKS TO BE CARRIED OUT FOR THE UPGRADING OF WEBB'S CREEK ROAD FOR ACCESS TO THE RECREATION ESTABLISHMENT SUBSTANTIALLY ON PORTION 44, PARISH OF WONGA

<u>Chainage (kilometres)</u>	<u>Works required</u>
00 at the bitumen pavement M.R. 181	
00 - 1.25	Upgrading by Council with contrubition from applicant (refer amended condition 23(b)).
1.25 - 2.05	Existing bitumen pavement no works required.
2.05 - 2.40	Existing pavement to be graded and widening by cleaning of vegetation from road shoulders and edges to two lanes.
2.40 - 2.55	Widening is impractical due to unstable slope on high side - grade existing pavement. "Single lane" and "caution" signs to be provided at each end of single lane section.
2.55 - 2.85	Section to be reconstructed to two lane pavement; crest at 2.60 km to be dropped by approximately 2 metres; horizontal and vertical alignments to tail out to 2.85 km, power pole to be relocated.
	Note: Engineering plans to approved design are to be submitted for this section.
2.85 - 3.20	Grade existing pavement and widen to two lanes by pushing out edges and removing overgrowing vegetation. Horizontal alignment of bend at 3.2 km. to be eased with culvert being provided.
3.25	Grade down crest widen to two lanes and run horizontal alignment to conform with ease at 3.20 km.
3.25 - 3.30	Grade and widen to two lanes by pushing out edges.
3.30 - 3.37	L.H. curve - remove scrub on inside of curve to increase sight distance; grade and widen to two lanes.
3.37 - 3.40	R.H. curve - remove scrub on inside of curve to increase sight distance grade and widen on inside of curve and if necessary power line pole is to be relocated.

Note: L.H.S. at end of curve falls steeply into Webbs Creek.

- | | |
|-----------------|---|
| 3.45 | Cut down crest by approximately 1 metre; cut back scrub on R.H. side; grade formation. |
| 3.45 - 3.75 | Cut back overgrown scrub; grade and widen where required to two lanes; culverts to be provided at 3.55 and 3.65 km. |
| 3.75 - 3.90 | Widening of this section is impractical due to very steep crossfall and massive disturbance to the natural slope - grade existing pavement with "single lane" and "caution" signs to be provided at each end of the single lane pavement. |
| 3.90 - 4.35 end | Grade and widen pavement to two lanes; cut approximately 1 metre of crest at 4.05 km; provide culvert @ 4.10 km; ease crest at 4.25 km to increase vertical sight distance; remove scrub on inside of curve at 4.30 km. |

Notes:

1. Minimum width for two lane pavement is 5 metres.
2. Chainages shown above are approximate with exact locations to be determined on site.
3. All traffic signs are to conform with the D.M.R. Interim Guide to Signs & Markings.
4. All works are to be carried out to the requirements of and under the supervision of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 4 : (File P160)

SUBJECT : DEVELOPMENT ON PROPERTIES FRONTING THE HAWKESBURY AND
MACDONALD RIVERS

This report is to express concern at the type of development occurring along the Hawkesbury River and the MacDonald River.

Over the years a number of buildings referred to as "boatsheds", "amenities buildings" and the like have been erected on river front lands, some with consent, others without. In the cases of approved buildings conditions have been imposed that they are not to be used for domiciliary purposes, however, the remoteness of the area is such that it is not always possible to police conditions, particularly having regard to the time and distance involved, with the result that many buildings have been illegally converted for domiciliary use.

Applications are being received regularly for development of this type and to approve these with the liklihood that the buildings may be used for accommodation purposes is only going to exacerbate the existing situation.

It is necessary to recognise that there is a strong demand for single family unit recreational accommodation along the rivers as well as the large club type developments. In doing so the Council is then able to adopt clear cut guidelines to development with the necessary controls. Council's powers to carry out prosecutions for unlawful development are substantially weakened as a result of there not being an acceptable alternative. As a result a formal study is suggested of existing and future development trends along the various rivers of the Shire expanding on those issues raised in Council's recent Rural Lands Assessment. Pending the results of this study and to control development in the interim the following recommendation is made.

Recommendation

That the following measures be adopted to control development of riverfront lands throughout the Shire pending the results of a study of the rivers of the Shire and the adoption of a detailed policy:

1. Development for boatsheds, storage sheds, "amenities buildings" and the like be only permitted where there is an existing dwelling on the land or in conjunction with an already established lawful use of the land.
2. In accordance with the provisions of Clause 42(1) of the Windsor Planning Scheme and of Clause 17(1) of Interim Development Order No.3 of Colo the Council set a building line of 30 metres from the line of the bank of the rivers or from the high water mark in the case of tidal waters.
3. No building is to be higher than 3 metres above natural ground level and all buildings are to be constructed of prescribed materials as defined by Clause 45 of Interim Development Order No.3 of Colo. (Council's attention is drawn to 35(a) of the Windsor Planning Scheme and Clause 10(a) of Interim Development Order No.3 of Colo enabling Council to control the aesthetics of buildings which may be viewed from, inter alia, a waterway.
4. Council take the appropriate actions to terminate all unlawfully occupied buildings as they come to notice.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 5: (Files 4302, 2765-7, 1361-1)

SUBJECT: APPLICATIONS FOR VARIATION OF PLANNING
INSTRUMENT TO ALLOW SUBDIVISION

Council has received the following applications proposing variations to the current planning instrument to alter the minimum area for subdivision as follows:-

1. Kurmond Road, Freemans Reach - Lot 8, DP 210259
 Applicant: W.A.C. Dale
 Owners: R. & G. Palinks
 Land Area: 17.7ha
 Existing planning instrument allows subdivision into lots with minimum areas of 10ha. The Rural Lands Assessment proposes a minimum of 4ha. The applicant requests one or two lots of 1000m² fronting the Kurmond Road.
2. East Kurrajong Road, East Kurrajong - Lot 1, DP 6069333
 Applicant: Mrs. F. Schulander supported by a letter from
 L.J. Ferguson, M.P., Deputy Premier and Minister
 for Public Works and Ports
 Owners: Mrs. F. Schulander
 Land Area: 4.3ha
 Existing planning instrument allows subdivision into lots with minimum areas of 10ha. The Rural Lands Assessment proposes a minimum of 4ha. The applicant requests three lots, two being 4047m² and the third approximately 3.5ha. The reason for the subdivision is on the grounds of ill-health of the correspondent's husband coupled with financial pressure of mortgage repayments and the completion of a new home in the final stages of construction. The land in question was purchased approximately 12 months ago.
3. Spinks Road, Glossodia - Lot 73, DP 214752
 Applicant: G. Rodwell
 Owners: Mr. & Mrs. G.J. Rodwell
 Land Area: 2.033ha
 Existing planning instrument does not allow subdivision in the area except for the purposes of boundary adjustment. The land is zoned Residential 2(d) Restricted. The proposed subdivision is to excise a lot of approximately 4000m² leaving a residue of approximately 1.63ha. The reasons for subdivision are that Council has supported similar applications at East Kurrajong and Kurrajong and that the impact of this proposal would be less than the others.

A paper has been distributed with the business paper that discusses generally the effects of subdivision on rural production and the case for hardship.

Recommendation

That Council not support the applications for local environmental plans to permit subdivision in the manner proposed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 6: (P160-25)

SUBJECT: WHEENY CREEK STUDY AREA

In 1979 when the Wollemi National Park was dedicated, an area - generally being that surrounded by Blaxlands Ridge Road, Main Road No. 503, Upper Colo Road and Comleroy Road, was indicated as a study area. Submissions were requested from Council, the National Parks and Wildlife Service and the Lands Department indicating possible uses of the land. These submissions were then collated by the Department of Environment and Planning and a recommendation made to the Minister. This area included the land of Mr. A.H. Bow, which has been the subject of concern to Council and surrounding residents.

The Minister for Planning and Environment and Lands agreed upon the establishment of an inter-departmental committee to prepare a plan of management for the area and Council appointed the Shire Planner as its representative early this year.

The Minister has now indicated certain decisions he has made, being summarised as follows:-

- With regard to land tenure issues:
 - the Crown lands south of Blaxlands Ridge Road are to remain under the control of the Crown Lands Office and made available progressively for use by youth clubs and recreation clubs with the proviso that the land is not restricted solely to this use;
 - that no land be transferred to the National Parks and Wildlife Service due to increasing recreational demands and given the existing size of Wollemi National Park;
 - that the recreation reserve at Wheeny Creek be not transferred from the control of Council to the National Parks and Wildlife Service;
 - that Crown land with frontage to the Colo River continue to provide access to the river, with the care, control and management being vested in Hawkesbury Council;
 - that the acquisition of freehold land for incorporation within the Park be reconsidered upon the completion of the plan of management.

The first meeting of the committee was held recently and basic issues discussed. The senior surveyor representing the Crown Lands Office is currently preparing plans of the area indicating the tenure and issues enumerated by the various representatives. A copy of Council's original submission will be made available to members of the Committee. At this time it is expected that the plan of management should be completed within a period of six months depending upon the amount of time to be allocated by the individual members.

Recommendation

Submitted for the information of the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

SHIRE PLANNER'S REPORT

ITEM 7:

SUBJECT: RICHMOND COMMERCIAL AREA - PARKING ASSESSMENT

The planning staff have been assessing the commercial area of Richmond mainly looking at:

- traffic conflict
- existing and possible floor space and related parking
- effect of the proposed varying scheme and heritage orders
- pedestrian amenity

EXISTING PARKING

The existing developed floor space in the General Business zone in Richmond is around 35,000m² or a ratio of 0.8:1. The maximum achievable is 2:1. There is presently off-street parking for 472 vehicles with on-street parking in Windsor Street for approximately 110 vehicles, with the addition of approximately another 110 spaces in Bosworth and West Market Streets. This last figure, however, does include parking in front of residential properties. No allowance has been made for the on-street parking that does occur in Francis and East Market Streets, which is generally related to Special Business uses. On the basis of the existing development and Council's parking code of one space for every 37m² of floor space, there is a maximum deficiency of around 250 spaces.

The maximum deficiency is only directly applicable during peak shopping periods. There is a considerable split in the commercial functions of Richmond from the low order service functions that only require short stopover time, to the higher order larger retail establishments with longer stopover periods. Some of the deficiency is catered for by the implementation of parking time limits both in the street and in the parking areas. It is considered that greater use should be made of time limits in commercial areas ranging from ½ to 1 hour, 1-2 hours and no restrictions. No specific recommendations in this regard are made at this time as these should be a matter of consultation with the Traffic Committee.

FUTURE FLOOR SPACE

An assessment has been made of the full possible floor space that can be achieved both under the current planning instrument and the varying scheme. This assessment has had due regard for the heritage orders that are applicable and the number of properties that will restrict their rebuilding and achieving a maximum floor space ratio of 2:1, and of other properties that are not likely to rebuild due to the current economic viability of existing buildings.

The potential floor space under the existing planning instrument, on the above criteria, is around 53,000 square metres rising to approximately 64,000 square metres when the varying scheme is included. These floor spaces achieve a floor space ratio of 1.25:1 and 1.46:1 respectively. It is expected that this maximum floor space would be achieved over a period approaching 15 years. The total parking requirement for the maximum floor space on the basis of Council's code is 1730 vehicles.

This assessment does not include the Special Business zones as it is considered that these operations should generally provide their own off-street parking.

