DSP

# Hawkesbury Shire Council
# BUSINESS PAPER

10/8/82.

Minutes of the Meeting of the Council of the Shire of Hawkesbury held at the Council Chambers, Windsor on Tuesday, 13th July, 1982, commencing at 7.30 p.m.

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

An apology for late arrival was received from Councillor Rose.

331 RESOLVED on the motion of Councillor McEwan seconded by Councillor Buttsworth that the apology be accepted.

Councillor Rose arrived at the meeting at 7.51 p.m.

CONFIRMATION OF MINUTES

332 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Minutes of the Ordinary Meeting of Council held on 8th June, 1982 having been circulated amongst the members of Council be confirmed.

333 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the Minutes of the Special Meeting of Council held on 29th June, 1982 having been circulated amongst the members of Council be confirmed.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. UPPER HAWKESBURY POWER BOAT CLUB - CLOSURE OF RAMP AREA. A7/23, C51/25.
A2. UPPER HAWKESBURY POWER BOAT CLUB - DRAG COMMITTEE. C51/2, A7/23

334 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that these letters be considered in conjunction with Item 17 of the Shire Engineer's Report.

A3. CERAMIC AND KILN INSTALLATIONS PTY. LTD. 921-101.

335 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Knight that early settlement be agreed to.

A4. G. J. COLES & COY. PTY. LIMITED - SUPERMARKET 792 RICHMOND - PAULLS CAR PARK. P155/7.

336 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that this letter be dealt with in conjunction with Item 17 of the Shire Clerk's Report to the Finance Committee.

A5. LIVERPOOL CITY COUNCIL - DRUG USAGE. H103.

337 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that Councillor Michael and the Shire Health Surveyor represent Council at the Special Meeting.

A6. HAWKESBURY PRESS PTY. LTD. - PURCHASE OF LOT 16 WINDSOR INDUSTRIAL SUBDIVISION. 802-16

338 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the request be agreed to.

A7. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - FIVE YEAR SPECIAL ROADS PROGRAMME. W275-1.

339 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that:

1. Representations be made to the Premier, Treasurer, Minister for Roads and local Member of Parliament for the introduction of the Five Year Special Roads Programme for Western Sydney as announced in December, 1980.

2. W.S.R.O.C. be requested to recommend to member councils that representations be made and continued to Federal M.P.'s for the establishment of a constructive National Roads Programme.

A8. MR. R. MULOCK, M.P., MINISTER FOR EDUCATION - FESTIVAL OF THE PERFORMING ARTS, OCTOBER, 1983. C40.

340 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the President's action in advising that Council would make a contribution of $10,000 towards the festival be endorsed, and the appointment of a person to the Administrative Committee be made by the Shire President and Shire Clerk.

A9. GENERALIST COMMUNITY NURSE (G.C.N.) ACTION GROUP - REPRESENTATION TO N.S.W. MINISTER FOR HEALTH. C45

341 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that in view of the valuable service provided by these nurses, representation be made to the Minister for Health as requested.

A10. WILBERFORCE PRE-SCHOOL KINDERGARTEN ASSOCIATION - PROPOSED AMENDMENTS TO CONSTITUTION. C43/2.

342 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that approval to amend the constitution as requested be given.

A11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - SPECIAL CIRCULAR: STUDY INTO NATIONAL WATER RESOURCES PERSPECTIVES TO THE YEAR 2000. C44/2

343 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the Committee be made aware of the forthcoming report of the recent study of this river system which was carried out by the State Pollution Control Commission which should be published shortly for its perusal and serious consideration.

A12. A.S. WHEELER PTY. LTD. - PROPERTY LOTS 10, 11 & 12 BOX AVENUE, WOODLANDS PARK ESTATE, WILBERFORCE. 921/10, 921/11, 921/12.

344 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that early settlement take place.

A13. HAWKESBURY SPORTING CLUB - TOILET FACILITIES. 625-9.

345 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the Council make a contribution of $18,810; enter into the 30 year lease at a nominal rental; and the Seal of Council be affixed to the document.

A14. COMMONWEALTH SAVINGS BANK OF AUSTRALIA - APPLICATION FOR LOAN - WORKS PROGRAMME. B23/18.

346 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that Council accept the offer and an application be made for the Governor's approval and the Seal of Council be affixed to the application and the Mortgage Deed.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

347 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that letters B1 to B34 be received and appropriate replies forwarded where necessary.

B1. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME. G95/2.
B2. GROSE WOLD PROGRESS ASSOCIATION - RATES. A7/18.
B3. WINDSOR CHAMBER OF COMMERCE - TOURIST INFORMATION CENTRE. 815, A7/20.
B4. LOWER PORTLAND CEMETERY COMMITTEE - LAWN MOWER. C41/2.
B5. DEPARTMENT OF LOCAL GOVERNMENT AND DEPARTMENT OF LANDS - RATE PEGGING LEGISLATION. R186, C44/2.
B6. COMLEROY ROAD PUBLIC SCHOOL - ISSUE OF TREES. S196/6, C45/17.
B7. WINDSOR DISTRICT R.S.L. FISHING CLUB - HAWKESBURY RIVER SKIING. H100.
B8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR - MANAGEMENT SERVICES DIVISION - 1982 ANNUAL REPORT. C44/2.
B9. DEPARTMENT OF SPORT AND RECREATION - REPORT - VACATION PLAY CENTRES - MAY 1982. C43/8.
B10. MINISTER FOR LOCAL GOVERNMENT AND LANDS - REPORT OF THE TASK FORCE ON PERSONAL AND COMMUNITY SERVICES. C45.
B11. DEPARTMENT OF SOCIAL SECURITY - FAMILY DAY CARE SCHEME. C43/6.
B12. HAWKESBURY AGRICULTURAL COLLEGE, COLO HIGH SCHOOL, ST. MATTHEWS SCHOOL, HOBARTVILLE PRIMARY SCHOOL, RICHMOND PRIMARY SCHOOL, OAKVILLE PUBLIC SCHOOL - LERN. L125/4.
B13. PREMIER OF NEW SOUTH WALES - SPECIAL LIBRARY GRANTS. L125/11.
B14. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME. E74/2.
B15. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME. E74/2.
B16. PITT TOWN PROGRESS ASSOCIATION - TRAFFIC LIGHTS AT McGRATHS HILL. 665/1641. A7/5.
B17. LETTER WITH 11 SIGNATORIES - COLO WILDERNESS MOBILE RESOURCES UNIT. G95/3.
B18. MR. X. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - CONTROL OF DEVELOPMENT ON DIGHTS HILL. 2083-12(W).
B19. MINISTER FOR HOME AFFAIRS AND ENVIRONMENT - PUBLIC AWARENESS CAMPAIGN ON NATURE CONSERVATION. P182, N140.
B20. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANT FUNDS 1981/82. G95/11.
B21. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - MEETING OF 7TH JUNE, 1982. A5, W275.
B22. WHEELBARROW LODGE - RIDINGS. C50/8.
B23. DEPARTMENT OF MAIN ROADS - APPOINTMENT OF CHIEF ENGINEER (SERVICES). M130.
B24. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - TREES IN THE VICINTY OF OVERHEAD POWER LINES. C44/2.
B25. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 154 - MACQUARIE STREET, WINDSOR - RECONSTRUCTION AT RAILWAY OVERBRIDGE. R185/1.
B26. NATIONAL ADVISORY COUNCIL FOR THE HANDICAPPED - BROCHURE. C45/9.
B27. ORGANISATION FOR ABORIGINAL UNITY - NATIONAL ABORIGINES DAY. C45.
B28. LAND BOARD OFFICE - NOTIFICATION UNDER PUBLIC ROADS ACT, 1902. 665-2003-2.

B29. MR. A.J. MESSNER, M.P., MINISTER ASSISTING THE TREASURER - SALES TAX ON BOOKS. T215.
B30. UNITED NATIONS ASSOCIATION OF AUSTRALIA - YEAR OF THE TREE. C45/17.
B31. DEPARTMENT OF MAIN ROADS, N.S.W. - APPOINTMENT OF DEPUTY COMMISSIONER FOR MAIN ROADS. C44/4.
B32. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - NUMBERING OF PREMISES. C44/1.
B33. HERITAGE WEEK COMMITTEE - HERITAGE WEEK, 1983. C40/8.
B34. CAPTAIN D.R.O.S. FOX, A.M., R.A.N., H.M.A.S. NIRIMBA, QUAKERS HILL. A5.

B35. ALCORN LUPTON NICHOLSON - 122 & 124 FRANCIS STREETS, RICHMOND. 823, 825.

348 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that this letter be dealt with in conjunction with Item 17 of the Shire Clerk's Report to the Finance Committee.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

349 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the accounts be confirmed as shown hereunder:

| Fund | Voucher Nos. | Total |
|---|---|---|
| General Fund | 017669-018395 | 1,377,698.73 |
| General Loan Account No. 1 | 517963 | 200,000.00 |
| General Loan Account No. 2 | 517964 | 250,000.00 |
| General Loan Account No. 5 | 517965 | 100,000.00 |
| General Loan Account No. 6 | 517966 | 100,000.00 |
| General Loan Account No. 12 | 517967 | 50,000.00 |
| Trust | 775-850 | 967,158.82 |
| Main Roads Trust | 262217 | 200,000.00 |
| | | $3,244,857.55 |

3. CORRESPONDENCE

8. WISEMANS FERRY CHAMBER OF COMMERCE - POLLUTION LEVELS OF HAWKESBURY RIVER. P177/2.

350 RESOLVED on the motion of Councillor McEwan seconded by Councillor Knight that an approach be made to each of the Council's adjoining the river with a view to a meeting being convened as soon as possible of representatives of the above to hear and consider reports from the State Pollution Control Commission and the Health Commission of New South Wales regarding condition of the river and determine steps required to be taken to effect necessary improvements, and letters be forwarded to the Joint Council's River Advisory Committee, the Metropolitan Water Sewerage and Drainage Board, and the National Parks and Wildlife Service inviting them to be represented.

SHIRE CLERK'S REPORT

11. PROPOSED ACQUISITION - LOT 19 BELLS LINE OF ROAD, NORTH RICHMOND. P160/21.

The Shire Clerk reported that a letter had been received late this evening from Mr. J. N. Tonge stating:-

"It is my desire to acquire the land now owned by Prospect County Council at Bells Line of Road, North Richmond, because I am concerned that the shopping centre does not have sufficient car park for the centre knowing that your Council is going to allow concurrence of a Development Application by North Richmond Bakery Pty. Ltd. The land will be used for parking."

The Shire Clerk recommended that Council advise Mr. Tonge that it concurs with the purchase of the land by him subject to it being used for parking.

351 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Henry that Council advise Mr. Tonge that it concurs with the purchase of the land by him subject to it being used for parking.

Councillor Rose arrived at the meeting at this stage the time being 7.51 p.m.

16. GLOSSODIA SEWERAGE. S200-13, A7/16.

352 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that the Shire President, Shire Clerk, Shire Engineer and Shire Planner have discussions with Officers of the Metropolitan Water Sewerage & Drainage Board regarding the possibility of Government assistance and methods of construction.

17. OFF-STREET PARKING - PAULLS PARKING AREA, WOODHILLS PARKING AREA & BAKER STREET PARKING AREA. P155.

CORRESPONDENCE ITEM NO. A4. G. J. COLES & COY. PTY. LIMITED - SUPERMARKET 792 RICHMOND - PAULLS CAR PARK. P155/7.

CORRESPONDENCE ITEM NO. B35. ALCORN LUPTON NICHOLSON - 122 & 124 FRANCIS STREETS, RICHMOND. 823, 825.

Councillor Dunn declared an interest in this matter and left the meeting.