SHIRE PLANNER'S REPORT CONTD
(ITEM 7 CONTD)

INVESTIGATION OF POSSIBLE PARKING AREAS

A thorough investigation was made of all possible sites for additional ground level parking areas within reasonable distance of the commercial area. Only two sites were seen as suitable, being:

- Bosworth Street between Windsor Street and Francis Street on the western side;
- to the rear of the properties fronting the southern side of Windsor Street and West Market Street.

A design has been undertaken on both areas. For the possible area in Bosworth Street, 110 spaces could be provided. The cost of this, however, would be in excess of \$4000 per space mainly attributable to the acquisition costs estimated at around \$2600 per space. The area behind the premises fronting the southern side of Windsor Street and with access from West Market Street involves the connecting of a proposed private parking area for development behind the C.B.C. Bank and the parking area associated with Wu's Arcade. This latter proposal involves the acquisition of the rear of two properties and successful negotiations with the developers of land fronting West Market Street for access. At this stage, initial discussions indicate their willingness to allow their proposed private parking area to become part of a larger public parking area.

Alternative layout plans for this area will be available to the meeting. The capacity would be between 90 and 120 vehicles.

The only other possible area would be the extension of the existing car parks into the properties fronting Francis Street. However, this involves substantial acquisition costs similar to that in Bosworth Street and on ground extensions of the existing car parks that are not conducive to consolidation of the commercial and associated activities. This would further reduce future possible commercial development of Richmond.

Preliminary investigations have been made of extending the existing car parks between Bosworth and West Market Streets, and West Market and East Market Streets by the addition of elevated decks. The current cost of these is around \$3200 per vehicle space. A layout plan has been prepared for a one level extension above the area between Bosworth and West Market Streets. This could provide an additional 195 spaces with the loss of eight spaces in the existing parking area that would be utilised for ramps and stairways.

At this time it is considered that Council should be cognisant of the implications of off-street parking required for the floor space ratio available in the total General Business zone. The implication is a requirement for two elevated levels on both the existing parking areas to provide for the projected maximum floor space over a period of around 15 years, together with appropriate parking time restrictions.

Richmond is currently the largest commercial centre within the Shire and is at the threshold of undertaking the role as a sub-regional centre. This is likely to continue further, particularly when considering the future residential role of the surrounding towns. This will probably require further commercial areas in the two blocks where the major car parks are established at present.

SHIRE PLANNER'S REPORT CONTD
(ITEM 7 CONTD)

OTHER INVESTIGATIONS

Investigations are currently underway to propose some alternatives to rationalise the existing traffic/pedestrian conflict that occurs along Windsor Street. While this is not as severe as the congestion in George Street, Windsor, there is a need to assess any alternatives available at this stage in the town's commercial development. These alternatives include the possibility of a pedestrian mall, particularly in the extension of the park across Windsor Street; making Windsor Street one-way between East Market and West Market Streets with angle parking opposite the park; and the possibility of widening the pedestrian ways in Windsor Street to improve pedestrian flow and amenity. These alternatives require further investigation and discussion with the Traffic Committee.

PARKING CONTRIBUTION

The existing car parking contribution is \$2000 per space. This is based on current day costs of providing car parking on land that was acquired some time ago. This assessment proposes that the main future car parking in Richmond will be provided on elevated decks over the two larger existing car parks. In addition, there will be parking generally behind the C.B.C. Bank and a proposed staff car park in Bosworth Street. At this time it is recommended that Council increase the contribution for the remainder of 1982 on the basis of this assessment and that the amount be \$3200 per space.

Recommendation

1. That contribution for car parking in Richmond, Windsor and North Richmond for development unable to provide on site car parking be be \$3200 per space.
2. That negotiations be authorised to establish a public car park on the land generally behind the C.B.C. Bank and Wu's Arcade connecting the existing private parking areas and where possible over vacant land.
3. That negotiations be authorised with a view to establishing a public car park on land fronting the western side of Bosworth Street between Windsor and Francis Streets.
4. That investigations be undertaken as to the ways and means of establishing and financing elevated car parks over the existing car parks behind the commercial development fronting Windsor Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

P.S. Green

QUESTIONS WITHOUT NOTICE

Councillor Nicholson stated that in the Environmental Study of the business areas of Windsor, Council recommended that the area in Macquarie Street near Ross Street opposite the car park be rezoned commercial. He stated that there are very strong rumours around Windsor that this has been changed to residential and asked if a statement could be made to correct the rumours.

The Shire Planner advised that Windsor Council originally proposed that the eastern side of Macquarie Street be zoned Special Business in the Windsor Varying Scheme. The Department of Environment and Planning did not concur with the proposal and indicated that it would be necessary for a study to be undertaken prior to any further consideration and this was prepared and forwarded to the Department. A favourable reply has not been received to this document. In the new Local Environmental Plan currently awaiting exhibition, the area is shown as residential and Council may, if it so wishes, object to this zoning during the exhibition period. Discussions have taken place between Council's Planning Department and representatives of Myers regarding a proposal for a fast food outlet in this area, who advised that they had discussed the matter with the Regional Manager of the Department of Environment and Planning who had indicated that the proposal they had would be accepted.

The Shire Planner advised that he rang and spoke to the Deputy Manager and was advised that the Regional Manager denied making such a statement. The Shire Planner stated that in further discussions with the Department of Environment and Planning they indicated that they would support the Special Business proposal provided there is an overall concept involved including justification for the proposal.

Councillor Buttsworth asked if Council's code for the set back on fences in the industrial area had been altered to 10m.

The Shire Planner advised that the code had not been altered but in the case of the development by the Hawkesbury River County Council it was appropriate in this instance and suited the design of the surrounding land. He stated that the matter had been discussed with the County Clerk.

Councillor Buttsworth asked also whether the code had been altered regarding the parking length. He understood it was to be 5.6m and if that was the standard length.

The Shire Planner advised that the parking length is 5.5m and the parking width 2.6m and the reason for the change in policy in relation to the particular development application referred to was the difficulty being experienced with the parking area.

Councillor Knight referred to a question asked about five months ago regarding the status of land at Port Erringhi, Ebenezer. He understood that the No. 1 Golf Course should have been reverted back to Council's control and management in 1978/79 under an agreement.

The matter to be investigated.

Councillor Henry referred to the retailing in factory areas.

The Shire Planner advised that the Department of Environment and Planning had produced a state policy about six months ago for retailing in industrial areas where the retailing is of a minor nature relative to the industrial operation. He stated there have been a number of instances in the South Windsor area where retailing from the sites has been carried out. In the particular instance which Councillor Henry is referring to, the applicant has given an undertaking to reduce his retailing to within the guidelines set by the Department, and the Shire Planner undertook to check whether the retailer is conforming with the guidelines.

13/4/82

Councillor McEwan asked what was the status regarding railway land in Richmond.

The Shire Planner stated that he rang the State Rail Authority who advised that the documents had not been finalised for advertising and the Authority had undertaken to forward a reply to Council before the next Ordinary meeting.

Councillor McEwan asked what was the present status regarding Golac.

The Shire Planner advised that the case by the State Pollution Control Commission came before the Court on Friday 12th March at Richmond. The company pleaded not guilty and the case was adjourned to the Windsor Court as a defended matter cannot be heard at the Richmond Court and the matter would come up some time in June.

Councillor McEwan asked if there was anything Council could do to support the State Pollution Control Commission as there is still a lot of work going on at the location.

The Shire Planner advised that he would investigate the matter and report back to Council.

Councillor McEwan sought information regarding the activities of LandCom, particularly in the South Windsor and North Richmond areas.

The President advised that LandCom had visited this area as well as numerous other areas and stated that LandCom were seeking information if they were successful in obtaining land in this area.

The Shire Clerk outlined the discussions which took place and stated that the LandCom were interested in the North Richmond and South Windsor areas but to what extent it was not known at this stage. Discussions had taken place between Council officers, the Chairman of LandCom and the Director of the Land Co-ordination Unit which had been established by the Deputy Premier.

They are seeking advice as to whether Council would like to be involved in the development, but the matter could not be explored further until such time as a decision has been made regarding the purchase or otherwise of land by the Commission.

He advised that LandCom would be contacting Council if they proceeded regarding arrangements.

Councillor Horrex stated that he had a document which involved the Minchinbury area in Blacktown and the Land Commission, and undertook to supply a copy of the document.

Councillor McEwan advised that he understood Mr. Peel had indicated that he was willing to develop his land at North Richmond and Councillor Horrex stated that Council had resolved to have discussions with Mr. Peel on the basis of joint development.

The Shire Clerk stated that there had been no invitation extended by Council to LandCom before LandCom visited the area. Discussions took place in accordance with Council's resolution with Mr Peel and the Shire Planner. A case was put to Mr. Peel on the basis of possible joint development. Any proposal would have to come before Council for a decision.

13/4/82

The Shire Clerk further pointed out that he understood that LandCom had made an offer to Mr. Peel and in view of the fact that negotiations are now taking place with another party he felt it would be quite wrong for Council to make an approach to Mr. Peel and it was entirely up to Mr. Peel when a decision has been made with LandCom whether he wishes to come back to Council.

Councillor Rotherham asked if any informal or formal approaches had been received by Council from persons wishing to establish an extractive industry on Diamond Hill.

The Shire Planner stated that there were none that he was aware of.

The meeting terminated at 11.18 a.m.

Report of the Meeting of the Extractive Industry Committee held at the Council Chambers, Windsor on Monday, 29th March, 1982 commencing at 4.30 p.m.

PRESENT : Councillor B.E.Brown, President, and Councillors C.Sullivan, P.A.Dunn, A.L.Knight, R.F.Rotherham, the Shire Clerk and the Shire Engineer.

SHIRE ENGINEER'S REPORT.

1. FLOOD MITIGATION WORKS, CORDNERS CORNER. F84/5.

The Committee in consideration of tenders of a royalty payment to Council for the dredging, processing and removal of sand from Cordners Corner resolved as follows:-

1. That no tenders for (a) royalty payment to Council for winning and removal of material from Cordners Corner and (b) the dredging, washing, screening and stockpiling of material from the Hawkesbury River at Cordners Corner be accepted at this time.
2. That the Engineer be authorised to sell the bank of material using Council's staff and equipment at prices per tonne to be determined and/or negotiated by the Shire President, Shire Clerk and Shire Engineer.
3. That the Engineer submit a further Report on the sale of the balance of the material and associated costs using Council's plant and equipment.

In association with the construction works for the industrial estate corner Ham and Fairey Roads, South Windsor bank material was excavated and approximately 20,000 tonnes has been removed from that site. In regard to the removal of material from the bank the Department of Public Works have advised in their letters of 21st December, 1981 and subsequent letter of 11th March, 1982 that the Department will not allow removal of the bank material until the completion of dredging of sand from the bed of the Hawkesbury River. Copies of the Departments letters are appended hereto.

The installation of the weighbridge has been completed with the exception of the provision of three load cells and this work is to be undertaken on 26th March, 1982. The weighbridge then will be calibrated and operative.

In regard to Item 3 of the Committee's Report the provision of the capital equipment necessary has been estimated as follows:-

Dredge and delivery of pipes (100 tonnes per hour discharge)	\$85,000
Washers, screening and cyclone	50,000
Front end loader	60,000
Establishment costs	<u>15,000</u>
	\$210,000

The lead time to set up the above equipment for operation is anticipated to be 3-4 months depending upon the availability of suitable plant.