Moved by Councillor Michael seconded by Councillor McEwan that the properties referred to be not purchased.

353 An amendment was moved by Councillor Rotherham seconded by Councillor Rose that the proposal be re-examined in three (3) months time.

The amendment was carried.

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

Councillor Dunn returned to the meeting.

18. COUNCIL'S INSURANCES - APPOINTMENT OF BROKER. I112/9.

The Shire Clerk reported that a number of councils are now carrying their own insurances including workers compensation. He stated that in the case of workers compensation it is necessary to seek the approval of the Workers Compensation Commission and that there are also a number of other insurances which should be investigated. Also subject to further investigation there could be a saving of $200,000 a year by Council.

The Shire Clerk recommended that the appointment be not made at this stage and the question of Council taking out its own insurance be subject to a report by the Shire Clerk, possibly to the next Finance Committee meeting.

354 RESOLVED on the motion of Councillor Rose seconded by Councillor Henry that the appointment be not made at this stage and the question of Council taking out its own insurance be subject to a report by the Shire Clerk.

SHIRE PLANNER'S REPORT

3. TAKE-AWAY FOOD OUTLET - CNR. KABLE & MACQUARIE STREETS, WINDSOR. S13/28.

355 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that this item be dealt with in conjunction with Item 4 of the Shire Planner's Report to this meeting.

356 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that Items 2 to 9 of the Finance Committee's Report dated 29th June, 1982, as recorded on Pages 1 to 7 of the Minutes of the Finance Committee be adopted with the exception of:

Correspondence Item 8 - Wisemans Ferry Chamber of Commerce - Pollution Levels of Hawkesbury River,

Shire Clerk's Report Item 11 - Proposed Acquisition - Lot 19 Bells Line of Road, North Richmond,

Shire Clerk's Report Item 16 - Glossodia Sewerage,

Shire Clerk's Report Item 17 - Off-Street Parking - Paulls Parking Area, Woodhills Parking Area & Baker Street Parking Area,

Shire Clerk's Report Item 18 - Council's Insurances - Appointment of Broker,

Shire Planner's Report Item 3 - Take-Away Food Outlet - Cnr. Kable & Macquarie Streets, Windsor,

which have already been considered by Council, Minute Nos. 350, 351, 352, 353, 354 and 355.

WORKS COMMITTEE'S REPORT

CORRESPONDENCE ITEM NO. 9. BRYDENS, SOLICITORS AND ATTORNEYS - WEST PORTLAND ROAD, EBENEZER - ACCESS TO PROPERTIES LOTS 2, 3, 4, 5, 6, 7 AND 8 IN D.P. 203975. 665-2309.

SHIRE HEALTH SURVEYOR'S REPORT ITEM NO. 1. BRYDENS, SOLICITORS AND ATTORNEYS - WEST PORTLAND ROAD, EBENEZER - ACCESS TO LOTS 2, 3, 4, 5, 6, 7 AND 8 IN D.P. 203975. 665-2309.

357 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that these items be dealt with in conjunction with Item 4 of the Health Surveyor's Report to this meeting.

358 RESOLVED on the motion of Councillor Rose seconded by Councillor Henry that the Works Committee's Report dated 29th June, 1982, as recorded on Pages 1 to 5 of the Minutes of the Works Committee be adopted with the exception of:

Correspondence Item 9 - Brydens, Solicitors and Attorneys - West Portland Road, Ebenezer - Access to Properties Lots 2, 3, 4, 5, 6, 7 and 8 in D.P. 203975,

Shire Health Surveyor's Report Item 1 - Brydens, Solicitors and Attorneys - West Portland Road, Ebenezer - Access to Lots 2, 3, 4, 5, 6, 7 and 8 in D.P. 203975 ,

which have already been considered by Council, Minute No. 357.

DEVELOPMENT COMMITTEE'S REPORT

SHIRE PLANNER'S REPORT

7. CLAIM FOR EXISTING USE RIGHTS - BELLS LINE OF ROAD, KURMOND - RESOLUTION ORDINARY MEETING 8TH JUNE - "THE MATTER BE REFERRED BACK FOR FURTHER REPORT". 522.

Moved by Councillor Horrex seconded by Councillor Buttsworth that a report be placed before the next meeting of Council listing those items that are consistent with the existing use claim by Mr.G. & Mrs. E. Schupp and those items be categorised.

The motion was withdrawn.

10. WINDSOR TOWN CENTRE. P160-36.

359 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rose that the revised proposals for the traffic facilities in the township of Windsor be advertised for public comment subject to the closure of The Terrace permanently at Windsor Bridge being deleted from the advertisement and the intent.

13. MAIKARA PTY. LTD. - PREPARATION OF A LOCAL ENVIRONMENTAL PLAN TO ALLOW THE USE OF PORTIONS 165 AND 166 WINDSOR ROAD, McGRATHS HILL, AS A RECREATION PARK - WINDSOR WATER WONDERLAND. A4436, 815A.

Moved by Councillor Rotherham seconded by Councillor Sullivan that the Shire Planner's recommendation be adopted.
The motion was lost.

14. R.N. & N.R. TOLSON - VARIATION OF HOURS OF OPERATION OF EXISTING MUSHROOM COMPOSTING OPERATION PREVIOUSLY APPROVED - LOT 3, D.P. 610341 MULGRAVE ROAD, MULGRAVE. DA544/81.

The Shire Planner advised that Mr. Tolson had approached him and asked if the hours of operation on Sunday could be extended from 6.00 a.m. to 2.00 p.m. to allow for delivery to a client at Parramatta where this can only be made between 12 noon and 2.00 p.m. on traffic grounds.

360 RESOLVED on the motion of Councillor Dunn seconded by Councillor Henry that an extension of hours be granted from 6 a.m. to 6 p.m. Monday to Saturday, and 6 a.m. to 2 p.m. on Sundays, and Mr. Tolson be requested wherever possible to load the truck inside the shed.

361 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Henry that the Development Committee's Report dated 29th June, 1982, as recorded on Pages 1 to 10 of the Minutes of the Development Committee be adopted with the exception of:

Shire Planner's Report Item 10 - Windsor Town Centre,

Shire Planner's Report Item 14 - R.N. & N.R. Tolson - Variation of Hours of Operation of Existing Mushroom Composting Operation Previously Approved - Lot 3, D.P. 610341 Mulgrave Road, Mulgrave,

which have already been considered by Council, Minute Nos. 359 and 360.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

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

1. WILBERFORCE COUNCIL CHAMBERS. C51/2, C50/1

363 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Shire Clerk's report of the meeting of 15th June be adopted.

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

364 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the report be received.

3. DOORKNOCK APPEALS, 1983. A7

365 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that the five (5) approvals granted for 1982 be again granted for 1983, being:

| | |
|---|---|
| Australian Red Cross Society | 20th-26th March |
| National Heart Foundation of Australia | 26th April-1st May |
| The Salvation Army (Red Shield Appeal) | 3rd-10th July |
| Australian Freedom From Hunger Campaign | 19th-25th September |
| The Royal Blind Society of N.S.W. | 22nd-23rd October |

4. COUNCIL FLAG. C50/14

366 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that designs be invited for a flag for the Shire, that a period of six weeks be given for the submission of entries, and that $200 be awarded to the person whose design is accepted by Council.

5. CONTRACTS & DOCUMENTS FOR SIGNATURE

367 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Seal of Council be affixed to the undermentioned documents:

| | | |
|---|---|---|
| License Agreements | ... | Hobartville Playgroup, Hawkesbury Community Information & Service Centre, Hawkesbury Youth Club, Health Commission of New South Wales - use of premises - Richmond Neighbourhood Centre. |
| Deed of Release | ... | Department of Main Roads - Lot 1, D.P. 515109 & Pt. Lot 40B, Sec. B, Macquarie Street, Windsor - payment of rates in respect of resumption of land by the Department from Estate late F. Davis. |
| Transfer of Easement | ... | S. & M. Camilleri & P. & V. Camilleri to Prospect County Council - Lot 2, D.P. 588210, Dight Street, Richmond. |

6. ANNUAL AUDIT - 527 COMMITTEES. C50/3

The Shire Clerk advised that the audit of the Books of Account and Records should be to 31st December and not 30th June as stated in the report.

368 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the report be received.

7. RURAL RATING - APPLICATION & INSPECTION PROCEDURES. R186/2, C50.

369 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the report be received.

8. CERTIFICATE AS TO THE STATE OF ACCOUNTS WORK. A/14.

370 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the report be received.

9. SALE OF LOTS 2 AND 3 WOODLANDS PARK ESTATE. 921-2/3

371 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that settlement be agreed to.

10. K.H. STEINBACH, REACTANA KATALYSATOREN UND CHEMIKALIEN - PROPOSED PURCHASE OF LOT 35, WINDSOR INDUSTRIAL ESTATE OR LOT 102 WOODLANDS PARK ESTATE 802 921

372 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that Council agree to withhold both properties from sale until the end of July but the question of giving an option for a further two months be reconsidered at that time.

11. LEASE OF SHOP 3 McGRATHS HILL SHOPPING CENTRE. C51/6/c.

373 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that an assignment of the lease be granted to Heating Centre Pty. Limited subject to the concurrence of Mr. S. Gosis.

SHIRE ENGINEER'S REPORT

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

1. BRIDGE CONSTRUCTION - TERRACE ROAD

375 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the report be received.

2. ROAD CONSTRUCTION

Macquarie Street, Windsor.

376 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that a letter of appreciation be forwarded to the Divisional Engineer, Parramatta, in respect to this work.

3. STORMWATER DRAINAGE
4. TRAFFIC LIGHTS
5. MAINTENANCE
6. PARKS AND GARDENS
7. BUILDINGS
8. OTHER WORKS
9. COUNCIL INDUSTRIAL SUBDIVISION
10. SEWERAGE
11. LOCAL TRAFFIC COMMITTEE

377 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the reports be received.

12. SUBDIVISIONS

APPLICATION TO SUBDIVIDE - G.W. OBORN PTY. LTD. - GRAEANN DEVELOPMENTS PTY. LTD. - PORTION 294 MILEHAM STREET, SOUTH WINDSOR. S82/47. AND SHIRE ENGINEER'S SUPPLEMENTARY REPORT ITEM NO. 19.

378 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the subdivision be approved subject to the following conditions under the Environmental Planning and Assessment Act:-

1.-4. Standard Conditions 1, 3, 11, 12.
5. Standard Condition 8 $46,920.
(calculated 34 lots @ $23,000 = $782,000.
@ 6% = $46,920)
6. Compliance with the following standards
a) all lots are to have a minimum area of 550 $m^2$
b) all roads are to have a minimum width of 17 metres with cul-de-sacs having a minimum radius of 13.5 metres.
7. No dwelling is to be erected on any of the allotments with a habitable level of less than 16.0 metres on AHD.
8. Any land below 13.5 metres on AHD is to be filled in accordance with Council's policy for building up land subject to flooding.

and subject to the following conditions under Part 12 of the Local Government Act, 1919, as amended:-

9. - 20. Standard Conditions A(i), A(iii), A(iv), A(v), A(ix), A(x), A(xi);
B(i), B(ii), Residential B(iii), B(vi), B(vii).
21. Payment of half cost of the stormwater drainage pipeline along Mileham Street in accordance with Council's estimate of cost i.e. $14,284.40.

MINUTES OF THE LOCAL TRAFFIC COMMITTEE MEETING - 21ST JUNE, 1982.

379 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the Local Traffic Committee Minutes be adopted.

13. ROAD CLOSURE & PURCHASE APPLICATION - A.J. & L.A. WOOD. ROAD OFF CABBAGE TREE ROAD, GROSE VALE. R190-13/5.

380 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that:

1. No objection be raised to the closure of the road between Portion 39, Parish Kurrajong and Lot 2, D.P. 604314, subject to:-

   (a) Standard Conditions - Road Closure No. 2.