A subsequent proposal has been submitted by M.D.G. Haulage Pty. Ltd. with an offer of \$3.50 per tonne payment to Council for sand extracted from the Hawkesbury River, that company to be responsible for the undertaking of the dredging, loading and sale of the material and all associated works surrounding these tasks. This offer is substantially above the highest offer previously made by Davidson Reclamations Pty. Ltd. of \$1.53 per tonne. The company has indicated that it would be able to undertake the winning and sale of 1,000 to 3,000 tonnes per week on the basis of the sale of say 2,000 tonnes per week. This would return an amount of \$317,000 p.a. to Council (allowing for 33c per tonne royalty to the Department of Lands). At the rate of extraction of 100,000 tonnes per annum it is anticipated that the supply would be available at this rate for a period of five years. On the completion of the dredging the river bank material would then be removed in accordance with the originally approved programme proposal.

Recommendation

The Committee consult with representatives of M.D.G. Haulage Pty. Ltd. of Rouse Hill in regard to the offer for the payment of \$3.50 per tonne royalty to Council and the conditions under which a suitable Deed of Agreement between that company and Council to be implemented with inclusion of provision for increases in the royalty payment commensurate with C.P.I. movement.

COMMITTEE'S REPORT

The Committee consulted with Messrs. Graham Harris and Patrick Newman, representatives of M.D.G. Haulage Pty. Ltd., concerning their letter of 15th March for the payment of \$3.50 per tonne to Council for material extracted by dredging at Cordners Corner, subject to the Company undertaking dredging, loading and sales of all material and all associated works. It would be Council's responsibility to operate the weighbridge with its own staff, maintenance of roadworks, and any works required under the approved programme with the Department of Public Works and Department of Lands.

The representatives advised that they would propose operating at the site for 5½ days a week and that they would like a contract for at least a two year period and that they would agree to an annual review of the amount to be paid to Council. They also indicated that they would be prepared to give a Bank Guarantee to cover payments to the Council.

COMMITTEE'S RECOMMENDATION.

The Committee RESOLVED to recommend to Council that the offer be accepted subject to a satisfactory agreement.

In connection with the agreement the Committee decided that the following matters should be considered for incorporation in the agreement :

1. The period to be two years with a review of the per tonne payment after the first year.
2. The Company to be given a lead-in time of one month.
3. The route of vehicles to be specified.
4. A suitable formula, if possible, to be included in the agreement for review after the first year and consideration be given to C.P.I., condition of road, and price adopted by the industry for the retail price of material.

3.

5. A Bank Guarantee to be given to cover the payment of materials for a three month period.
6. The minimum quantity to be extracted and paid for being 25,000 tonnes a quarter.
7. Possible pre-determined price for material required by Council for its own works.
8. Hours of operation to be 7.00 a.m. to 5.00 p.m. Monday to Friday and 7.00 a.m. to 12.00 noon Saturday morning.

The meeting terminated at 5.50 p.m.



Department of Public Works

The Shire Clerk,
Hawkesbury Shire Council,
Council Chambers,
George Street,
WINDSOR. N.S.W. 2756

Metropolitan District Office
174 Willoughby Road
St Leonards
Postal address: Box 47 P.O.
St Leonards 2055

Our reference: MD 5008/29 DPM:AF

Your reference:

Telephone: ~~436-6444~~ 436-6444
Contact: Mr. D. P. Minehan
436-6518

11 MAR 1982

Dear Sir,

Re: Hawkesbury River : Proposed Dredging
at Cordners Corner

At a routine inspection on the 23rd February, 1982 in company with Mr. A. Hastie of your office it was observed that excavation was in progress on Lot 1 on the inside batter of the high bank, which separates the deep holes from the Hawkesbury River.

This work is contrary to conditions of the Department's approval as contained in my letter of 4th April, 1978, and my letter of 21st December, 1981 as well as the Department of Local Government Conditions pursuant to Section 494A of the Local Government Act, 1919. It is also contrary to the intended method of work outlined in the Environmental Impact Report prepared by Council.

As the primary purpose of dredging operations is to improve the land bounded by Lots 1 and 2, and to prevent the possibility of formation of a new floodway through the existing deep holes, in the event of a flood, Council's actions of excavating the existing bank before stabilising the area it protects are viewed with concern.

Council's attention is directed to the breach of conditions of approval for this work, and its failure to comply with a number of other conditions which were pointed out in my letter of 21st December, 1981.

If Council continues to disregard the conditions of approval, it will be necessary to consider actions in terms of the Local Government Act and/or the Coastal Protection Act to correct this situation.

So that the affected areas can be protected from possible serious damage by floods, Council is urged to institute works in line with Council's own initial proposals and approved conditions.

Yours faithfully,

V. M. TAYLOR,
District Engineer,
Metropolitan.

**Department of Public Works**

The Shire Clerk,
Hawkesbury Shire Council,
Council Chambers,
George Street,
WINDSOR. N.S.W. 2756

Metropolitan District Office
174 Willoughby Road
St Leonards
Postal address: Box 47 P.O.
St Leonards 2065

Our reference: MD 3008/29 DPM:AF

Your reference: F 84/5/LC

Telephone: [REDACTED] 436-6444

Contact: Mr. D. P. Minehan
436-6518

2 DEC 1981

SEV
F84/5

Hawkesbury River: Proposed Dredging at Cordners Corner

Dear Sir,

Reference is made to your letter of 14th December, 1981 which requests the deletion of condition 2 for carrying out this work, as set out in my letter of the 4th April, 1978.

This condition was included for the purpose of retaining the high bank between the river and the deep holes, which is necessary to prevent formation of a new floodway through the deep holes in the event of a flood with consequent possible damage to river regime and adjacent banks.

Council's request has been given consideration in the light of the stabilization works carried out adjacent to lot 11B, however, this work would not prevent the formation of a possible secondary floodway if the high bank is removed. In the circumstances, it is necessary for the high bank to be retained until completion of dredging operations as originally approved and therefore condition 2 must remain to ensure stability of the area.

Council's attention is drawn to conditions 3(a), 4(a), 4(c) and 5 of my letter of 4th April, 1978 which required certain survey and soundings to be provided to the Department for approval prior to commencement of dredging and to condition 8(a) which requires Council to provide details of their proposed mode of operations, siting of plant etc.

Early provision of this outstanding information would be appreciated.

Yours faithfully,

V. M. Taylor
V. M. TAYLOR,
District Engineer,
Metropolitan.

Noted
2/2/82.

Report of the Meeting of the Extractive Industry Committee held at the Council Chambers, Windsor on Tuesday, 6th April, 1982 commencing at 4.30pm

PRESENT: Councillor B. Brown, President, and Councillors P. Dunn, F. Henry, A. Knight, R. Rotherham and C. Sullivan, the Shire Clerk, Shire Engineer and Shire Planner.

SHIRE PLANNER'S REPORT

1. EXTRACTION OF MATERIAL - HAWKESBURY RIVER, NORTH RICHMOND

Introduction

Council is the owner of land in the bed of the Hawkesbury River at North Richmond upstream from the North Richmond Bridge generally opposite the residential subdivision of Keda Circuit. This section of the river is the only section in the locality that has not been subject to extraction.

Report

Preliminary investigations have indicated the desirability to extract the sand and gravel in this section to maintain uniformity in the river's cross-section.

The initial assessment also indicated that avenues to remove the material through the eastern side of the river are limited. Early action is, therefore, essential if the material is to be removed and through the eastern side of the river.

A development application is currently being prepared and, at the same time, it is desirable to call tenders for the removal of the material so that when, and if, an application is approved, Council is in a position to have it removed expeditiously with minimal interference to the surrounding area.

Recommendation

That tenders be called for the extraction of material from the site on the basis that:

1. The material is removed through the eastern side of the river with no works being undertaken at all on the western side.
2. Access is to be provided by the successful tenderer.
3. The tenderer is to provide all materials and equipment necessary for the operation.
4. The tender is subject to the approval of a development application and any conditions imposed therein, including a security bond for compliance with conditions.

COMMITTEE'S RECOMMENDATION

The Committee recommended adoption of the recommendation with the addition of:

"To be completed within 12 months of date of signing agreement."

The meeting terminated at 4.50pm.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 13TH APRIL, 1982

The Shire President and Councillors.

Gentlemen :

1. INVESTIGATION OF SISTER CITY PROPOSAL. C50/10

The President, Councillor Brown, Councillor Dunn, Councillor Horrex and the Shire Clerk were appointed to a Committee to investigate whether the Council and the community should establish a Sister City relationship with another city, town, or area. The Committee held a meeting at 4.00 p.m. on 17th March.

The following information supplied by the Australian Council of Local Government Associations on 16th October, 1981 to the Deputy Lord Mayor of Hobart City Council is of interest when considering a Sister City proposal :

- . There are 124 twinning arrangements in total.
- . Six of these are between Australian States and overseas states/provinces (NSW and Victoria have two each).
- . The 124 arrangements break up by country as follows : USA 33, UK 32, Japan 21, New Zealand 13, Canada 5, China 4, Greece 4, Philippines 3, Malaysia 2, Papua New Guinea 2, Yugoslavia 2, Indonesia 1, West Germany 1, Jordan 1.
- . The 118 non-State arrangements involve 87 Australian communities.
- . Twenty-two of these have more than one twin city arrangement.
- . The proportion of Local Government authorities in each State involved in an arrangement is : NSW 21%, Victoria 12%, Queensland 6%, South Australia 4%, Western Australia 2%, Tasmania 14%, Northern Territory 50%.
- . A common name was the reason for twinning in 32 instances.
- . The city with the greatest number of arrangements is Warwick in Queensland (with five).
- . There are two known twin city arrangements between Australian cities.
- . Thirty-one additional arrangements are understood to be currently under negotiation.

Some nearby arrangements are :

- . City of Campbelltown with Campbelltown in Scotland.
- . City of Blue Mountains with Flagstaff, Arizona, U.S.A.
- . City of Goulburn with El Cajon, California, U.S.A.
- . City of Penrith with Eden District Council, Cumbria, England.
- . Shire of Sutherland with Lakewood City, Denver, Colorado, U.S.A.
- . Shire of Wingecarribee with St. Helens, Oregon, U.S.A.

It is essential that the community be fully involved and give every support otherwise it is felt that such an arrangement will be unsuccessful because of lack of interest. In some areas considerable enthusiasm is developed through exchange of information in business and commerce and at local government levels and through educational, sporting, and social links, either by way of correspondence, gifts, or direct visits. Visits can sometimes involve the local area in considerable work and possibly expenses providing accommodation (sometimes guests are billeted), entertainment, and hospitality generally.

The Committee believes that it is important in the first instance to obtain an opinion from representative groups and a meeting is being convened by the Committee in the near future. After the meeting has been held a further report will be submitted to Council on whether such an arrangement should be established and if so means of public involvement.

IT IS RECOMMENDED THAT the report be received.

2. PROPOSED BICENTENARY COMMUNITY COMMITTEE. REPORT BY COMMUNITY ARTS OFFICER. C40/2

The New South Wales Bicentennial Council has requested that Council form a Community Committee of interested persons to plan activities within the Hawkesbury Shire area during the Bicentenary year of 1988. The New South Wales Bicentennial Council has informed Council that the Commonwealth Government wishes to concentrate over the next few months on international and national aspects of the Bicentenary. Commonwealth Government funds will not be available for activities and projects taking place at local level, but the situation as regards funds from State Bicentenary authorities seems to be unclear and could be clarified by the Community Committee.

After the Community Committee's endorsement by the State authority, the committee will receive information regarding events and projects being held nation-wide, and local events will be included in a National Programme. In addition, a community providing projects of an enduring nature, such as parks or buildings to provide a much-needed facility will receive a flag, certificate and plaque. If it is envisaged that the Bicentenary Park project will be completed before 1988, another major project could be considered by Council, subject to funding available from all sources for such a project (this funding would not necessarily be restricted to the Bicentenary authority, but would be from other appropriate government bodies and private sponsorships, according to the nature of the project).

It is intended that the usual biennial Macquarie Towns Festival be cancelled in 1987 and 1989 to enable the community to focus on an enlarged Macquarie Towns Festival in 1988.

Because of the difficulties which face a committee established some six years before the event, it is proposed that the committee should have the right to invite interested members of the community to either join the committee, establish sub committees, or to act, from time to time, in an advisory capacity.

IT IS RECOMMENDED THAT :

1. The Committee be composed as follows :

Shire President	... Chairman
Council's Senior Administrative Officer	... Secretary to Committee
Shire Engineer	
Community Arts Officer	
Principal, Hawkesbury College of Advanced Education	
Officer Commanding, R.A.A.F. Base	
Inspector of Schools	
Representative of the Press	
Representative of Chambers of Commerce	
Mrs.J.Peare	... Community representative

2. The committee have the right to invite interested members of the community to join the committee and establish sub committees.
3. The committee be requested, as a matter of priority, to confer with the State Bicentenary authority to establish the policy on funding for local projects and events.

3. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. C51/3

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for March, 1982 :

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st March	Civic Reception & Dinner	* Hawkesbury Shire Council
2nd March	Public Meeting	Hawkesbury Shire Council
2nd March	Practice	Macquarie Towns Symphony Orchestra
3rd March	Meeting	* Mr.Lanham
6th March	Wedding	* Mr.Miles
8th March	Dinner	* Gideons International
8th March	Dinner	* Windsor Lions Club
10th March	Senior Citizens Concert	* Hawkesbury Shire Council
11th March	Cancer Seminar	* The Inner Wheel Club
12th March	Jazz Concert	* Hawkesbury Jazz Society
13th March	Wedding	* Mr.Sullivan
13th March	Wedding	* Mr.Mathews
14th March	Meeting	* Charismatic Christian Fellowship
20th March	Wedding	* Mr.Colless
21st March	Wedding	* Mr.Rice
22nd March/	Exhibition -	
28th March	Heritage Week	* Hawkesbury Shire Council
31st March	Luncheon - Grants Commission	* Hawkesbury Shire Council
		* Paying functions.

IT IS RECOMMENDED THAT the report be received.

4. COMMUNITY ARTS OFFICERS' NATIONAL SEMINAR - REPORT BY COMMUNITY ARTS OFFICER. A11.

The Community Arts Officers' Biennial National Seminar was held at the Rymill Conference Centre, Adelaide from 14th to 16th March. Council's Community Arts Officer attended. The Seminar was attended by 63 Community Arts Officers' from all States of Australia. Sessions at the Seminar were led by members of the Community Arts Board Staff, South Australian Local Government Association, lecturers from Flinders University and community artists from Australia and Britain.

The two main issues that were discussed at the Seminar were:

1. The re-organisation of the Australia Council.

All specialist Boards are to be abolished and five directors to be appointed. Andrea Hill, Director of the Community Arts Board is now Director of Policy & Planning. Specialist project officers who now handle grant applications in their own areas of expertise are now channelled into a general department. The effect of this move on future Federal Government funding caused concern to the participants at the Seminar.

2. The Murray Edmonds Report to the Australia Council - entitled "Local Government and the Arts in Australia".

The Murray Edmonds Report has been sent to Council for comment.

Discussions included communities of the future; role of Community Arts in planning, State Community Arts Networks; evaluation of Australian development, especially in Community Arts; promotion, marketing and sponsorship.

The Seminar was an opportunity for Community Arts Officers from many parts of Australia, administrations and community artists to communicate and share resources and skills. Resolutions conveyed from the Seminar to the Federal Government reflected concern at the re-organisation of the Australia Council and the severe cuts in Government funding.

IT IS RECOMMENDED THAT the report be received.

5. CERTIFICATE AS TO STATE OF ACCOUNTS WORK.

The Certificate as to the State of Accounts work as at 31st March, 1982, as required by Ordinance 26 is now submitted to Council.

1. Rates & Charges

Rates & Charges totalling \$6,333,884 were levied on 3rd March, 1982. The arrears amount to \$708,940 and therefore the total collectable amount is \$7,042,824.

Payments to the 31st March totalled \$880,019 which represents 12.5% of the total levy and arrears. An amount of \$189,353 was received for the corresponding period in 1981. However, it should be noted that the 1981 rates were levied on 27th March and were due on 30th April, whereas the 1982 rates became due on 6th April.

2. Costing

Income and expenditure for the period ending 31st March, 1982 has been posted to the ledger and the Financial Statement Form 2A is currently being prepared for submission to the Finance Committee Meeting of 27th April, 1982.

Entries to all miscellaneous registers for 1982 have been completed to 28th February, with postings and balancing for March currently being performed. Purchases and issues for the Stores System have been processed to the 31st March.

3. General Comment

Detailed preparation of the 1981 Statements of Account has commenced and every effort is being made for completion of the Statements by 31st May, 1982. This will enable an audit of the 1981 Accounts to be completed in early June.

IT IS RECOMMENDED THAT the report be received.

6. 1982/83 LOAN PROGRAMME. B23/9

The undermentioned programme has been adopted by Council :

Tennis Courts, South Windsor (4 courts)	...	\$250,000
Acquisition of Property	...	300,000
Purchase of Plant and Equipment	...	300,000
Provision of Child Care Facilities (South Windsor, North Richmond & Wilberforce)	...	200,000
St.Albans Construction of Tennis Courts	...	15,000
Horrie Eley Memorial Reserve Improvements	...	13,000
Provision of Traffic Lights (Cnr.Pitt Town & Windsor Roads)	...	30,000
Bicentenary Park Development	...	<u>100,000</u>
		1,208,000
Glossodia Water	...	792,000
Sewerage Works	...	<u>100,000</u>
Total	...	<u>\$2,100,000</u>

Although the Capital Works Programme has been adopted by Council, the question of expenditure depends upon receiving an allocation to cover the total amount. In view of the very tight financial constraints which now exist, it is unlikely that Council will receive an allocation of \$2.1 million. As Council is aware, if the allocation is not sufficient to cover the programme, it will be necessary to revise the programme.

The Engineer and I have discussed the question of providing funds for kerbing, guttering and footpaving and although Council's allocation will not be known until about October, we feel that the programme should now be revised to provide a programme of kerbing, guttering and footpaving works in the various areas, including Wilberforce and Glossodia. We therefore propose that the amount programmed for Glossodia Water be reduced to \$600,000 and the sum of \$192,000 be allocated for a major kerbing, guttering and footpaving programme during 1982/83.

In accordance with the contract between the Council and the Metropolitan Water Sewerage & Drainage Board in relation to the Glossodia Water Scheme, Council's contribution is \$2,940,000 of which \$1,751,000 is in hand and \$177,000 already paid to the Board. If the amount of \$600,000 is borrowed in 1982/83, the sum of \$412,000 will have to be borrowed in 1983/84 to make up Council's total commitment under the agreement.

The Engineer anticipates having a programme of works to the Works Committee meeting on 25th May for consideration by the Committee and for expenditure in 1982/83, subject to the necessary allocation being received.

IT IS RECOMMENDED THAT the 1982/83 Capital Works Programme be revised with \$600,000 being provided for Glossodia Water and \$192,000 for construction of kerbing, guttering and footpaving, subject to the necessary allocation being received.

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 13th APRIL, 1982

The Shire Clerk,
WINDSOR.

1. BRIDGE CONSTRUCTION - TERRACE ROAD

Although hampered by wet weather and increased creek discharge, the base slabs for both abutments have been placed and work is proceeding on the erection of formwork for the wall and wings on the western abutment.

2. ROAD CONSTRUCTION

West Portland Road

Earthworks are continuing with use of explosives. The large fill across the gully at the top end of the project, is now over 50% complete.

3. CAR PARK CONSTRUCTION

Macquarie Street, Kable Street to Fitzgerald Street

Placement of the asphaltic concrete surface on the extension at the southern end has been attended to.

4. FLOOD MITIGATION

Cordners Corner

Installation of the weighbridge, together with erection of the operators room and power connection has been completed. Extension of earth retaining wall adjacent to Weller's has been completed, and detention ponds formed. Gates and fencing have been erected at the entrance.

Maintenance Programme

Plant and equipment has returned to South Creek and are attending to obstructions in the vicinity of the junction with Eastern Creek.

5. NEW SOUTH WALES SPECIAL GRANT FOR EMPLOYMENT

Hobartville Drainage Channel

Construction of the concrete invert between Douglas Avenue and Valder Avenue is nearing completion.

Bi-Centenary Park - Ham Common

Preparation of the area for tree planting is well advanced. Erection of the fence along the Windsor-Richmond Road is over 50% complete. Council staff have commenced installation of the water service for the Richmond end.

6. ROAD RESEALING

Sealing of the following roads has been attended to:-

George Street, Windsor - Argyle Street to James Street
March Street, Richmond - Bourke Street to Paget Street
Freemans Reach Road - Gorricks Lane to sandpit
Upper Colo Road - MR 503 to Fitzgerald Bridge
Cabbage Tree Road - Ch.800 to 1300
Warks Road, Kurrajong Heights - Ch.300 - 1000
Horans Lane
Grono Farm Road - Burdiken Road to Stoneleigh Dairy
Edwards Road, Richmond Lowlands.

7. MAINTENANCE

Main Road 519, Kurmond to Singleton Road.

Heavy pavement patching between Browns Road and Blaxlands Ridge Road.

Main Road 181

Gravel resheeting on the following sections is in progress:-

11.2 - 11.9km; 15.9 - 16.5km; 17.7 - 18.3km; and 25.2 - 25.6km.

Grading and surfacing access to Weller's property, Bells Line of Road, Kurrajong.

Attention to patching, gravelling and or grading:-

Grose Vale Road; Crooked Lane; Marlene Street and Panorama Crescent, Freemans Reach; Wheelbarrow Ridge Road; Terrace Road; Wire Lane; McKinnons Road, Wilberforce; Longleat Lane; Cedar Ridge Road; Baileys Lane & Old Bells Line of Road, Kurrajong; Cornwallis Road and Greenway Crescent; Ingolds Lane; Londonderry Road; Yarramundi Lane; Saunders Road; and villages of Pitt Town and Wilberforce, and town of Richmond.

8. PARKS & GARDENS

The tennis courts at Maraylya Park have been provided with an asphaltic concrete surface and application of the colour surface should be completed by day of the meeting.

The colour surface on Pitt Town Tennis Courts has been completed.

Ovals and sports fields have been changed from summer to winter sports including aeration of the surface at McMahons Park and Woodlands Oval.

Plant is not maintaining pace with the need for mowing of the parks and gardens at the present rate of growth.

Attention has been given to scours and the grass surface at the boat ramp. Of interest was the successful launching on 30th March of a large trawler using a crane to place the boat into the deep water.

Repairs have been made to the pumps for the lake and irrigation system, McQuade Park, and a replacement pump is on order for the fountain in Paine Park.

9. COUNCIL CHAMBERS EXTENSION

Erection of partitions together with adjustment of electrical equipment and provision of additional furniture has been completed to the stage that all staff have now been relocated into the building.