   (b) Completion of a Deed of Agreement satisfactory to Council at the applicant's expense that the title to the road, when closed, will be consolidated with either one of the adjoining properties owned by the applicant.

2. The Common Seal of Council be affixed to the documents.

14. ROAD CLOSURE & PURCHASE APPLICATION - TERRACE ROAD, NORTH RICHMOND. R190-13/6.

381 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the documents for the closure of part of Terrace Road adjacent to Lot 41, D.P. 612016 be completed and the Common Seal of Council be affixed as required thereon.

15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY.

382 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the report be received.

16. MT. TOOTIE ROAD. 665-1323

383 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that:-

(1) Bitumen surfacing of 100 metres of Mt. Tootie Road adjacent to the residence of Mrs. E. Milne be undertaken and the costs be charged to the Rural Roads (unsealed) maintenance vote.

(2) Consideration for the bitumen surfacing, for a further 0.6 km from M.R. 184, of Mt. Tootie be given in the Estimates for 1983.

17. THE PENINSULA - BOAT RAMP AND RECREATION AREA. (C51-25) (G95-15)

A motion was moved by Councillor Horrex seconded by Councillor Buttsworth that:

1. The closure of the boat ramp and Peninsula be restricted to a minimum, and where feasible that the closure be only for the period of time necessary for the launching and re-trailering of boats associated with the event, the practical details and procedures to be arranged with the Upper Hawkesbury Power Boat Club.

2. An area to be determined between the access road and the Hawkesbury River westerly from the sealed car park as indicated on the plan no. 731 be set aside for use by the Upper Hawkesbury Power Boat Club.

3. Tenders be invited for the maintenance, caretaking and cleansing of the boat ramp and the adjacent recreation area.

4. Authority be given to proceed with erection of toilet block, bank regrading and landscaping of Lot C.

5. A further meeting be held with representatives of the Upper Hawkesbury Power Boat Club regarding the provision of Club facilities and the area in (2) above.

384 An amendment was moved by Councillor Rose seconded by Councillor Henry that:

1. The closure of the boat ramp and Peninsula be restricted to a minimum, and where feasible that the closure be only for the period of time necessary for the launching and re-trailering of boats associated with the event, the practical details and procedures to be arranged with the Upper Hawkesbury Power Boat Club.

2. An area to be determined between the access road and the Hawkesbury River westerly from the sealed car park as indicated on the plan no. 731 be set aside for use by the Upper Hawkesbury Power Boat Club.

3. Tenders be invited for the maintenance, caretaking and cleansing of the boat ramp and the adjacent recreation area.

4. A uniform charge of $6.00 for launching fees be adopted together with a charge of $3.00 per day for single vehicles. The collection of fees to be incorporated in the contract in the number above for a commission of 10% of the fees collected.

5. Authority be given to proceed with erection of toilet block, bank regrading and landscaping of Lot C.

6. A further meeting be held with representatives of the Upper Hawkesbury Power Boat Club regarding the provision of Club facilities and the area in (2) above.

The amendment was carried.

The amendment became the motion which was put and carried.

CORRESPONDENCE

A1. UPPER HAWKESBURY POWER BOAT CLUB - CLOSURE OF RAMP AREA. A7/23, C51/25.
A2. UPPER HAWKESBURY POWER BOAT CLUB - DRAG COMMITTEE. C51/2, A7/23.

These letters were dealt with at this stage.

385 RESOLVED on the motion of Councillor McEwan seconded by Councillor Dunn that approval be given for the procession on Saturday, 5th March, 1983; the Club be advised that the date for the 1983 Macquarie Towns Festival has not yet been determined, and Council agree to the closure of the area on 15th August and 11th/12th September, but the closure be subject to arrangements between the President, Shire Clerk and Shire Engineer with the Upper Hawkesbury Power Boat Club on how the closing of the ramp is to be organised in relation to the collection of fees.

18. TENDERS - BACKHOE.

386 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that Council accept the tender of J. D. Industrial Equipment Pty. Limited for the supply of two John Deere 410 9505A loader backhoes in the sum of $68,260 after trade.

19. APPLICATION TO SUBDIVIDE - G.W. OBORN PTY. LTD. - GRAEANN DEVELOPMENTS PTY. LTD. - PORTION 294 MILEHAM STREET, SOUTH WINDSOR. S82/47.

See Minute No. 378.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

387 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Shire Health & Building Surveyor's Reports be received.

1. BUILDING APPLICATIONS.

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

2. POSITION OF DEPUTY SHIRE HEALTH & BUILDING SURVEYOR. S205-21-A.

389 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that Mr. Raymond James Clifford be appointed as the Deputy Shire Health and Building Surveyor following the retirement of Mr. Sheridan on the 20th August, 1982.

3. PHOTOGRAPHIC COMPETITION. C46, P64.

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

4. BRYDENS, SOLICITORS AND ATTORNEYS - WEST PORTLAND ROAD, EBENEZER - ACCESS TO LOTS 2, 3, 4, 5, 6, 7 & 8, D.P. 203975. (REFER TO ITEM 9 CORRESPONDENCE WORKS COMMITTEE). 665-2309.

Correspondence Item No. 9 and Item 1 of the Shire Health Surveyor's Report to the Works Committee meeting were considered at this stage.

391 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the correspondent be advised of -

(a) The facts of the matter and that it is considered that Council is in no way in error in this regard.

(b) That permission be granted to the excavation works being carried out as they have suggested, subject to these works being carried out to the satisfaction of Council's Engineer and at no cost to Council, or, as an alternative to achieve the same result, provide a permanent access by means of adjustment of the boundaries of the right-of-way again to the satisfaction of Council's Engineer and at no cost to Council.

5. PARKING AREAS - PARKING PENALTIES - COURT PROCEEDINGS. P155

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

SHIRE PLANNER'S REPORT

393 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Shire Planner's Report be received.

1. PLANNING CONSIDERATION OF TRAFFIC MATTERS (P160-8)

394 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Council advise the Traffic Authority of its objections to the proposed procedures for consultation on traffic generating development as indicated in the Shire Planner's report.

2. RICHMOND COMMERCIAL AREA - PARKING (SEE ITEM 17 FINANCE COMMITTEE)

395 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the information be received.

3. BUS SERVICE IN WESTERN SYDNEY (W275-1)

396 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Council advise W.S.R.O.C. of its full support for the matters relating to transportation in Western Sydney. Further, that individual instances within the Shire be detailed.

4. TAKE-AWAY FOOD OUTLET - CORNER KABLE & MACQUARIE STREETS, WINDSOR. (DA 229/82, S13/28) (SEE ITEM 3 FINANCE COMMITTEE)

Item 3 of the Shire Planner's Report to the Finance Committee was considered at this stage.

397 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that:

A. Approval be granted for a fast food outlet with drive-through facility on land at the corner of Kable and Macquarie Streets, Windsor, generally in accordance with the plans submitted by Kentucky Fried Chicken Pty. Ltd. subject to the following conditions:-

1.-8. Standard conditions a, b, c, d, f, l. p. & q.
9. All damage to the existing parking area and landscape areas to be reinstated to the Shire Engineer's satisfaction.
10. Payment of an amount of $35,200 for provision of off-street parking being directly attributable to those lost by the drive-through facility.

B. Council agree to the conditions of the lease as detailed in the report with the exception of the provision of a gas and/or electricity to be within 2 metres of the site and authorise the Seal of Council being placed on all necessary documents.

Councillor Sullivan asked that his name be recorded as being against the Council's decision.

5. DEVELOPMENT APPLICATION. DA79/82

The Shire Clerk advised that condition number 10 should read $108,800 and not $102,400 as stated.

398 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that:

1.-9. Standard conditions a, b, f, g, h, p, q, r, u (each shop/office).
10. Payment to the Council of the sum of $108,800 in lieu of the provision of off-street parking and area for the loading and unloading of goods not provided on site calculated on a floor space of 1186 $m^2$ at 1 space/37 $m^2$ and allowing for the loss of two spaces in the parking area which are to be designated for the loading and unloading of goods all at $3,200 per space.

6. 354 WINDSOR STREET, RICHMOND. DA77/80, BA1222/81, 4583(W).

399 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the applicant be advised that Consent No. 31/1981 is extended in time and is to now expire on 11th February, 1984 and that condition No. 8 of the consent is to be increased to the applicable rate at the time of payment which is currently $400 per unit.

7. DEVELOPMENT APPLICATION. DA170/82.

400 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Council consent to the application subject to the following conditions:

1. The proposed front fence and gates are to be set back from the road boundary a minimum of 10 metres with the area between the building line and the street being landscaped.
2. The proposed building materials storage bins are to be relocated on the site so that loading and unloading operations will not impede the access driveway.

3.-16. Standard conditions (a), (b), (c), (d), (e), (g), (h), (i) 14, (j), (l), (m), (p), (q) and (w).

8. DEVELOPMENT APPLICATION. DA 213/82

401 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that approval be granted in accordance with the plans submitted with the application subject to the following conditions:

1.-6. Standard conditions a, c, g, l, p, u - shed.

9. EXTRACTIVE OPERATIONS - NORTH RICHMOND.

402 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the information regarding the extractive industries just downstream from North Richmond Bridge be received and that no legal action be instituted pending submissions from the operator to the July Development Committee Meeting of Council.

CHIEF LIBRARIAN'S REPORT

1. HOUSEBOUND LIBRARY SERVICE PROGRESS REPORT. W25/9

403 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Chief Librarian's Report be received.

QUESTIONS WITHOUT NOTICE

Councillor Horrex referred to the removal of a tree from the road on Bowen Mountain and advised that he would give the details to the Engineer.

Councillor Knight stated that the Hawkesbury Soccer Club are involved in the lighting of the oval near the sporting club. He stated that poles were erected about a year ago and nothing further had happened as far as lighting is concerned.

The Engineer stated that the Committee had considered this matter and it asked Council for funding to assist in lighting for the touch football area. The Committee had determined that that was their priority rather than lights for training. He stated that the Soccer Club have a representative on the Committee.

Councillor Knight again referred to the non connection of a number of homes to the sewerage in North Richmond.

The Health Surveyor said each application is investigated and treated on its merits. He advised that some notices have been served and the only reason in most cases that nothing had been done were on economic grounds. He stated that property owners are being encouraged to connect the sewerage as soon as possible and Council was endeavouring to help in every way.

Councillor Michael asked if consideration could be given to a street light on the corner of Longleat Road and Bells Line of Road. He stated that this was a very dark and dangerous corner.

Shire Engineer for attention.

Councillor Rose stated that some time ago he had requested sign posting in the commercial area in particular the Hobartville area of the shire prohibiting riding of bicycles on footpaths. He asked if something could be done regarding the sign.

Engineer for attention.

Councillor Dunn referred to the North Richmond shopping centre and asked how far it was proposed that the median strip would be extended in front of the North Richmond shopping centre and stated that a number of businesses would be disadvantaged if it was going right down to the corner.

The Shire Engineer advised that there was no proposal for a median strip in Bells Line of Road in North Richmond however with the eventual construction of a six lane road a median strip would be included.

The Shire President stated that in an old plan it clearly stated that the road was to be widened and a number of notices had been issued for the taking up of additional land - Hanna Match being one. He stated that the proposal was for the road to be widened and a median strip going down the centre. He asked if that plan could be located and representations made to the Department of Main Roads.

Councillor Horrex stated that he understood that there was a change in the head of the Divisional Engineering section of the Department of Main Roads and that Mr. Cruickshank was acting in a temporary capacity and asked if it was intended to invite him to the shire to discuss road problems.

The Shire President stated that Mr. Cruickshank, together with other officers from the Department of Main Roads had already spent most of today with Council's Engineer.

QUESTIONS FROM THE GALLERY.

The Shire President then invited questions from the Gallery.

The meeting terminated at 10.07 p.m.

Submitted to and confirmed at the meeting of Council held on 10th August, 1982.

.....President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 27th July, 1982 commencing at 9.30 a.m.

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

Apologies for absence were received from Councillors Henry, Nicholson and Knight.

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

CONSIDERATION OF EXTRACTIVE INDUSTRY COMMITTEE'S REPORT - 23RD JULY, 1982

405 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the Extractive Industry Committee's Report dated 23rd July, 1982 as recorded on Page 1 of the Minutes of the Extractive Industry Committee be adopted.

The meeting terminated at 9.36 a.m.

Submitted to and confirmed at the meeting of Council held on 10th August, 1982.

.....President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 10/8/82

SECTION A - LETTERS FOR ATTENTION

A1. DEPARTMENT OF ENVIRONMENT AND PLANNING - INCLUSION OF THE WHOLE OF THE SHIRE OF HAWKESBURY IN THE SYDNEY REGION DEVELOPMENT AREA. P160/8.

Referring to Council's objection to the inclusion of the whole of the Shire of Hawkesbury within the Sydney Region Development Area, and stating that Council will appreciate that the concept behind the Development Fund is of acquisition of land on a regional basis for regional purposes. This means that expenditure should not be related purely to local government boundaries and it should be understood that the whole of the Region benefits from the co-operative action of State and local government in providing funds, acquiring land and developing regional facilities. If this view is taken then the Shire has benefited from the Fund since there are areas of land which have been acquired which are, or will be, of great importance to the general area and which are close to the boundaries of the former Windsor Municipality.

Stating that the growth which is expected to occur in the Shire in the future will place importance on ensuring adequate provision of regional open space and similar facilities and in future years the use of the Fund will need to be concentrated more in the local government areas in the western part of the Region, including the Hawkesbury Shire.

Advising that, having considered the Council's representations the Minister has decided to confirm the proposal and the alteration to the Development Area has become effective from 14th July, 1982, with a formal notice to appear in the Government Gazette shortly.

(S.P. - See Item A2)

A2. DEPARTMENT OF ENVIRONMENT AND PLANNING - ASSESSMENTS ON COUNCILS TO MEET LOAN INTEREST AND REPAYMENTS DUE IN 1983 FOR SYDNEY REGION DEVELOPMENT FUND. C44/7, A1/17.

Forwarding notice of intent to assess Councils for the above purpose and advising that Council is now required to furnish a certified statement of the unimproved capital value of all ratable land within Hawkesbury Shire as at 1st January, 1982, to be forwarded to the Corporation by the end of August.

Also advising that notices will be issued to all Councils in the Sydney Region Development Area on or before 1st October, 1982, giving details of the amounts required to meet loan repayments and interest due in 1983.

Stating that the special arrangement adopted in respect of the assessment for 1982 whereby a certificate for ratable land in the former Windsor Municipal Area only was required, has now lapsed.

(S.P. - Council considered this matter in April and resolved to object on a number of issues including: to date regional open space had been acquired and developed at local expense; the substantial increase in contribution without prior notice and during a time when the government was limiting rate income; and the lack of any proposal for acquisition of regional open space in the Shire.

It is understood that the Department has served a similar notice on Wollondilly Shire Council.

The increase in contribution in 1983 is as yet to be determined but will be a minimum of $45,000, being approximately 1% of rate income.)

IT IS RECOMMENDED THAT Council make representations directly to the Minister for Planning and Environment objecting to the contribution requirement on the basis previously outlined.

A3. MR. A.B. SHERIDAN - RESIGNATION. S1/8P.

"I will be retiring from local government on Friday, 20th August, 1982, after twenty seven years and eight months service.

Over the years I have enjoyed the challenge that local government presents and have gained much pleasure in offering advice and assistance to the public on the various personal and community problems which arise from day to day.

May I take this opportunity to record my sincere appreciation to Council and the staff for the valued co-operation and assistance extended to me.

I respectfully request a Reference under Council's Seal."

(S.C. - A function is being arranged for Mr. Sheridan on 17th August.)

IT IS RECOMMENDED THAT a reference be given under Seal.

A4. THE MARITIME SERVICES BOARD OF N.S.W. & AUSTRALIAN BAREFOOT WATER SKI CLUB - BAREFOOT WATER SKI TOURNAMENTS, ARGYLE REACH ON THE HAWKESBURY RIVER AT WINDSOR. 625-3, 625-6.

Requesting Council's consideration of the A.B.W.S.C. Zone One Division to be able to hold four Barefoot Water Ski Tournaments annually at Argyle Reach on the Hawkesbury River at Windsor. Pointing out that recent discussions were held between representatives of the Water Ski Association, the Department of Sport and Recreation and the Board concerning suitable areas within reasonable distance of Sydney, and it was considered that the above area was the most suitable as the waters were quiet, boating activity was minimal and of a passive nature and spectators were well catered for on grassy banks.

Requesting Council to bear in mind the following points:

- the sport requires exclusive use of an area which has smooth water;
- the same boat is used to tow each competitor so there is only one boat and one competitor on the water at any time;
- the maximum speed is about 70 k.p.h.
- New South Wales holds three annual events, plus the National titles every fifth year;
- the course is about 1km in length; and
- there are about 80 active tournament competitors in New South Wales, with 6,000 registered barefoot waterskiers in Australia, the largest proportion coming from New South Wales.

(S.E.: In the previous correspondence the Maritime Services Board of New South Wales did refer to the barefoot water ski activity within Freemans Reach of the Hawkesbury River. The actual location is indicated on the plan displayed at this meeting, being approximately midway in Argyle Reach, that is, between Cordners Corner and Venns Point. The points in my previous report related to the peculiarities associated with Freemans Reach, in particular the possible effect on the houses along the escarpment of Freemans Reach at the Terrace. The proposed location for the tournament in Argyle Reach is at some considerable distance from residences located in either Freemans Reach or Windsor. However, the general thrust of my previous report was on the basis of the uses for the Hawkesbury River upstream from the Windsor bridge, being subject to an 8 knot speed limit being retained for the recreational uses other than water skiing or speed boats. This is in accord with the Department of Public Works Special Committee report and recommendations relating to the recreational uses of the Hawkesbury River where the recommendation of that Committee were that water skiing activities should take place only at some considerable distance downstream of Windsor.)

IT IS RECOMMENDED THAT the Australian Barefoot Water Ski Club and Maritime Services Board of N.S.W. be informed that Council consider that the Hawkesbury River upstream from the bridge at Windsor should be preserved for aquatic uses with the exclusion of speed boats and water skiing and in these circumstances would not approve water ski events in the Argyle Reach of the Hawkesbury River.

A5. LOCKERY DEMOLITION PTY. LTD. - PURCHASE OF LOT 151 WOODLANDS PARK ESTATE. 921-151.

Requesting early settlement of the purchase of Lot 151 Woodlands Park Estate. The amount outstanding in respect of the purchase is $31,500.

Asking Council to review its original position in that the land cannot be purchased until the building is complete, and allow the settlement of the land to proceed.

S.C. - IT IS RECOMMENDED THAT approval be granted to an early settlement.

A6. STATE SUPERANNUATION BOARD - LOAN FUNDS 1982/83. B23/21.

Offering Council a loan of $175,000 for the Glossodia Water Supply Scheme at an interest rate of 17.5% per annum to be repaid over 15 years by half yearly instalments of principal and interest combined of $16,657.53.

S.C. - IT IS RECOMMENDED THAT Council accept the offer and an application be made for the Governor's Approval and the Seal of Council be affixed to the application and the Mortgage Deed.

A7. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF NOISE CONTROL REGULATION, 1975, CONCERNING NOISE FROM DOGS. C44/1, D63.

Advising that clause 24 of the Noise Control Regulation, 1975, has been amended to overcome a difficulty in respect of authorisation of employees for the purpose of acting under the clause. The amendment allows individual councils the power to authorise employees to take action under the clause.

H.S. - IT IS RECOMMENDED THAT Council authorise Mr. J.J. O'Grady and Mr. R.J. Clifford to take action under the Noise Control Regulation 1975, concerning noise from dogs.

A8. DEPARTMENT OF MAIN ROADS - TRUNK, ORDINARY MAIN AND TOURIST ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME, 1981/82. M130/4.

Advising that Council's revised proposal and estimates under the above programme are acceptable to the Department, and it is to be noted that the grant available for the subject programme is thereby increased from $140,775 to $160,775 to provide for work on Main Road No. 181 as per Council's estimate. Requesting Council's formal acceptance of this additional grant in the amount of $20,000.

(S.E.: Advice of the above grant had been received verbally and as the funds for the Main Roads Maintenance Improvement Programme are required to be expended prior to 30th June, 1982, the works were carried out on Main Road No. 181 in the nature of bank restoration, Mogo Creek at causeways.)

IT IS RECOMMENDED THAT Council accept the additional grant of $20,000 towards the Trunk, Ordinary Main and Tourist Roads Maintenance and Improvement Programme 1981/82 in accordance with the Department's "general conditions of assistance to Councils".

A9. PITT TOWN RESEARCH AND PRESERVATION SOCIETY - CLOSURE OF BATHURST STREET, SUNDAY 24TH OCTOBER, 1982. 665-237, A7/28.

Requesting Council's permission to close Bathurst Street, Pitt Town, between Church Street and St. James Rectory, until 2 p.m. on Sunday, 24th October, 1982, as the Society wishes to commemorate the day on which Pitt Town was declared a town, with a variety of activities and stalls. Stating that traffic could be detoured along Grenville Street into Buckingham Street thence to the river end of Bathurst Street, which would allow a mall effect for the Church area activities.

(S.E. - The activities are proposed to be integrated with the church services and the proposed closure should not cause severe inconvenience to the public. It is believed that Pitt Town was formally named on 25th October, 1815.)

IT IS RECOMMENDED THAT Council permission be granted for the closure of Bathurst Street, Pitt Town, between Church Street and Buckingham Street from 9.30 a.m. to 2.00 p.m. on Sunday, 24th October 1982, subject to the Society obtaining the approval of the N.S.W. Police and sign-posting the detour.

A10. PITT TOWN RESEARCH AND PRESERVATION SOCIETY - TREE PLANTING IN PITT TOWN. A7/28.

Requesting Council to advise suitable trees which could be planted in Buckingham Street, Pitt Town and advising that their Society will water and care for these trees. Advising that it is the 175th Anniversary of the planting of Blighs Oaks in Hall Street. Stating that they will ask groups such as the school and Progress Association to nominate people who have been "great" in Pitt Town, so that the trees could be grown as memorials thus bringing the history of Pitt Town to public notice.

(S.E. - Council could co-operate with the Society in the provision of suitable trees from the Tree Planting Vote to the value of $300.)

IT IS RECOMMENDED THAT the Society be supplied with trees for planting in Pitt Town, and that Council staff select the locations and species, the value of trees to be $300.

A11. PUBLIC WORKS DEPARTMENT - MAINTENANCE OF APPROVED FLOOD MITIGATION WORKS - FINANCIAL ASSISTANCE OF STATE OR STATE/COMMONWALTH FUNDS. F84/1.

Requesting Council to submit maintenance programme proposals for the 1982/83 financial year setting out details of each work and estimated cost. Advising that the works eligible for inclusion are: drains, levees, structures, bank protection, flood damage. Specifically excluded are operation of pumps, normal operation of floodgates including patrolling, stockpiling of materials and spare parts, any new work, drain extension, etc. Council should give priority to the most urgent works and items estimated to cost less than $200 are not eligible for subsidy and will remain the sole responsibility of Councils.