10. OTHER BUILDINGS

Wilberforce Child Care Centre

The alterations to the Wilberforce Office to provide facilities for a Child Care Centre have been completed, subject to erection of the new fence on the school boundary, landscaping and satisfactory fire rating.

Hobartville Shops.

Work has commenced on the construction of the additional shops.

Windsor Swimming Centre

Work has commenced on the clubhouse for the swimming club.

Document Exchange, Council Chambers

Work is now complete except for the erection of bollards, and the exchange is now in use.

Maintenance Attention

Richmond Pool; Blaxland Ridge Bush Fire Shed; Tamplin Field Amenities; Webbs Creek Boom Gate & Pump on Toilet Block; Senior Citizens' Centre.

New State Emergency Services Headquarters, Windsor.

Insurance repair of fire damage is well advanced.

11. COUNCIL INDUSTRIAL SUBDIVISION

Earthworks are now well advanced with the major stormwater drain complete except for construction of the pits. Installation of the internal road and interallotment drainage is proceeding. Kerb and gutter and placement of the pavement base course has been completed on the Ham Street frontage.

12. SUBDIVISION DEVELOPMENT

Subdivision No.1724 - Tasman Securities, Collith Avenue, Windsor.

Roadworks are continuing on this development.

Subdivision No S81/106 & S81/114 - Hawkesbury Valley Holdings, Pecks Road, North Richmond.

Work has commenced on the project.

13. PERMANENT CONSERVATION ORDER - THOMPSON SQUARE

Evidence was given at the hearing held at the Council Chambers on 23 March, 1982, regarding Council's concern in respect to the inclusion of the roads within the proposed Order. As part of the park as constructed is within the road reserve, a problem does exist in respect to definition.

14. 1982 LOCAL GOVERNMENT ENGINEERS' CONFERENCE.

Staff attended the Conference over three days with attendance of Engineering staff and supervisors rostered for a visit to the Field Day site at Parklea. A panel discussion was held on the subject "Residential Subdivision of Land Standards" and it is understood that the Local Government & Shires Association propose to release a report in respect to appropriate subdivisional requirements.

15. DRAINAGE EASEMENT - LOT 126 D.P.214752, GOLDEN VALLEY DRIVE GLOSSODIA (FILE: 1714

Subsequent to the construction of a cottage over the existing easement, Colo Shire Council resolved to agree to the relocation of the easement subject to the construction of drains and survey and legal costs being at the builders or owners expense.

The legal documents for extinguishment of the old easement and creation of the new easement have now been submitted and require completion under the Common Seal of Council.

IT IS RECOMMENDED that the documents relating to the extinguishment of the existing easement and creation of a new drainage easement within Lot 126, D.P.214752, Golden Valley Drive, Glossodia, be completed and the Common Seal of Council be affixed thereto.

16. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

FILE S81/95. Applicant: G.K. Boler. Owner: G. Stringer & A. Smith
Portions 109, 110, 111 Hermitage Road, Kurrajong. creating two (2) lots.

FILE S81/138. Applicant: P.M. Mc Cartney. Owner G.G. & J.L.L. James.
Lots 1 & 2 D.P.605173, St. Albans Road, Lower Macdonald, creating two (2)
new lots having areas of not less than 10 ha.

FILE S82/6. Applicant: Stuart Earle Pty. Ltd. Owner: N. Bennett & B.A. Bullock
Lot 9 and part Lot 10 Section 25 Windsor Street, Richmond, creating three (3)
lots.

FILE S82/15. Applicant/Owner: D. & F.E. Stuut.
Portion 185 Blaxlands Ridge Road, Lower Portland, creating two (2) lots each
lot not less than 10 ha.

FILE S81/139. Applicant: P.M. McCartney. Owner: Est. H.C. Wilson.
Lots 2, 3 & 4 D.P.232656 St. Albans Road, Lower Macdonald, creating three (3)
lots not less than 10 ha.

FILE S82/2. Applicant/Owner: G.D. Sheather.
Lot 1 D.P.951436 Branch Road, Upper Macdonald, creating three (3) lots having
areas of 14, 13.2 and 4.05 ha.

FILE S82/3. Applicant: Bennetts Real Estate Pty. Ltd. Owner: Peel Parklea Pty. Ltd.
Part Lot 1 D.P.222842 and parts of portions 122, 123 and 124, Parish of
Currency, Terrace Road, North Richmond, creating four (4) new lots and an
area of public reserve fronting the Hawkesbury River.

FILE S82/4. Applicant: C.D. Barker Surveys. Owner: G.D. Bennett.
Part Lot 3 and part 26457(L), corner Mt. Tootie Road and Bells Line of Road,
Bilpin, creating two (2) new lots.

FILE S82/5. Applicant: R.K. Cambridge & Co. Owner: J. Paull.
Lots 10 & 11 D.P.20949, corner Richmond Street and Gosper Street, Windsor,
by adjustment of the common boundary.

FILE S82/30. Applicant: Moriarty Stapley & Co. Owners: G. & J.L. Tontian
and Solo Investments (No.2) Pty. Ltd. Lots 1 and 2 D.P.247391, Clare Crescent,
Oakville, by adjustment of the common boundary.

17. SEWERAGE

Staff have been extremely busy during March with attendance to clear
fifteen sewer chokes, three blockages at the pump station, together with
fabrication of one 60 H.P. pump from the two "Forrer" pumps at pump station
"C" off Macquarie Street, overhaul of the emergency 35 H.P. pump with
installation into the pump station.

The pump providing discharge from the toilet block at Macquarie Park was
also repaired.



18. SUBDIVISION APPLICATION

(FILE: DA601/81, S82/23)

APPLICANT: R.K. CAMBRIDGE & CO.
OWNER: GUBBAY, ERICKSON & CLAYDON
LAND & LOCATION: LOT 2 & PART LOT 1, CASTLEREAGH ROAD, AGNES
BANKS, EASTERN SIDE.
ZONING: W.P.S. - RESIDENTIAL 2(d)
APPLICATION: SUBDIVISION CREATING FIFTEEN (15) ALLOTMENTS

The application proposes a subdivision of fifteen (15) residential allotments and the opening of a new road from The Driftway, generally conforming with Council's adopted development control plan for the area with the exception of one additional lot and slight relocation of the new road.

The proposal is considered acceptable and can be approved subject to conditions.

The land has negligible fall with drainage generally towards the culvert under Castlereagh Road at the intersection with Freeman Road.

In determination of the engineering details for the stormwater and interallotment drainage satisfactory arrangements will be necessary to provide for drainage discharge through the adjacent land and/or around the existing road system.

Recommendation

Approval be granted subject to:

- 1.-7. Standard conditions (subdivision) 1, 3, 6, 8 \$18,000, 9, 11 and 12.

Approval of subdivision under Part 12 of the Local Government Act, 1919, as amended, be granted subject to:

- 1.-14. Standard conditions A. (i), (iii), (vi), (vii), (viii), (ix), (x), (xi).
Standard conditions B. (i), (ii) Residential, (iii), (vi), (vii), (viii).
15. Submission of documentary evidence that easements have been acquired where necessary over adjoining private land.

19. CHANGING OF STREET NAME - HAM STREET, WINDSOR. R190-18.

Council in consideration of a report for the name change of Ham Street, Windsor between Drummond Street and Fairey Road to Hudson Street deferred consideration pending discussions with Frank Hermens Retirement Service and D. & R. Henderson Pty. Ltd.

The report was submitted for Council's consideration to eliminate the confusion that now exists between the east and west sections of Ham Street being assigned street numbers as being such for separate streets. This has resulted in confusion as identical numbers in Ham Street refer to different properties. Both Frank Hermens Retirement Service and D. & R. Henderson Pty. Ltd. have strongly objected to the change of name from Ham Street as both firms have advertised their premises in Ham Street and their stationery also indicates the Ham Street address.

Ham Street, physically, is in two sections being residential between Cox Street and Mileham Street and industrial between Stewart Street and Fairey Road. To overcome the existing confusion one of the following alternatives could be applied:-

1. Ham Street could be re-numbered for its full length (avoiding duplication of street numbers).
2. Ham Street could have the name changed to (a) Ham Street West, Cox Street to Mileham Street and (b) Ham Street East, Mileham Street to Fairey Road.
3. Retain the name Ham Street between Stewart Street and Fairey Road and change the name of Ham Street between Cox Street & Mileham Street to Hudson Street.

IT IS RECOMMENDED THAT Ham Street between Cox Street and Mileham Street be re-named Hudson Street and that the name of Ham Street between Stewart Street and Fairey Road remain unaltered.

20. FLOOD PLAIN MANAGEMENT STRATEGY REPORT - FUTURE PROGRAMMING.

A final draft copy of the flood plain management strategy report for the Hawkesbury Valley has now been completed. (See attachment). The final report when released, will provide the guidelines for all future flood mitigation programmes and objectives.

At this point in time there have been no government commitments regarding future funding and it is not known if the Commonwealth will be prepared to give any specific undertakings now or in the immediate future.

Senator Carrick in a response to a deputation from the Executive on 2/12/81 would give no guarantee of continuing programme funding however he was of the opinion that flood mitigation programmes throughout New South Wales would be on-going (presently on an Annual Allocation basis) and that Commonwealth funding would not be discontinued.

The formulation of longer than annual programmes (say 5 years) would allow for a balanced programme incorporating a mixture of structural and non-structural options. The Deputy Premier has indicated that financial assistance will be more likely to go to those authorities which demonstrate that they are proceeding to implement the whole range of strategies.

The proposals set out at Tables I and II in the attached summary are loosely (though not essentially) in order of priority and in future programmes, 5 years or otherwise, will come from these recommendations. It is anticipated that a 5 year commitment for Council would be about \$100,000 which would allow for a \$500,000 programme on a fully funded 2:2:1 basis.

IT IS RECOMMENDED THAT

1. The report be received.
2. Determination of priorities for a 5 year programme be made.
(Recommended programme will be submitted at this meeting.)

21. SUBDIVISION APPLICATION LOT 9 & PT. LOT 10 SECTION 25, WINDSOR STREET, RICHMOND, CREATING THREE (3) NEW LOTS. FILE: S82/6

This subdivision creates three new lots, two lots fronting Windsor Street, containing existing dwellings and one lot fronting Claremont Street.

The subdivision was approved under delegated authority (see Item 16 of Shire Engineer's Report), subject to a condition requiring the construction of concrete kerb and gutter, together with the adjacent road pavement and footway opposite to and for the full frontage of the proposed new lots. Such construction to be to the satisfaction of Council's Engineer.

In response to this condition, the applicants, Stuart Earle (Real Estate) Pty. Ltd., have advised that they oppose the requirement on the basis that it would be almost impossible to provide kerb and gutter and footpath to Main Road 184 without the removal of several trees, which they feel is in conflict to Council's Tree Preservation Order, and to kerb and gutter, footpath Claremont Street will require the provision of a drainage scheme for the area and they suggest that some 50 metres of kerb being the only kerb in the street would cause many accidents. They ask on behalf of their clients that the impost of Condition 4 be withdrawn in its entirety.

The requirement for kerb and gutter was imposed as being Council's standard requirement in respect of residential lots. It is noted, however, that the existing two lots front Windsor Street and Claremont Street but the additional lot created utilises the rear land of the two lots and has sole frontage to Claremont Street and as such the policy requirement should apply to this lot.