(S.E. - The following programme has been submitted to meet the deadline for 31st July, 1982:

1. De-Snagging

   (a) South Creek

   Approximately 2.7km of South Creek was de-snagged as part of the 1981/82 Maintenance Programme.

Another 500 metres of clearing is required to complete the current programme which will result in a waterway area effectively cleared of snags from Eastern Creek of the Hawkesbury River.

(b) Rickabys Creek

It is proposed to de-snag a 1.9km section of this creek commencing at its confluence with the Hawkesbury River and exgtending up to its intersection with Normans Creek.

The work will (i) compliment the de-snagging programme that was carried out along Normans Creek as part of the 1981/82 programme; and (ii) improve the general upstream conveyance of Rickabys Cree.

2. Removal of Corrosion from Invert of Armco Pipes Draining Bakers Lagoon

In 1975 Windsor Council constructed the Bakers Lagoon drainage culvert structure which ran from Cornwallis Road to the Hawkesbury River, a distance of 475 feet.

The principle objective of this construction which primarily consisted of twin 9' diameter Multi-Purpose Armco pipes, was to enable rapid removal of flood waters from low lying agricultural areas of the surrounding flood plain.

An inspection has revealed that rust corrosion is active in both of these culverts. The corrosion is generally restricted within the lower invert area to a height consistent with the normal low flow situation.

It is intended to permanently preserve both these culverts over a two year period by (i) sand blasting; (ii) painting; and (iii) laying a protective lining of concrete over the bottom internal periphery of the culvert.

SCHEDULE OF ESTIMATED COSTS

| Item | | Cost |
|---|---|---|
| 1. | De-Snagging (Estimates based on previous costs) | |
| | (a) South Creek 0.5 km plus burning of heaps remaining from 1981/82 programme | $ 4,200 |
| | (b) Rickabys Creek, Windsor | 12,600 |
| 2. | Protection of Steel Pipes, Bakers Lagoon | |
| | Wages - 3 men for 2 weeks | 1,500 |
| | Hire of Sand Blaster - $70 per day | 500 |
| | Illmenite for grit blasting | 450 |
| | Concrete lining $45m^3$ at $\$70m^3$ | 3,150 |
| | Total | $22,400 |

IT IS RECOMMENDED THAT the Flood Mitigation Maintenance Programme 1982/83 as listed above be endorsed.

A12. GIRL GUIDES ASSOCIATION - STREET MARCH, SUNDAY 24TH OCTOBER, 1982. A7.

Requesting permission to hold a street march in conjunction with an International Pageant to be held on Sunday, 24th October, 1982. The procession would commence at 1.30 p.m. on the western side of Windsor Street and East Market Street (traffic lights) intersection, proceed down Windsor Street, turn left along West Market Street across the intersection of March Street and Lennox Street, to the West Market Street entrance to the Richmond High School. Approximately 500 people will be taking part in the march.

(S.E. - It would be necessary for the Association to obtain Police permission and make satisfactory arrangements to keep clear of the Windsor Street and East Market Street intersection.)

IT IS RECOMMENDED THAT permission be granted subject to the Association obtaining Police permission and organising the march to stay clear of the traffic lights.

A13. MR. N. BRUNERO - HERITAGE WEEK PROCESSION, 1983. C40/8.

Requesting permission to hold a procession on 16th April, 1983, commencing from Hollands Car Park at 11.30 a.m. and finishing outside the Court House in Court Street at 12.00 noon where a Flag Raising Ceremony will take place. Also enclosing a complete programme of Heritage Week Activities and advising that application has been lodged with the Commissioner of Police.

(S.E.: The proposal for the procession has been discussed by the organisers with the Windsor Chamber of Commerce and they are in support with the proposed timetable.)

IT IS RECOMMENDED THAT approval for the procession be granted subject to the approval of the New South Wales Police.

A14. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES, SHIRES ASSOCIATION OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 3/1982 - 8 JULY 1982. C44/2.

1. Main Roads Grants

Referring to the 1982 Shires Conference decision that objection be made to the revocation of constructions grants unspent at 30 June by the DMR, and that earlier approval for main roads construction be given.

Inviting Councils to supply specific details of instances where the Department's procedures have operated to their detriment so that the Conference resolution can be pursued with appropriate supporting data.

(S.E.: This matter relates to consideration of grants for which at this time the DMR grant averaging $75,000 per year is allocated to the reconstruction of M.R. No. 181. This is an on-going programme and there is no difficulty in expending the funds within the financial year. It is noted however that the advice of the grant is normally not received until October/November, i.e. one-third through the year.)

2. Rating of Rural Land - Section 118

Advising of the Minister's reluctance to amend Section 118 and asking councils which have experienced problems with this Section to advise of:-

a) specific instances where problems have arisen in applying the definition of rural land found in s118;

b) instances where the case has proceeded to court;

c) what councils perceive as being the major problem(s) with the definition of rural land;

in order that a detailed case seeking amendments to s118 may be submitted to the Minister.

(S.C.: The information will require a fairly detailed submission concerning the problems this office encounters in administering the Section. A submission will be prepared as soon as possible.)

3. Dog Registration Fees

Advising that Section 15 of the Regulation provides for the payment of half of the dog registration fee, if registration is effected after 31 March in any year. Seeking an indication of the extent of the problem of any persons deliberately withholding dog registration fees until after 31 March in order to claim a 50 per cent reduction in the fee, so that an approach may be made to the State Government.

(H.S.: Council has for many years applied the 50 per cent reduction after the 31st March, where an application relates to a dog that becomes registerable after that date, and the full registration fee applies in all other cases.)

4. Extension of Liquor Licensing Hours

Seeking an indication of any problems encountered with the Licensing Court when dealing with applications to extend licensing hours in particular the time allowed to deal with the application before its being heard.

(S.P.: This Council has not experienced difficulties with licensing matters of this type due to a close liaison with the local licensing police who contact Council when a proposal is received and request comments, alleviating any lengthy process. The Association will be advised accordingly.)

5. Home Occupations

Inviting submission of Council's views as to whether councils should have the power to determine whether a use is a home occupation and whether home occupations should require council consent.

(S.P.: A home occupation is defined in planning schemes generally as being development carried out in a dwelling house by the permanent residents that does not involve a number of matters, e.g. employment of other persons and interference with the amenity of the neighbourhood. A problem has arisen with the use of the definition in that more commercialised activities that require parking and can be a source of annoyance have attempted to be home occupations. There are two alternatives - being to tighten up the definition or make comments necessary in circumstances where it cannot be refused. It is considered that the definition should be such to only allow acceptable development within the residential areas and that consent be not required. The Association will be advised accordingly.)

6. National Trust Representative

Seeking a representative on the National trust to fill the vacancy created by the resignation of Cr Curby. The appointment will need to have an interest in the preservation of buildings and the environment. Persons interested in such an appointment are invited to contact the Association with details in support of their application. The Trust will meet five times in the ensuing year on a Monday night.

7. Control of Starlings

Asking for details of the successful control of starlings nesting in residential or residential areas. Use of scare guns have proved ineffective in the long term.

(S.E.: There are no problems with starlings in this area.)

8. Questionnaire Re Section 132 of the Local Government Act

Reminding all councils to complete the above questionnaire to allow the submission to proceed.

(S.C.: The questionnaire has been forwarded.)

9. Road Grants Legislation

Advising that the Roads Grants Amendment Bill 1982 enables grants of $734m to be allocated in 1982/83, $778m in 1983/84 and a further $825m in 1984/85 for road funding in Australia and on 26th May, 1982, the Bill and two amendments were passed in the Senate which allow substantial supplementary allocation of road grants to be made to the States, Northern Territory and local government without delay and that that allocation should reflect the increase in road construction costs revealed by the Bureau of Transport Economics' road construction price index, and that allocations in future years will be determined in accordance with that index.

10. Local Roads Funds

Suggesting that councils delegate authority to either the Shire Clerk or Engineer to formally accept grants rather than wait for the next council meeting, to save any delay in payment of road grants.

(S.E.: Advices of road grants are normally received in November/ December of the financial year, one of the conditions of the grant being that the funds are to be expended by 30th June of that financial year. As a consequence, delay in implementing the works is very critical.)

IT IS RECOMMENDED THAT authority be delegated to the Shire Clerk to formally accept the grants under the Roads Grants Act with subsequent advice to the following meeting of Council.

11. Study Tours Associates with the XVII World Road Congress

12. Changes to the Department of Local Government

Advising that Mr. Wran has given his assurance that the combination of the Local Government and Lands Departments functions in the new Department of Local Government and Lands will in no way erode the importance of local government in this state. Stating that if the level of service provided by the Office begins to be cut back the Executives will seek talks with the Premier and the Minister for Local Government and Lands.

13. Construction Safety Act: Notification Fees

Advising that further reductions in fees have been gazetted for notification of works under the Construction Safety Act.

(H.S.: The appropriate staff have been advised.)

14. Tax Deductibility of Rates

Inviting councils to raise the matter of increasing the maximum amount allowable of $300 as a tax deduction in respect of payment of municipal and water rates, with the local federal member, seeking his support for an increase in the limit when the matter comes up for discussion in the budget context.

(S.C.: This amount is now well below the acceptable limit because it has not been altered since 1973.)

IT IS RECOMMENDED THAT representations be made to the local federal member.

15. Surveyors' Costs

Stating that some members of council staff have in some cases been incorrectly advising the public on what a Surveyor's charges will be to carry out certain works. Appropriate members of staff are advised that the Institution of Surveyors publishes a guide for survey fees for use by the Land and Environment Court on which all normal survey charges are based.

(H.S.: The appropriate staff have been advised.)

16. Vacant Residential Land Stock Monitoring System

Stating that a system for monitoring changes in the stock of vacant residential land will be implemented to all LGA's in the state as a basis for the preparation of the annual Development Co-ordinating Committee of Cabinet report to Cabinet on Residential Land Supply. The purpose of the system is to monitor the rate of residential lot production. The information is collated monthly and a quarterly bulletin will be published, the first at the end of June. Requesting Council's support in supplying the necessary information.

(S.E.: This information input is in hand on the property information computer system and the information should be readily extracted on a monthly basis for forwarding.)

17. Dual Membership

18. Board of Fire Commissioners Levies

19. Street Numbering

Stating that following consideration of councils' comments, the Executives have decided not to support the proposal for continuous numbering of streets. However, inviting councils to consider the benefits of encouraging clearly visible suburb and street name signs, and clear numbering of houses and buildings.

20. Dog Control Booklet - "My Dog"

21. Reports From Councils Amalgamated as of 1/1/81

22. Triennial Election Date

Advising that representations have been made to the Minister for Local Government and Lands by the New South Wales Jewish Board of Deputies pointing out that the 1980 triennial local government elections coincided with the Jewish holy day of Yom Kippur, and that if the date of the triennial elections remains unchanged then it will again coincide in 1983. The Board has requested that the date of the elections be changed so as not to disadvantage the Jewish voters.

The Minister states that it appears that the most suitable date for the elections would be the fourth Saturday in September but seeks the Association's views. Stating that the Executives resolved to advise the Minister that the Associations had no objection to alteration of the date of the triennial elections, provided they were held no more than one week before or one week after the time presently provided in the Local Government Act.

23. Certificates of Competency

Stating that by amendment to Regulation 159B(i) of the Construction Safety Act, 1912, gazetted on 7 May, 1982, the prescribed fee for such certificates increased from $15.00 to $20.00 as from 1 June, 1982.

(S.E.: For information only. This relates to certificates previously known as DLI Certificates for operation of cranes, etc.)

24. Proposed Sales Tax on Books

Advising that a number of councils have expressed opposition to the Federal Treasurer's decision to impose sales tax on books and stating that the Associations are keeping a close watch on the situation as it is a concept which could not be supported, and if necessary, action will be taken to put the views of councils which have opposed the imposition of the tax.

25. Road Restorations

26. Local Film Industry

Enclosing letter from the Premier requesting the Associations help in encouraging member councils to co-operate with and assist Australian film producers in their activities.

(S.E.: In general, co-operation is given to the local film industry. It is noted that quite a significant amount of filming is done in this area for background material relating to advertising. The Council's conditions normally relate to the minimum inconvenience to the travelling public and the provision of adequate public risk insurance to cover the activities over public places.)

27. Accommodation for Impounded Animals

A15. B. COLE - PURCHASE OF LOT 7 WOODLANDS PARK ESTATE. 921-7.

Requesting early settlement of the purchase of Lot 7 Woodlands Park Estate. The amount outstanding will be by way of a mortgage back to Council.

Asking Council to review its original position in that the land cannot be purchased until the building is complete, and allow the settlement of the land to proceed.

S.C. - IT IS RECOMMENDED THAT approval be granted to an early settlement.

10/8/82

A16. LIONS CLUB OF RICHMOND N.S.W. - ASSISTANCE TO HANDICAPPED. D64, C45.

"With reference to your recent letter it gives Richmond Lions Club great pleasure to be able to support you in your endeavour to assist the people of the Hawkesbury District who are unfortunate to be handicapped by the loss of sight.

Richmond Lions has for many years supported the efforts of the Royal Blind Society and others in their efforts.

It was decided by our Board to support you in raising $6,000 for the purchase of talking book machines, large print books etc.

As you may be aware this year represents Richmond Lions 25th Anniversary and we as members of Lions would be proud to treat this as a project for our 25th Anniversary.

As our board has only just been voted to office for this year, we will further discuss this project and keep you informed as to the extent of financial assistance we may give to you."

(S.C. - The Richmond Lions Club had discussions with me concerning a community project for their 25th Anniversary. After discussions with the Librarian it was proposed that we ask the Club to support the purchase of talking book machines, large print books etc. It is felt that this is an outstanding offer by the Club because the project will give considerable assistance to people who are either blind or have reading difficulties in some way.)

IT IS RECOMMENDED THAT a letter of appreciation be forwarded to the Club. At the appropriate time the President is proposing to meet representatives of the Club to convey Council and the community's recognition of their generous offer of support.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF ORDINANCE NOS. 4 ("STAFF MATTERS") AND 32 ("TOWN PLANNING"). C44/1.

Advising that proclamations have been published in the Government Gazette making minor amendments to the abovementioned Ordinances.

B2. RED CROSS CALLING APPEAL - 1982 APPEAL. A7.

Advising that the Red Cross Calling Appeal for 1982 has concluded with a final figure of $473,174 and conveying the sincere thanks of the Society to the President, Councillors and Council staff for their co-operation and assistance in support of the Society's activities.

B3. WESTERN SYDNEY HEALTH CAMPAIGN COMMITTEE - CAMPAIGN FOR IMPROVED HOSPITAL SERVICES IN WESTERN SYDNEY. A5.

Extending thanks for Council's support during the above campaign and enclosing copy of press advertisement that appeared in the "Daily Telegraph" on June 12, 1982.

B4. NEW SOUTH WALES MINISTER FOR LOCAL GOVERNMENT AND LANDS - RATE PEGGING LEGISLATION. R186.

Referring to Mr. K. Rozzoli's personal representations on behalf of Council seeking the abolition of the rate pegging legislation and advising that the Government is firmly committed to its rate pegging policy and that he is unable to recommend an amendment of the law as sought by Council.

B5. STATE POLLUTION CONTROL COMMISSION - STATE WIDE LITTER REDUCTION CAMPAIGN. P177/1.

Seeking assistance in a special State-wide litter reduction effort to be held from Saturday, October 30th to Sunday, November 7th, 1982. Requiring Council to organise clean-up programs during this week to be undertaken with the community and supplies of special support materials will be forwarded to Council. Asking for an indication of Council's interest in this program and the most appropriate type of activities that could be undertaken in the area.

(H.S.: A general clean up campaign will be conducted within the former Colo Shire area in October following the Spring Garden Competition, as part of Council's planned activities for Earth Week. The Commission will be advised of Council's support and co-operation in its Litter Reduction Campaign.)

B6. STATE POLLUTION CONTROL COMMISSION - EMERGENCY ELECRICAL POWER GENERATING SETS. P177/1.

Referring to noise from emergency electrical power generating set installations and advising that a set of guidelines has been formulated for councils, owners and others associated with the units for the protection of residents and other persons who may be adversely affected by same. The guidelines will apply for the next 12 months and may be subject to review after this time.

B7. KURRAJONG HEIGHTS BUSH FIRE BRIGADE - BUSH FIRE SHED AND WATER TANK. B28/11.

Expressing appreciation for construction of an additional bay on the bush fire shed, the re-roofing of the original shed, the painting of both bays inside and out, the supply of the water tank and extension of the driveway.

B8. DEPARTMENT OF MAIN ROADS - REQUEST FOR THE PROVISION OF A ROUNDABOUT AT THE JUNCTION OF PUTTY ROAD (MAIN ROAD NO. 182) AND GEORGE STREET, WINDSOR. M130/8, 665-731.

Advising that investigations of the site revealed that the provision of a roundabout would not be feasible, principally because of the steepness of grades on the Putty Road (Main Road No. 182) at its junction with George Street.

(S.E.: This proposal arose on a suggestion by Council and apart from the difficulties indicated by the Department of Main Roads, the area has subsequently been proclaimed as a historic precinct which would preclude this type of traffic facility.)

B9. MINISTER FOR TRANSPORT AND CONSTRUCTION - NOTES ON ADMINISTRATION, AND INFORMATION PAPER ON ROADS GRANTS ACT 1981. M130.

Enclosing copies of the Notes on Administration and the Information Paper on the Roads Grants Act 1981.

B10. HEALTH COMMISSION OF N.S.W. - HAWKESBURY AREA HEALTH CENTRE. H103.

Referring to Council's letter concerning services provided by the Hawkesbury Area Health Centre and advising that the expansion of existing health services is restricted by financial constraints following Commonwealth Government fund cutbacks. Also advising that there are no plans for the termination of services from Laurel House, although the growth of the services may have to be limited in the above context.

B11. DEPARTMENT OF THE VALUER GENERAL - GENERAL VALUATION OF SHIRE OF HAWKESBURY. R186/10.

Advising that a General Valuation of the Shire of Hawkesbury will be carried out during the latter part of 1982 and the first six months of 1983, the valuations to be supplied being determined as at the base date of 1st July, 1980.

Valuing staff will be active within the Council boundaries well before the commencement date to carry out a preliminary examination of the land market. Such staff can be identified by production of his Authority to Enter card.

Also advising that Notices of Valuation will be issued from the Department's Head Office and any resultant public enquiries should be referred to the Department's Penrith Office.

B12. MR. J.G. CROWE, DEPUTY COMMISSIONER, DEPARTMENT OF MAIN ROADS - APPRECIATION. A5

Thanking Council for its letter congratulating him on his appointment as Deputy Commissioner.

B13. HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION - TRAFFIC LIGHTS, McGRATHS HILL. A7/10, M130/16.

Expressing appreciation for the installation of traffic lights at McGraths Hill which have produced a smooth traffic flow.

B14. MINISTER FOR AGRICULTURE AND FISHERIES NEW SOUTH WALES - COMPENSATION TO STRAWBERRY RUNNER GROWERS - MOUNTAIN LAGOON. A10.

Advising that the Department supplied mother plants to growers in good faith and, in withdrawing certification, when a virus was positively identified, took the most appropriate course open to it. Also advising that he is unable to assist growers participating in the voluntary Strawberry Runner Certification Scheme in their claims for compensation.

B15. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - RESCISSION OF ORDINANCE NO. 62 ("HAIRDRESSERS AND BARBERS' SHOPS") AND MAKING OF NEW ORDINANCE NO. 62 ("HAIRDRESSERS' SHOPS"). C441.

Advising that the introduction of the new Ordinance has been brought about by the necessity to review the provisions relating to the cleansing of instruments and equipment. Redundant provisions have been omitted, provisions relating to cleanliness generally and provision of hot and cold water have been tightened up, and it is no longer necessary for hairdressers and barbers to wear a clean and properly fitting outer coat/shirt or overall and it is considered that cleanliness and neatness of clothes are sufficient.

(H.S.: Information relating to this matter has been referred to the appropriate staff.)

B16. XIBERRAS BROS. - GENERAL RURAL RATES. A5.

"Many thanks to Stewart Bates, Chief Rates Clerk and Peter Daniels for their assistance given to the application for General Rural Rates."

B17. MR. R. A. STEWART - GENERAL RURAL RATES. A5.

"On behalf of a number of farmers within the Shire of Hawkesbury I would like to express appreciation to Stewart Bates, Chief Rates Clerk, and Peter Daniels for the assistance given them in completing the Application Form for the Rural Rate.

It is appreciated that an Application Form is required to enable a decision to be made on the question of eligibility, and by appointing Peter Daniels to give assistance, it has facilitated completion of the document containing the information."

B18. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANTS TO LOCAL AUTHORITIES FOR PUBLIC LIBRARY SERVICES 1981/82. G95/11.

Advising that the Premier has allocated an amount of $66,000 for the Western Sydney Library and Information Services Study to be operated in co-operation by the Libraries of Parramatta/Baulkham Hills/Holroyd, Blacktown, Fairfield, Penrith, Blue Mountains, Auburn, Liverpool and Hawkesbury. Distribution and purposes for which it is used will be matters for discussion and decision by all Councils.

(Librarian - A further amount of $25,000 has been received by the President of the Western Sydney Chief Librarian's Committee on behalf of the Councils participating. Details of projects for these funds will be presented to Council in a further report.)

B19. RED SHIELD APPEAL - APPRECIATION. A7.

Expressing appreciation for Council's permission for the Salvation Army to conduct the Red Shield Appeal Door-Knock from 3rd to 10th July, 1983.

B20. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME COMMUNITY REPRESENTATION ON REGIONAL PRIORITY RATING AND REVIEW COMMITTEE. C45/15.

Stating that in the second three year period of the Western Sydney Area Assistance Scheme there will be a reconstitution of the Regional Committee to encompass the previous functions of the former State Review Committee as well as those of the Regional Priority Rating Committee. The Composition of the Regional Committee will be:

- 2 representatives from Department of Environment and Planning
- 2 representatives from Department of Youth and Community Services
- 4 Local Government representatives nominated through the Western Sydney Regional Organisation of Councils
- 4 community representatives

Seeking Council's assistance in the process for nominating the community representatives by calling and running a local public meeting, with the names of two elected local representatives to be sent by Friday 27th August. The local representatives would come together in a Regional Meeting where a panel of eight will be elected. From the panel of eight the Minister will nominate four to sit on the Regional Committee.

(S.C. - Arrangements are being made for the election of the community representatives.)

B21. DEPARTMENT OF ENVIRONMENT AND PLANNING - "YEAR OF THE TREE", TREE PRESERVATION ORDER - PROCEEDINGS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979. P160/30.

Stating that it has been brought to the Department's notice from time to time by Councils that penalties for the damage, destruction or removal of trees have been inadequate, and by members of the public that some Councils remove trees without reference to the effect on the environment or the wishes of the community. Councils should appreciate the contribution of trees to the quality of life of the community and have a responsibility to plant trees, preserve trees and where necessary take action to prevent their destruction or punish offenders. Advising that, in the interest of tree preservation, Council should review its Tree Preservation Order or make one as soon as possible and outline a policy for enforcement.