IT IS RECOMMENDED THAT the Condition 4 - "Construction of concrete kerb and gutter, together with the adjacent road pavement and footway opposite to and for the full frontage of the proposed new lots. Such construction to be to the satisfaction of Council's Engineer", to the approval to the subdivision of Lot 9 and part Lot 10 Section 25 Windsor Street, Richmond be varied to the following: Construction of concrete kerb and gutter, together with the adjacent road pavement and footway opposite to and for the full frontage of the proposed new lot fronting Claremont Street.

REPLIES TO QUESTIONS WITHOUT NOTICE

FILE: T 216

Councillor Rotherham at the Ordinary Meeting held on 9th February, 1982, stated that the South Windsor Progress Association had asked if the inadequate situation with regard to public telephones at South Windsor could be brought to Council's attention and asked if representation could be made to Telecom on their behalf.

The request for additional public telephones in the South Windsor area was referred to Telecom Australia who have advised that a survey will be conducted to determine requirements in the area and further advices will be forwarded when the results of that survey are known.

R.F. Cranston,
SHIRE ENGINEER

22. 49TH BRIDGE TO BRIDGE POWER BOAT CLASSIC (FILES: A7/23, C51/25)

The Upper Hawkesbury Power Boat Club have requested the closure of the Peninsula for their use on Sunday, 2nd May, 1982, for the running of the 49th annual Bridge to Bridge Power Boat Classic.

IT IS RECOMMENDED THAT permission be given to the Upper Hawkesbury Power Boat Club to conduct the running of the 49th annual Bridge to Bridge Power Boat Classic on Sunday, 2nd May, 1982, and that the ramp be closed to the public on this day, subject to the Upper Hawkesbury Power Boat Club meeting the cost of the necessary advertisements for the closure of the Peninsula.

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 13TH APRIL, 1982

The Shire Clerk,
WINDSOR.

23. PROPOSED FIVE YEAR FLOOD MITIGATION PROGRAMME.

(See Shire Engineer's Report Item 20)

For the purpose of selection priorities were allocated using the following criteria:

- No. 1 Priority Schemes which appear to have a capacity to significantly reduce potential flood damage, particularly loss of life and which can be readily implemented.
- No. 2 Priority Schemes which appeared less attractive than those listed with No. 1 priority.
- Future policy decisions, availability of funds and other relevant matters could alter the priority ratings at their level.
- No. 3 Priority Schemes which do not at this stage appear attractive because of low benefit/cost ratios and/or difficulties in implementation under present circumstances.

Recommended Program

(a) Structural Priority No. 1

<u>Description</u>	<u>Benefits</u>	<u>Approx. Cost</u>
Installation of flood gates at George Street, Windsor (Benefit/Cost: 1)	Flood protection of residential area	\$30,000
Bank protection work along Hawkesbury River at Howes Park	Protection of parkland, urbanised area including residential streets	\$310,000
Raising of Road McGraths Hill to Windsor and possible installation of flood gates	Road raising is recommended to provide flood-free access to Windsor. Flood gates would protect land south-west of Windsor but further investigations are needed before gates are installed	Not available
Raising of Pitt Town Road	Flood free access to Pitt Town	Not available
Local raising of Windsor Road near Curtis Road	Provides outlet for the township of McGraths Hill	Not available

(b) Non Structural Priority No. 1

- | | | |
|---|---|-------------------------------------|
| a. Flood forecasting and flood warning | Such predictions help mitigate losses due to flooding |)
)
)
) |
| b. Flood plain mapping - to establish those areas of the valleys of the Hawkesbury, Colo & Macdonald Rivers that are subject to flooding for the various recurrence intervals | In association with flood forecasting mitigates losses due to floods and readily illustrates those lands which are flood liable |)
)
) \$60,000
)
)
) |

Public information - display and distribute flood plain maps, include information on flood liable lands in notices and certificates, provision for warning and information signs erected at bridges, flood ways, etc.	To provide public awareness of the areas and extent of flooding and provide warning of potential hazardous situations	\$35,000
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Environmental Planning - preparation of regional planning for flood management in conjunction with the Department of Environment and Planning	Guidelines for policies and strategies in the flood plain management plan	Not available
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IT IS RECOMMENDED THAT the above priorities be adopted.

R.F. Cranston,
Shire Engineer

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 13/4/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received since Council's last meeting. Applications received for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
29 (72)	New Dwelling	\$1 270 609	(\$2 794 414)
42 (58)	Additions to Dwellings	327 341	(417 354)
1 (1)	Residential Flat Buildings	1 500 000	(45 000)
29 (34)	New Buildings other than Residential	246 508	(454 205)
4 (5)	Additions to Buildings Other than Residential	29 500	(175 500)
6 (4)	Swimming Pools	32 560	(27 700)
<u>111 (174)</u>		<u>\$3 406 518</u>	<u>(\$3 914 173)</u>

Building applications received to date during 1982. Approvals for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
83 (170)	New Dwellings	\$3 703 303	(\$6 530 594)
113 (112)	Additions to Dwellings	858 837	(877 745)
2 (3)	Residential Flat Buildings	1 740 000	(345 000)
85 (97)	New Buildings other than Residential	1 131 427	(758 967)
16 (14)	Additions to Buildings Other than Residential	285 500	(473 000)
26 (28)	Swimming Pools	167 330	(192 805)
<u>325 (424)</u>		<u>\$7 886 397</u>	<u>(\$9 178 111)</u>

2. FOURTH NATIONAL CONFERENCE ON WASTE MANAGEMENT. C48.

This conference was held in Melbourne from the 17th to 19th March, 1982 and was attended by delegates from the various States and Territories of Australia together with various representatives from overseas.

Papers presented and tours of inspection included in the programme were as follows:-

Inspection of the Melbourne and Metropolitan Board of works Waste Treatment Farm at Werribee which receives approximately 70% of metropolitan Melbourne's sewerage and a high percentage of trade wastes.

Inspection of the Civil Engineering Exhibition at Werribee where many items of up to date waste management equipment was able to be viewed.

Keynote address "The Waste Industry - Changes and Challenges", Mr. Richard Connelly, Chairman & Director, Sydney Metropolitan Waste Disposal Authority. "Treatment & Disposal of Liquid and Solid Industrial Waste - The Tullamarine Experience", Mr. Michael Mayoh, National Treatment & Disposal Manager, Cleanaway.

"Chemical Fixation of Hazardous Wastes", Dr. David Barnes, University of New South Wales.

"Waste Management - An Overseas Experience", Mr. David McCarthy, Director of Works, City of Unley, South Australia.

"Aspects of Domestic Waste Contracting in the 1980's", Mr. Michael Cresswell, Secretary and Legal Advocate, Waste Disposal Contractors Association of New South Wales.

A panel discussion regarding the use of 240 litre plastic cart system in contract and day labour situations.

An on-route inspection of 240 litre plastic cart system in operation by day labour - city of Caulfield.

The conference was opened by the Hon. L. Lieberman, M.P., Minister for Local Government, Victoria.

In view of the fact that I am currently preparing a report to Council regarding various alternative methods of garbage collection for the scavenging districts of the whole Shire following expiry of the contract, which it is proposed will be submitted to the next Finance Committee for Council's consideration, the conference was both timely and very informative. I thank Council for the opportunity of attending.

IT IS RECOMMENDED THAT the report be received.

3. WILBERFORCE PRE-SCHOOL KINDERGARTEN.

The following advice has been received from Mr. Ray Clifford, Council's staff member assisting the Committee, for Council's information.

The Management Committee of the Wilberforce Pre-School Kindergarten Association has met on four occasions since its election at a public meeting held on 2nd March, 1982. The establishment of the kindergarten is proceeding very well and should open as planned at the beginning of the second term this year.

In the short time the Committee has been established the following has been achieved:-

Applications for the position of Director have been invited and applicants will be interviewed shortly.

An equipment list has been prepared and the necessary equipment has been ordered.

Application has been made to the Department of Youth & Community Services for an interim licence.

Fund raising activities have commenced and the financial budget adopted.

Fees have been set at \$6.00 per full day and \$3.00 per half day and it is anticipated that the fees will remain at those levels for approximately two years. All vacancies for attending children have not yet been filled however as over 200 enrollment enquiries have been received to date it is anticipated that enrollment will be full prior to opening.

IT IS RECOMMENDED THAT the report be received.

4. BUILDING APPLICATION 280/81. B25/1.

An application has been received for permission to build a small two bedroom dwelling on Lot 18 Bells Line of Road, Kurrajong. The overall floor area of the building is approximately 63m² which does not conform with the policy adopted by Colo Shire Council for minimum sized dwellings.

The subject land has a narrow frontage, is relatively small and is steeply sloping, is situated opposite the commercial area and it is considered that the erection of the proposed dwelling would not be detrimental to the area.

IT IS RECOMMENDED THAT:-

- ✓ (a) Council vary its policy in this particular instance to allow the construction of the proposed dwelling.
- ✓ (b) Council ~~delegate authority to the Shire Health & Building Surveyor to approve building applications for dwellings not conforming to the minimum size set by Council's policy subject to the development not being detrimental to the area.~~

5. TENDERS FOR THE SUPPLY & FITTING OF TWO GARBAGE COMPACTOR BODIES.

Tenders were invited and closed on the 2nd April, 1982 for the supply and fitting of two small garbage compactor bodies, two Mitsubishi 3 tonne Canter Model cabs and chassis. These vehicles are to be used by the Parks & Gardens cleaning staff and are designed to have a reasonable capacity whereby more efficient cleaning of these reserves are enabled to be carried out.

Four tenders were received and the details and summaries are as follows. As the tendered prices remain firm for a period of only 30 days and it is necessary for further investigation of the tenders, including inspections where appropriate, to be made it is not possible to give a recommendation with this report.

It is proposed however that following these investigations a late report will be submitted to the meeting making a recommendation.

TENDERS FOR SUPPLY AND FITTING OF TWO (2) GARBAGE COMPACTION BODIES

TENDERER	FEATURES OF COMPACTION BODY	PRICE PER BASIC UNIT \$	OPTIONAL EQUIPMENT \$	DELIVERY
1. Gar Pac Industries P/L Rockcliff House 225 North Rocks Road North Rocks	Gar Pac 7.5. container lifting device can be fitted to loading area of vehicle. Both steel and plastic waste containers can be serviced. An hydraulically driven power washing plant can be fitted enabling wash down of truck at tip site or carrying out of cleaning duties within Council's Parks and Reserves. Excess water collection system may be fixed to compactor to prevent escape to roadway.	10,500.00 each unit	Hydraulic Container lifting device - 2,200.00 High pressure washing plant - 2,400.00 Excess water collection system - 430.00 Hydraulic lifting tailgate in lieu of barn door 953.00	6/7 weeks
2. Crozier Engineering Lot 18 Dunheved Circ. St. Marys	Ram-Pac 1. Designed for parks and gardens and street pick up where larger vehicle is not practical. Unit is a continuous packing side loader. Packing by way of two 75mm bore hydraulic cylinders. Charging chamber approx. 1/2 cubic metre. Body capacity 6 to 7 cubic metres.	12,500.00 each unit	Cover over compacting area with side loading doors and hydraulic operated rear door with auto lock 1,998.00	6 weeks
3. Compaction Systems P/L 17 Alfred Road Moorebank	Mini Packer, rear loading compactor. Low profile hopper with .28 cubic metres capacity fitted with 180° oscillating packing paddles which continuously sweeps clean. Rubbish ejection achieved by raising rear door prior to tipping the body with the front mounted, double acting telescopic hydraulic cylinder. 6.8 cubic metre body capacity.	15,781.00 each unit	Side clean up door 245.00 Extended hopper 201.00 Salvage box 316.00 Roof revolving light(incl.pro-tector guard) 173.00	6 weeks

TENDERER	FEATURES OF COMPACTION BODY	PRICE PER BASIC UNIT	OPTIONAL EQUIPMENT	DELIVERY
		\$	\$	
4. Waste Equipment P/L 21 John Street Lidcombe	a. Evans equipment E.E.10-7.65 cubic metres capacity side loader bodies. Body is of non-tip design, load is ejected by a compaction plate operated by double acting cylinder. Moisture seal on rear door to prevent spillage of liquids.	13,830.00 each unit (Ex Works Melbourne)		4/6 weeks
	<u>Alternatively</u>			
	b. Evans Equipment M.K.I. 6.12 cubic metres capacity speedpocker - suitable for mounting on 2 to 3 tonne cab/chassis. Rear door incorporates loading hopper and compaction mechanism -- two double acting hydraulic cylinders drive a 'paddle' in a sweeping action in a semi-circular loading hopper. Large capacity hydraulic tank.	13,530.00 each unit (Ex Works Melbourne)		4/6 weeks

6. EARTH WEEK, 1982.

Earth Week is to be held in late September as usual this year, and the following activities are proposed. It will be noted that the activities are designed to encourage, as far as practicable, significant community involvement in an endeavour to promote Earth Week as a worthwhile community activity and to foster good public relations between Council and the community which it serves.