(S.E. - In general, with very minor exceptions, the community of this Shire have responded to the Tree Preservation Order and Council and the community have exhibited a strong sense of responsibility in the preservation of trees throughout the Shire.)

B22. CITY OF WOLLONGONG COUNCIL - SUBSIDY FOR EMPLOYMENT OF COMMUNITY SERVICES STAFF. C45.

Forwarding copy of letter sent to the Minister for Youth and Community Services requesting an increase in the subsidy for employment of community services staff.

(S.C. - Council has already made application for increased funding for community services staff.)

10/8/82

B23. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ELECTION OF OFFICE BEARERS AND EXECUTIVE MEMBERS 1982 ANNUAL CONFERENCE. C48/1.

Advising that only one nomination had been received in respect of the positions of President and Treasurer, and Alderman D.W. Sutherland AM is declared elected to the position of President for the period 1982-84; and Alderman F. Zions is declared elected to the position of Treasurer for the period 1982-1983. Enclosing details of candidates standing for the positions of Metropolitan Vice President, Country Vice President, Metropolitan Executive Member and Country Executive Member.

B24. OAKVILLE PUBLIC SCHOOL - PLAYGROUND EQUIPMENT IN RICHMOND PARK. 625-202.

Advising that the School's Committee is agreeable to Council's conditions and has $1,967 available for the erection of playground equipment in Richmond Park. Stating that a pupil representing all schools should formally present the cheque and requesting a suitable date and time for this presentation. Also thanking Council for its assistance in the establishment of this community facility.

(S.E.: Arrangements have been made for the principal and pupils of the Oakville Public School to formally present the donation to the Shire President.)

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 27th July, 1982 commencing at 11.48 a.m.

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

Apologies for absence were received from Councillors Henry, Nicholson and Knight and accepted.

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

| Fund | Voucher Nos. | Total |
|---|---|---|
| General Fund | 18396 - 19252 | 2,100,297.65 |
| Trust Fund | 851 - 921 | 739,606.69 |
| Main Roads Trust Fund | 262218 | 200,000.00 |
| | | $3,039,904.34 |

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

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

3. FINANCIAL STATEMENT - FORM 2A:

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

4. CORRESPONDENCE:

ITEM 1: (File D64)

CORRESPONDENT: THE NATIONAL TRUST OF AUSTRALIA

SUBJECT: FINANCIAL ASSISTANCE

Requesting financial assistance to help protect Australia's heritage, and advising that they are presently involved in the following programmes:

- Searching out and recording Australia's historic buildings and places of natural beauty.
- Maintaining important house museums, galleries and other properties for the community's benefit.
- Publishing books and brochures to help professionals and the general public to identify and conserve the State's heritage.
- Encouraging young people to take an interest in their past and to recognise their responsibilities in the future.
- Acting as a consultant to Government on Heritage conservation.

S.C. REPORT

Provision has been made for a donation of $200 in the 1982 Estimates.

Recommendation

A donation of $200 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File D64)

CORRESPONDENT: KURRAJONG LITTLE ATHLETICS

SUBJECT: FINANCIAL ASSISTANCE

Advising that the Kurrajong-Bilpin Little Athletics Club which was formed mid-way through last year's season, now has 75 children registered, and anticipates an even larger number in the next enrolling period. Stating that this puts great pressure on the organizers and equipment available to them, and they are in desperate need of six stop watches which can be purchased for $30 each, and any other assistance Council can give.

S.C. REPORT

It is felt that Council should initially support this group to become established, and the Athletic group be advised that financial support can only be provided to help them become established.

Recommendation

A donation of $200 be made and the Little Athletics Group be advised that Council will be unable to give future financial support.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C44/2)

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

SUBJECT: GENERAL CIRCULAR 3/1982 - 8TH JULY, 1982 - INDUSTRIAL INFORMATION

1. Local Government Senior Officers Award
   Local Government Salaried Officers Award
   Local Government Engineering Staff Award
   Municipal and Shire Council Wages Staff Award

Advising that applications have been made to vary the above awards in respect of an increase in rates of pay by 25 per cent with a minimum of $50 per week.

2. Local Government Salaried Officers Award

Advising that application has been made to vary the award to delete the Community Services Classification of Teacher/Librarian, and in respect of an increase in salaries for Chief and Deputy Chief Town Planners to reset the rates based on 81.5 per cent of the Town Clerks salary.

3. Local Government Engineering Staff Award

Advising that a claim has been lodged in respect of conditions of employment.

4. Municipal and Shire Council Wages Staff Award

Referring to an application to vary the award to reduce the ordinary working hours to 35 per week and advising that the Industrial Commission in Court Session has handed down the decision in respect of Wollongong City Council granting a 36 hour week to the employees of the council who were previously on a 40 hour week.

(S.C.: Council will be kept informed of developments with these applications.)

Recommendation

The Circular be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C41)

CORRESPONDENT: HAWKESBURY HISTORICAL SOCIETY

SUBJECT: HEADSTONE RESTORATION WORK

Referring to the deterioration in the headstones of Andrew Thompson in St. Matthews Church of England, Windsor, and John Howarth in St. Johns Churchyard, Wilberforce, and stating that they have made enquiries as to the cost of restoration and the amount of approximately $1400 for the work is beyond their means. Requesting Council to consider contributing to the restoration work.

S.C. Recommendation

The Hawkesbury Historical Society and the Church Councils be advised that Council is unable to provide financial assistance for this work, and it is suggested that they seek grants from the Heritage Council to assist in carrying out the work.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 800)

CORRESPONDENT: DR. W.J. SKINNER

SUBJECT: BUILDING IN THOMPSON SQUARE, WINDSOR

Offering Council the opportunity to purchase his building in Thompson Square, Windsor, and stating that, if Council is interested, he would give any further information needed or arrange for an inspection of the house and land.

S.C. Recommendation

Dr. Skinner be thanked for his offer and advised that Council feels that it does not have a need for the building, and therefore is not in a position to purchase.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 10/8/82

SHIRE CLERK'S REPORT

ITEM 1 : (File C50/4)

SUBJECT : ATTENDANCE BY STAFF - CONFERENCES & SEMINARS ETC.

Authority has been granted to the following :

| Conference/ Seminar | Person Attending | Date |
|---|---|---|
| Pool Superintendents' Conference - Adelaide | W.Sutor | 27th/29th July |

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File I112/9)

SUBJECT : COUNCIL INSURANCES

At the meeting on 13th July advice was given that an investigation was being made into the possibility of Council carrying its own insurances.

The insurance history of both former Councils and Hawkesbury Shire Council (1981) is required for a period of approximately five years as well as additional information which will be required by the Workers Compensation Commission in the event of a decision being made to proceed.

It will be several weeks before the insurance history is available and after a full investigation, a report will be submitted to Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 10/8/82

SHIRE CLERK'S REPORTS

ITEM 3: (File S205/27)

SUBJECT: ATTENDANCE OF ADMINISTRATION COURSE - FIRST LINE MANAGEMENT FOR OFFICE ADMINISTRATORS

The following report has been submitted by the Chief Accountant and the Works Engineer on their attendance at the Institute of Administration, Little Bay, from 5th to 9th July, for the above course.

"There were 35 students attended the above course, and they represented the following organisations:

| | |
|---|---|
| Public Service | 18 |
| University of New South Wales | 3 |
| Local Government | 6 |
| Private Industry | 8 |

It was felt that substantial benefit was gained in attending this course, and particularly rewarding in areas such as personnel relations, the management processes of planning, organising and control, decision making and problem solving.

The course gave us the opportunity of recognising many facets of management, particularly in both the public sector and private industry. This was achieved through lecture participation and discussion and by problem solving and exercises within syndicate groups.

The topics listed below are those which it is felt will have the major impact on understanding the management processes and although there may be no realisable immediate benefit it will be of significant importance in the long term basis:

The Management Process, Planning, Organising, Control

How Organisations Work - Change and Conflict

The Personnel Role of the Office Manager - Recruiting, Selecting and Training Staff

The Personnel of the Office Manager - Appraisals, Disciplining, Counselling. How to Deal with Problem Employees.

Improving your Management Skills - Communication - Motivation.

Industrial Relations For Office Managers

Decision Making and Problem Solving

Creativity for Problem Solving

Appreciation is expressed to Council for the opportunity to participate in this course."

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L1/74)

SUBJECT: LEASE OF LOTS A AND B, PALMER STREET, WINDSOR

A request has been received seeking an extension of the lease on the above properties until the end of December, 1983. The properties are currently used as an orchard.

Council's Engineer raises no objections to the lease as requested in relation to:

1. Lot A
2. Part Lot B extending from Court Street to prolongation of the rear boundary of Lot 110 fronting George Street subject to certain conditions.

Recommendation

The lease be extended to 31st December, 1983.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R186-5)

SUBJECT: KURRAJONG HEIGHTS C.W.A. - DONATION OF RATES AND CHARGES

At a meeting on 13th July, it was resolved that a donation of $131.25 be made to the Kurrajong Heights C.W.A. for payment of rates. The amount stated in the report was in error and should have been $170.94.

Recommendation

A donation of $170.94 be made to the Kurrajong Heights C.W.A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File A6/199)

SUBJECT: ACQUISITION OF PROPERTY - THE PENINSULA - ESTATE OF THE LATE PETER MULLINGER

Advice has now been received from the Solicitors acting for the Estate that the purchase of the above properties currently under contract may be completed in 6-8 months on the basis that settlement is by way of cash and not a mortgage back to the vendor as originally proposed. The mortgage provided repayments over five years and an interest rate of 12% p.a. The Solicitors are also offering Council two residential blocks of land, one in North Street and one in Palmer Street, however as these properties are flood prone it is considered that their offer should be declined. Contracts have been exchanged to purchase the land for $100,000 - the area of land being 28.217 ha (69.73 acres).

Recommendation

Settlement of the purchase of Lots K, X and Y Pitt Street, Lot 1 Pitt Street, and Lots 84-99 Palmer Street be by way of cash on completion and the Seal of Council be affixed to all documents. Further, that the offer of Lot 2 Palmer Street and Lot 25 North Street be declined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 10/8/82

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File S195/5)

SUBJECT: SULLAGE REMOVAL CONTRACT - APPLICATION FOR VARIATION OF CHARGES

This contract, which is held by Richardson Group Industries, contains a rise and fall clause relating to labour and fuel costs and the company has applied for a variation to the relative charges under the terms of this clause.

The increases sought are higher than able to be approved under the terms of the relevant clause and are as follows:

| Minimum Charge (First 2000 litres) | Existing Charge | Charges Sought | Increased Charge (under the terms of the Contract) |
|---|---|---|---|
| Household Tanks | $8.20 | $9.70 | $9.30 |
| Per 100 litres (in excess of 2000 litres) | 38c | 45c | 43c |
| Other Tanks (commercial etc. per 100 litres) | 41c | 49c | 47c |

The existing charges were tendered by this company on 8th April 1981 and this is the first application for a variation in that time. The increases which are able to be approved average 13.73% which is considered to be reasonable over the 16 month intervening period.

Recommendation

The following charges be approved for the removal of sullage effluent to become effective from Monday, 16th August, 1982:

Household Tanks

| | |
|---|---|
| Minimum charge (including removal of first 2000 litres) | $9.30 |
| Per 100 litres (in excess of first 2000 litres) | 43c |

Other Tanks (commercial, etc.)

| | |
|---|---|
| Per 100 litres removed | 47c |

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 10/8/82

SHIRE PLANNER'S REPORT

ITEM 1: (Files H105/12, G95-18)

SUBJECT: NATIONAL ESTATE PROGRAMME

The Heritage Council of New South Wales have advised that they are currently inviting applications for projects including works and studies to form the basis of the National Estate Programme for 1982/83.