Distribution of Trees

In the past trees have been made available to residents of the Shire during Earth Week. It is considered that this activity now be carried out on an on-going basis throughout the year by making two moderately advanced trees available to persons who are building and establishing homes in the area. It is proposed the scheme will work as follows:-

At the time of lodging a building application the applicant is advised that two trees will be made available at the completion of the building for planting on their own property. If the owner is the applicant advice of this will be sent out with the building permit and if not, advice will be sent directly to the owner. In cases where speculative buildings are erected builders will be requested to pass on this information to the respective purchasers.

It is proposed that this information will take the form of a printed leaflet and will include the following:-

- (a) A welcome to the area.
- (b) Details of assistance and advice which is available through Council during the construction of the home.
- (c) Details of the applicable garbage collection and clean-up days.
(This information will be included by way of a stamp).
- (d) Services of the area which are available e.g. library services, immunisation clinics and the like.
- (e) Inclusion of a voucher indicating that these trees to which reference was previously made, will be able to be obtained.

Each month the Parks & Gardens Supervisor will be given details of premises for which building applications have been received and he will advise of a choice of say 3 or 4 suitable species for that location. The owner will then be informed and asked to advise of his choice in order that these may be ready when required for planting.

On the completion of the building and when the voucher is presented to obtain the trees, the parks & Gardens Supervisor will be advised and will deliver same and give advice on planting and care.

The Parks & Gardens Supervisor has advised that moderately advanced trees, approximately 1 metre high are obtainable for approximately \$4 each, in species such as bottle brush, various wattles, melaleucas, flowering gums, eucalypts and the like.

This activity is proposed as an on-going service and will replace the distribution of trees to residents during Earth Week as has been the case over recent years.

Other Activities

1. Parks & Reserves

There are many small reserves in the Shire particularly at Hobartville, Glossodia, McGraths Hill and North Richmond which are at this time virtually undeveloped. It is thought that it would be a worthwhile project to involve the children of the area in some development of these reserves, e.g. small rock gardens, tree planting and the like being carried out in association with the overall development of the reserve by Council's labour, e.g. the installation of playground equipment and the like.

It is proposed that two or three such projects be carried out each year with designs being prepared in advance. Schools and other groups within the area, e.g. the McGraths Hill Vacation Group, Scout & Guide Clubs and the like will be contacted and asked to nominate a limited number (depending upon the size of the project and the work involved) who will carry out the necessary work under the direction of the Parks & Gardens Supervisor. Upon the completion of the work a small plate could be fixed in an appropriate position indicating that the work was performed as an Earth Week Project by pupils of the school or members of the group involved.

Poster Competition

It is proposed also this year to run a poster competition for the primary school students in the shire. This competition has been conducted now for some years and has been very favourably received with many students from practically all the primary schools in the Shire participating.

It is proposed to conduct the competition in three sections being:-

- (a) Years 1 and 2
- (b) Years 3 and 4
- (c) Years 5 and 6

The winners, first, second and third, in each section will receive cash awards together with a medallion and certificate. Similar medallions and certificates will also be awarded to those entries winning commendations and in addition each child who participated in the competition will be awarded a certificate distributed throughout the schools in recognition of their efforts.

Display

A display depicting various themes relating to public health will be prepared and shown in the Central Library. The display will include some prize winning entries to the poster competition, material on food handling and food premises generally, various exhibits depicting different soils, horticulture, general ecology and the like.

(Such a display created significant public interest last year).

Clean Up Campaign

It is proposed to conduct the second clean up campaign for the year throughout the area of the former Colo Shire to coincide with Earth Week.

As with all the activities it is proposed that considerable advertising will be carried out in order that as many residents as possible will have the opportunity of obtaining benefit and taking part.

Spring Garden Competition

It is proposed also to conduct the Spring Garden Competition in order that the judging of the various gardens takes place during Earth Week as it is considered that this time of the year is the optimum period during which the various gardens will be at their best. It is proposed to divide the competition into various categories similar to those applying previously being briefly:-

- (a) The best garden overall.
- (b) Best garden in the various localities.
- (c) New gardens.
- (d) School gardens.
- (e) Most colourful footpath.
- (f) Best garden - hospitals, nursing homes and retirement villages.
- (g) Good neighbour footpaths.
- (h) Public bodies, commercial and industrial properties.
- (i) Best kept footpath.
- (j) Best garden - aged units.

Again it is proposed that significant advertising will precede the judging. Such advertising will commence during mid July in order that interested persons and bodies will have sufficient time to prepare their entries in the best possible way.

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,

Senior Health & Building Surveyor.

SHIRE HEALTH AND BUILDING
SURVEYOR'S SUPPLEMENTARY REPORT
ORDINARY MEETING 13/4/82

The Shire Clerk
WINDSOR.

7. TENDERS FOR THE SUPPLY & FITTING OF TWO GARBAGE COMPACTOR BODIES. (SEE ITEM 5 SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT).

Further investigations of the tenders received has been carried out and the opportunity taken to inspect vehicles similar to those tendered.

It is considered that the body offered by Gar Pac Industries is appropriate for our purposes and should be accepted with the inclusion of two of the options offered, being the high pressure washing plant and the hydraulic lifting tailgate.

As Council will appreciate, the provision of the hydraulic operated tailgate will enable safer operation of the unit as significant compaction is able to be achieved and releasing the tailgate by hand can be quite dangerous to the operator. The inclusion of the high pressure washing plant will be advantageous in allowing the opportunity to clean badly fouled bins on site and allowing effective cleansing of the vehicle following unloading.

It is proposed to fit these bodies to Mitsubishi Canter Model FE211EZY cab and chassis which are able to be purchased through Government Stores Contract for \$8,900 each.

The total cost to Council would therefore be as follows:-

Mitsubishi Cab & Chassis	\$8,900.00
Tendered body	\$10,500.00
High Pressure washing plant	\$2,400.00
Hydraulic Tailgate	\$953.00
	\$22,753.00
Two vehicles at \$22,753	
Total	\$45,506.00

Provision has been made in the estimates for expenditure for this purpose.

IT IS RECOMMENDED THAT the tender of Gar Pac Industries of 225 North Rocks Road, North Rocks to provide and fit two 7.5 cubic metres compactor bodies, including hydraulic tailgates and high pressure washing plants to the cabs and chassis supplied by Council, be accepted for the sum of \$27,706.00.

8. EARTH WEEK, 1982 - DISTRIBUTION OF TREES. (SEE ITEM 6 HEALTH AND BUILDING SURVEYOR'S REPORT).

Further to my report to this meeting regarding the distribution of trees to persons establishing and building homes in the Shire for planting on their own property, it has been suggested that an additional two trees should be provided at that time for planting on the footpath outside the home.

It is proposed that these additional trees would be provided with an appropriate load of suitable topsoil to assist the homeowner to establish the nature strip and it is believed that such a proposal would encourage the respective owners to develop and care for the nature strip in an attractive way for the benefit of both the homeowner and the area generally.

It is proposed also that such trees and topsoil be made available to those building in non urban areas.

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,
Shire Health & Building Surveyor.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 13TH APRIL, 1982

The Shire Clerk,
WINDSOR

1. PROPOSED RESIDENTIAL FLAT BUILDING - HOBARTVILLE (DA 250/81)

Council at its Ordinary Meeting on 9th March, 1982 deferred consideration of an application by Mrs. K. Popovski proposing the erection of a residential flat building Class "A" on land being Lot 1084 in DP 245717 on the northern corner of Luttrell Street and Minchin Avenue, Hobartville.

Following the meeting, Mr. Popovski was interviewed by the Senior Development Planner regarding the proposal. The reasons for the refusal recommended to Council were elaborated to Mr. Popovski and he was advised to consider an alternative design of the building by establishing a two storey development which would leave adequate area on the site for the manoeuvring of vehicles, garden and landscape areas and drying area. Mr. Popovski was not amenable to this suggestion as his own house adjoins the subject land and he did not like the idea of being overlooked by an adjoining two storey building.

Council has received an objection to the proposal reinforcing a previous objection from Mr. & Mrs. A. Tobin adjoining landowners. The grounds for their objection are loss of privacy caused by the original proposal extending past the building line of their house and the buildings in the rest of the street, and the noise from the proposed driveway of the development that was next to their bedrooms.

The land area of the site is inadequate to allow for the satisfactory establishment of two 2-bedroom flats with reasonable associated facilities of parking, landscaping and drying areas. The only method of achieving satisfactory site usage is via a two storey building and this is unacceptable to both adjoining owners - one being the applicant.

In the circumstances, the recommendation made to the March Meeting is proposed.

IT IS RECOMMENDED THAT Council refuse the application for a residential flat building Class "A" on Lot 1084 in DP 245717 corner of Luttrell Street and Minchin Avenue, Hobartville on the following grounds:

1. Parking on the site is not satisfactory in that no provision has been made for forward site ingress and egress of vehicles.
2. The development is considered to be unsuitable for the site for reason of size and siting of the building.
3. The development is considered to be out of character with development on other land in the locality which comprise single dwellings.
4. The proposed development is not in the public interest.

2. TOURISM - ESTABLISHMENT OF TOURIST INFORMATION FACILITY

Council is referred to the report distributed with the business paper for the March Ordinary Meeting regarding the setting of objectives and the establishment of a tourist information facility.

To further assist Council in its deliberations, the following traffic figures from the Department of Main Roads are given. These are the latest annual daily figures available from the Department based on 1979 traffic counts.

Windsor Road at Chapman Road	18,990	vehicles	per	day
Windsor Road at McGraths Hill	20,400	"	"	"
Windsor Road at South Creek	19,220	"	"	"
Singleton Road at Windsor Bridge	9,330	"	"	"
Macquarie Street near Dight Street	6,510	"	"	"
Macquarie Street at the railway underpass	5,010	"	"	"
Richmond Road at Rickaby Creek	12,950	"	"	"
Richmond Road at Clarendon Station	11,940	"	"	"
Blacktown Road at Bourke Street	5,750	"	"	"

IT IS RECOMMENDED THAT:

1. The objectives for tourism set out in the report be adopted.
2. Negotiations be authorised for the purpose of purchasing a suitable site at McGraths Hill for land on which there is to be established a tourist information centre as indicated on Council Plan No. 82-T220.

3. LAND AND ENVIRONMENT COURT *Gay*

Council is referred to a request from the Local Government Association of New South Wales regarding any problems that it has experienced with the Land and Environment Court, as a number of other councils have made representations regarding the Court's operation.

Council has had two specific experiences where it is considered that the Court has been unreasonable. The first relates to an appeal heard in 1980 as a result of a development application of 1976. The result of that appeal was forwarded to Council in March 1982. The Court's action in hearing an appeal after four years and then taking a considerable time to deliver its findings is considered unreasonable. The appellant was J.C. Fitch.

The second matter relates to an appeal by P.S. Graham & Associates on the grounds that Council did not deal with development applications for a subdivision at Clarendon within the prescribed 40 days. The reason in this case being the non-approval of the State Rail Authority to a level crossing.

At the third hearing before the Court, and some three months after the first hearing and following Council's determination of the applications, the Court accepted revised grounds for appeal and ordered Council to appear and state its case within two hours. Following a request from Counsel, the time was subsequently extended to 2½ days.

IT IS RECOMMENDED THAT Council advise the Local Government Association of New South Wales regarding the manner in which the Land and Environment Court has dealt with the appeals by J.C. Fitch and P.S. Graham & Associates.

4. LOCAL ENVIRONMENTAL PLAN *J*

The plans for Council's new planning scheme are almost complete. Samples of the plans will be available to the meeting and this includes the way in which items of environmental heritage (generally historic buildings) and conservation areas are shown. The Ordinance document that combines the two planning instruments and the proposed Varying Scheme is currently with the Parliamentary Counsel and expected to be approved this month for public exhibition.

IT IS RECOMMENDED THAT the information regarding the Local Environmental Plan for the Shire of Hawkesbury be received.

5. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - IMPLICATIONS OF SHADDOCK AND ASSOCIATES V PARRAMATTA CITY COUNCIL. C44/2, C42/1.

In a recent case, which received wide publicity, the High Court held Council liable in damages of \$173,938 as a result of the supply of incorrect information in a certificate under Section 342As of the Local Government Act (now substantially replaced by S149 of the Environmental Planning and Assessment Act).

The matter concerned a request for information as to whether a property was affected or proposed to be affected by road widening or realigning. The practice of the Council was to make an appropriate endorsement in red ink on the Section 342AS Certificate if there were any such proposals. No endorsement appeared on the Certificate which the Council issued and it was held that in circumstances, this amounted to a negative reply.

Prior to the issue of the 342AS, the Council by resolution had approved in principle a road widening proposal which would affect substantially the property in question. The property was bought for the purpose of redevelopment and it was established that the purchasers would not have concluded the purchase had they been informed of the road widening proposal.

Since this decision Section 149 of the E.P.A. Act has come into operation. It should be noted that Section 149/6 provides a disclaimer for "additional information" which had no equivalent provision under section 342As specifically, "a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5)".

It is the opinion of the Associations, an opinion supported by the judgement of Mason J., that such a disclaimer is ineffective in respect to information which is important to an applicant and cannot reasonably be obtained elsewhere.

The Associations make a number of recommendations for minimising the risk of further claims.

- Councils should give information only on matters which are within their knowledge and control.
- Formal inquiries either verbal or written, should be answered formally and by competent staff only.
- Councils should refrain from giving advice on matters which involve facts outside the Councils own direct knowledge or which involve questions of law.
- If a Council decides not to give information which has been requested it should clearly say so and not just fail to reply.
- Councils should develop systems to minimise the risk of error in issuing certificates or answering inquiries.
- Councils must ensure that they have adequate professional indemnity insurance.

With regard to the operation of the Planning Department, the issuing of certificates and giving of advice are broken down into areas of responsibility and wherever possible are allocated to the same staff in order to promote familiarity and dexterity. This specialization is necessary as the information is often not as accessible as it could be. To further improve both the accuracy and speed of dissemination of information (particularly Section 149 Certificates) it is recommended that all information necessary for the issue of a section 149 Certificate, including information pertinent to road widening and flooding, be placed on computer. Discussions have taken place between Planning and E.D.P. staff to organise the listing of this information and while this will involve a large initial workload the resultant benefit is obvious.

IT IS RECOMMENDED THAT the report be received.

Approved ✓
DEP

13/4/82

6. HAWKESBURY RACE CLUB - ESTABLISHMENT OF AN OPEN AIR MARKET WITHIN THE HAWKESBURY RACECOURSE. DA 791/81. DEFERRED ORDINARY MEETING 9/3/82.

The following report was submitted to the Ordinary Meeting on 9/3/82:

"The correspondent proposes an open-air market involving a number of stall holders, operating on a daily fee basis, selling goods to the public within the confines of the racecourse, behind the grandstand. The intent is to conduct the markets each Sunday between the hours of 10.00 a.m. and 4.30 p.m., with proper supervision being provided for the control of stallholders and the public.

The Club envisages that all types of goods will be on sale such as now being offered at similar market operations at Bankstown and Fairfield racetracks. No stalls will offer goods which would normally require expensive refrigeration facilities. The goods will be displayed on trestle tables or special racks supplied by the stallholders renting space on each market day.

All facilities, e.g. toilets and refreshments, etc. will be available on market day. Public carparking will be available in the existing parking area and ample space is available within the grounds for the loading and unloading of goods.

In support of the proposal, the Club has stated that because of the isolated nature of the racecourse, there will be no detrimental effect on the environment. The Club will not have any loudspeaker system in operation and Club employees will clean the area immediately the markets close each day.

It is considered that an open-air market of this nature would be beneficial to the Shire and would provide people with an opportunity to sell their wares and produce in a controlled and approved establishment.

The present private recreation zoning requires the creation of a Local Environmental Plan to allow the proposal.

Recommendation

1. Council support the preparation of a Local Environmental Plan to permit the establishment of an open-air market at Hawkesbury Racecourse, Pt. Portion 63 and Lots A and G Racecourse Road, Clarendon, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations, 1980, be supplied."

The above item was deferred from the Development Committee's Report of 9th March, 1982 pending further information from the correspondent.

This information has now been received and an extract follows:-

"With regard to the question of preference to local businesses in the operation of the proposed markets, I take this opportunity to provide you with the following information which it is hoped will allay the fears of objectors to the project.

Firstly, it is proposed that the markets will not be "just another trash and treasure market" but a market-place with a significance. By this it is meant that we hope to include all types of produce and equipment typical of a horse training and breeding area, arts and crafts, fruit and vegetables as well as all types of items which will attract the whole family.

13/4/82

Secondly, the markets will include amusements for children such as pony rides, etc., snack food bars and a prepared picnic area to cater for family outings.

It is intended that local business people will be invited to offer goods for sale or provide special services on market days. Local people dealing in such wares as saddlery, arts and crafts, etc. and possibly stock feed and produce merchants could no doubt provide the atmosphere necessary to create a market place which is different.

In summary, the answer is that the Race Club can assure Council that it will give every opportunity to local business people to retail goods at the market and it is most likely that such people will form the majority of stallholders.

I might point out that the Club has received a number of enquiries from people in the local area concerning arrangements for trading at the markets and it appears that considerable favourable interest is already being aroused amongst local business people."

IT IS RECOMMENDED THAT Council support the preparation of a Local Environmental Plan.

3. DEVELOPMENT APPLICATION - N.J.E. JOHNSON. DA281/81.

APPLICANT/OWNER:	N.J.E. JOHNSON
LAND AND LOCATION:	LOT 4, D.P. 513000 PITT TOWN ROAD, McGRATHS HILL
ZONING:	W.P.S. - NON URBAN 1(b)
APPLICATION:	THE USE OF THE EXISTING BUILDING FOR THE SALE OF FODDER, STOCK FEED, GRAIN, SEED AND FERTILISERS
OBJECTIONS:	THE MATTER WAS PREVIOUSLY ADVERTISED WITH THE L.E.P. APPLICATION AND CONSIDERED BY COUNCIL AT THAT TIME

At its meeting of 10/11/81 Council supported an application for a Local Environmental Plan to permit the above proposal within the zone.

The Local Environmental Plan has now been gazetted and the development application may now be considered. As the gazettal was not in time for the Development Committee business paper the matter is presented now to avoid additional delay for the applicant.

The plan submitted with the application indicates adequate access, parking, loading and landscaping provisions, is a suitable use for the existing building on the land.

IT IS RECOMMENDED THAT the application in accordance with the development plans submitted be approved subject to the following conditions:

- 1.-12. Standard conditions (a) for any building alterations necessary, (b), (c), (g), (h), (i) 10, (j), (l), (p), (q), (v), (w).

G. McCully,
Shire Planner.

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 13TH APRIL, 1982

The Shire Clerk,
WINDSOR:

1. 1982 PUBLIC LIBRARY DELEGATION TO MEET PREMIER NEVILLE WRAN ON 24TH MAY, 1982.

The Library Association of Australia, Public Libraries Section, New South Wales Group, have arranged a deputation to meet the Premier to discuss the following:

1. Urge the State Government to increase its per capita subsidy which has remained unchanged since 1978.
2. Seek the establishment of a mechanism to enable annual review of the per capita subsidy.
3. Discuss the indexation of special grants.

IT IS RECOMMENDED THAT Council support the delegation.

2. POLICY ON ASSISTANCE TO PUBLIC LIBRARIES.

The Policy on Assistance to Public Libraries Report was submitted by an Interdepartmental Working Party to the Minister for Home Affairs and Environment in September, 1980. The Report was published in 1981 and Council received a copy in November last year. The Working Party considered the following:

1. The Horton Report (which was the report of the Committee of Inquiry into Public Libraries established in March, 1975).
2. The Government's federalism policies.
3. The library resources currently available at tertiary institutions and secondary schools and the scope for public access to these resources.
4. The growth in public library resources in the States since the report of the Committee of Inquiry into Public Libraries was presented in 1976.
5. Special library resources and facilities which are available for handicapped persons and proposals for handling any improvements necessary.
6. Co-operation between library services.

The Interdepartmental Working Party recommended the following:

1. The Commonwealth support an evaluation of school/community libraries in Australia through the appropriate body, the Schools Commission.
2. The Commonwealth agree to the provision in 1980/81 of additional finance to the extent of \$19,000 to the Schools Commission to undertake the evaluation study, over and above its 1980/81 appropriation.
3. The Commonwealth agree in principle to the further development of library services for the handicapped at the national level, the precise requirements for additional staff and finance for the National Library remaining a matter to be determined in the annual budgetary context.

13/4/82

4. In view of the Government's federalism policies, no special funds should be allocated to the States for the provision of public library services.
5. The Commonwealth should play a role in nationwide co-operation and co-ordination of library services. This should be achieved through:
 - (i) the establishment of an Australian Libraries and Information Council, as proposed by the State Librarians' Council and the National Library of Australia, to be responsible for providing advice to Governments at all levels on the development of library and related information services in Australia, with particular regard to:
 - (a) the formulation and progressive development of a national plan for the development of library and related information services at the national, state and local government levels; and
 - (b) the establishment and operation of mechanisms to facilitate resource sharing in the field of libraries and related information services;
 - (ii) the strengthening of the Advisory Committees of the Council of the National Library of Australia and the Networks Committees of the National Library to ensure effective co-operation with the Australian Libraries and Information Council; and
 - (iii) the support at an appropriate level by the National Library of the activities of the Australian Advisory Council on Bibliographical Services.

IT IS RECOMMENDED THAT the report be received.

J. Brown,
Chief Librarian.

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