During 1981 Council received advices relating to programmes that were approved for the 1981/82 year on the basis of funding by the Heritage Council of New South Wales, the Australian Heritage Commission and Hawkesbury Shire Council. It has taken some time to rationalise the advices given to Council due to a change in the Australian Heritage Commission.

Current advice from a senior officer of the Heritage Branch of the Department of Environment and Planning is that a total programme will be made available for 1981/82 of around $65,000 shared equally by the Heritage Council of New South Wales, the Australian Heritage Commission and Hawkesbury Shire Council. These funds would be utilised for, 1. the employment of a heritage adviser (architect), who would undertake preparation of a conservation policy commencing with the streetscapes of Windsor Street, Richmond and George Street, Windsor and act as an adviser to Council and the public generally on heritage matters and, 2. establish a restoration fund for the carrying out of restoration works initially to the facades of the buildings in both locations.

The final details of the 1981/82 grants are to be worked out at a meeting currently arranged for the week commencing 2nd August between officers of the Heritage Council and this Council. The Heritage Branch of the Department of Environment and Planning have requested that Council indicate by Friday, 30th July, its request for 1982/83 grants. At this time it is recommended that subject to clarification of the grants Council support a continuation of the above programme for 1982/83. The Heritage Branch foresee that the programme could continue for some years in accordance with the adopted conservation policies with the funding varying according to Council's perceived resources.

This type of programme has not been undertaken previously in New South Wales, but has been implemented successfully in a number of Victorian towns, including Ballarat and Yackandandah.

Recommendation

Council further support the Macquarie Towns Strategy Plan involving the preparation of conservation guidelines and restoration and seek continued funding from the National Estate Programme 1982/83 on a basis to be determined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rose asked what was the present position regarding negotiations with Prospect County Council concerning the land at North Richmond.

The Shire Clerk advised that Prospect County Council had been contacted and they were quite happy to sell the land to the developer. Also, Mr. Tonge had been advised and he was taking the matter up with Prospect County Council. He stated that he did not know what the present position was at this stage.

The meeting terminated at 11.57 a.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 27th July, 1982 commencing at 9.36 a.m.

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

Apologies for absence were received from Councillors Henry, Nicholson and from Councillor Knight who would be late arriving, and were accepted.

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE STATEMENT BE received.

CORRESPONDENCE

| | |
|---|---|
| ITEM 1: | (File 665-1515, R190/13, A7/5) |
| CORRESPONDENT: | MR. B. SANDAY, "GRASSMERE", CATTAI ROAD, PITT TOWN; AND<br>PITT TOWN PROGRESS ASSOCIATION |
| SUBJECT: | CLOSURE OF OLD STOCK ROUTE ROAD BETWEEN PITT TOWN-DURAL ROAD AND MAIN CATTAI ROAD |

Making representations re the closing of Old Stock Route Road between Pitt Town-Dural Road and Main Cattai Road and the locking of the gate at the Pitt Town-Dural Road end.

S.E. REPORT

The former Windsor Council, in respect to an application from the Land Board Office to fence off either end of the unmade part of Old Stock Route Road adjacent Reserve 73510 Longneck Lagoon Reserve, resolved that the Land Board Office be advised that Council has no objections to Old Stock Route Road being fenced off as proposed, subject to the fence being removed at a later date if required for access to property or for use by the public, and subject to the fencing in no way affecting the status of road.

The gate was locked and access was not available to the public for a short period. Access is sought by the public for horse riding and could be required by Mr. Sanday for access during times of flood.

It might be noted that representations have been made by the Progress Association for construction and upgrading of the section of Old Stock Route Road between Pitt Town-Dural Road and Old Pitt Town Road over a number of years.

The concern of the Longneck Lagoon Trust is that the road is being used for dumping of rubbish and unauthorised entry onto the reserve.

Recommendation

That the Land Board Office and the Longneck Lagoon Reserve Trust be advised that the gate/gates erected across Old Stock Route Road must not be locked so as to deny public access along the road reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File M134/14)

CORRESPONDENT: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SUBJECT: WATER FACILITIES - AIRSTRIP ROAD, PITT TOWN

Advising that it is not possible to include the extension of water facilities to Airstrip Road as part of the Oakville Water Supply Scheme. Stating that the only method of supply would be by capital contribution. If Council wish to proceed a revised cost will be supplied.

S.E. REPORT

Following a poll of the people concerned, and with regard to the high cost of the repayment of the capital contribution to Council, the poll resulted in four (4) replies were in favour of the Scheme, with six (6) replies against the proposal. Twelve (12) ballot papers were issued.

It is considered that this extension should be referred for consideration in the extension of the water supply to the Maravlya area which has been referred to the board for inclusion in their future augmentation proposals. The cost of the prepayment may be reduced as a result of the inclusion in a larger benefit area.

Recommendation

That the Metropolitan Water Sewerage and Drainage Board be advised that Council is unable to fund the scheme and they be requested to include this area in the proposed Maraylya water supply scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File E74-2)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: PROPOSED TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME - MARCH AND BOURKE STREETS, RICHMOND, WINDSOR STREET TO EAST MARKET STREET

Submitting for Council's consideration and approval a plan detailing traffic route lighting for the above section of road. Stating that the proposal has been accepted by the Energy Authority of N.S.W. as being eligible for subsidy payments and if installed an increase of $833.12 in annual charges would accrue.

S.E. REPORT

This improved lighting scheme relates to the heavy vehicle detour of Bourke and March Streets, Richmond and will provide a much improved illumination of this route.

Recommendation

Prospect County Council be informed that the traffic route lighting subsidy scheme programme for March and Bourke Streets, Richmond as indicated on Plan B80157 be approved and that the annual increase charge of $833.12 be met from the street lighting provision of the estimates.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File R190/18, 665-333, H105/13)

CORRESPONDENT: PETITION WITH 13 SIGNATORIES, LETTER FROM J.H. & R.S. RITHERDON

SUBJECT: RENAMING CEMETERY ROAD, BILPIN

Petition of 13 signatories, three of whom being residents of Cemetery Road, Bilpin have requested that Council give consideration to the immediate change of the name of Cemetery Road suggesting the new name be Bilpin Springs Road. The petitioners were requested to advise the significance of the Bilpin Springs Road and the advice received is that the name is derived from the spring which has its source on the property named "Bilpin Springs" fronting Cemetery Road, that the said property, "Bilpin Springs" has been so named for many years and further, that the residents of Cemetery Road consider the name morbid.

S.E. REPORT

Contact was made with the Hawkesbury Historical Society who advised that the locality of Bilpin was originally known as "Norwood", being a landholder in that area, there being no historical significance for "Bilpin Springs".

It is considered that in view of the local preference being for the new road being named "Bilpin Springs Road", that name be adopted.

Recommendation

The road named Cemetery Road, Bilpin, be altered to "Bilpin Springs Road" and that such proposal be advertised in conformity with the provisions of the Local Government Act, 1919.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File A7/6, 665-429)

CORRESPONDENT: MARAYLYA PROGRESS ASSOCIATION

SUBJECT: SEALING OF PITT TOWN ROAD

Forwarding copy of correspondence to Baulkham Hills Shire Council concerning the sealing of Pitt Town Road and requesting Council's support with regard to the sealing of the road in 1982.

S.E. REPORT

The Pitt Town Road located within the Shire of Hawkesbury is sealed to the boundary. This road is the extension of Neich Road into Baulkham Hills Shire leading to Kenthurst. The other major outlets from the Maraylya area, that is Boundary Road, Old Pitt Town Road and Pitt Town/Dural Road, are sealed for their full length.

The Pitt Town Road on its unsealed length traverses steep sloping sandstone formation and any reconstruction costs on this length would involve considerable expenditure of funds.

Recommendation

The submission of the Maraylya Progress Association be forwarded to Baulkham Hills Shire Council with a request that Council give its consideration to the submission.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File R190/16)

CORRESPONDENT: L. M. PEEL

SUBJECT: PIPELINE TO CROSS CORNER OF WIRE LANE AND TERRACE ROAD

Seeking permission to install a pipeline which will cross the road at the corner of Wire Lane and Terrace Road.

S.E. REPORT

There are a number of irrigation pumps located on the Hawkesbury River at the end of Wire Lane, Freemans Reach. This proposal is for a direct pipeline from Wire Lane to Lot 1, D.P. 245687, crossing a public reserve created in that D.P. The Pipeline will be underground and adjacent to the eastern boundary of that reserve and no objection is seen to the request subject to the construction conforming to the standard conditions applying to installation of underground irrigation lines.

Recommendation

That permission be granted to install an underground irrigation pipeline over the public reserve being Lot 5, D.P. 245687, Terrace Road, Freemans Reach, subject to the construction of the pipeline to Council's standard conditions relating to such construction.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File G95/22)

CORRESPONDENT: PUBLIC WORKS DEPARTMENT
METROPOLITAN DISTRICT OFFICE

SUBJECT: VOTE TO ASSIST GRANT

Inviting Council to apply for 1982/83 Vote to Assist Grant, on a dollor for dollar basis, the maximum grant being $2,000. The Grant applies to Council owned property only and a brief outline of the proposal and estimate sufficient to permit a reasonable assessment of its suitability for grant assistance is required.

Advising that the Department maintains a policy which provides whenever possible for the incorporation of features to assist the handicapped.

S.E. REPORT

There are two areas where the Vote to Assist may be utilised, being -

1. The construction of toilets at the Bilpin Oval where Council at its last meeting resolved that a toilet block and septic tank system be constructed at an estimated cost of $10,000. The Grant to a maximum of $2,000 would assist in this project.

OR

2. Provision for facilities in George Street, Windsor, in the nature of wheelchair ramps at intersections - estimated cost $4,000.

Recommendation

That the Department of Public Works be requested to consider the allocation of Vote to Assist Grant for either of the following projects:-

1. Construction of toilets and septic tank at Bilpin Oval, Bilpin - estimated cost $10,000.

2. The construction of wheelchair ramps at crossings of side streets in George Street, Windsor - estimated cost $4,000.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-2307)

CORRESPONDENT: MR. H. C. ROSE

SUBJECT: CONDITION OF WEBBS CREEK ROAD

Bringing to Council's attention the condition of Webbs Creek Road -

a) two creek crossings require solid filling as most of the stones have been washed away;

b) several sections of road require raising to allow traffic to get through; and

c) maintenance being carried out for the benefit of both property owners and Council.

S.E. REPORT

A request from Mr. Rose covers three main aspects, being:-

1. Two "ford" crossings of Webbs Creek on the upper reaches of that creek where previously stone had been laid in the creek bed to provide a stable, trafficable surface. During freshes in Webbs Creek, stream velocity is such that the stones become dislodged and carried downstream. The only successful stabilisation for these fords is to provide a gabion type mattress where the stones are enclosed within a wire mesh mattress which minimises the effect of washouts. This type of construction is most expensive and the estimated cost for treating the two fords is $10,000 each. More economical repairs can be carried out with local sandstone and ordinary galvanised chicken mesh netting, however, these methods have only a relatively short term effect.

2. Rises in Webbs Creek, particularly on the upper levels, inundate the road formation and in part the road formation serves as a floodway. To overcome this flooding problem it would be preferable to relocate the road to higher ground rather than introduce the raised formation which would be subject to the ravages of floodwaters.

3. The request for maintenance of the road for its length to be carried out for the benefit of the property owners. In this regard instructions have been issued for the necessary maintenance to the road and fords which should be carried out in the reasonably near future.

Recommendation

That Mr. Rose be informed that funds do not permit at this time any improvements to Webbs Creek Road in relation to the construction of more permanent creek crossings, the raising or realigning of the road formation, but that maintenance attention will be given to the road to ensure access for vehicular traffic.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 202/52/80)

CORRESPONDENT: A.C. GILBERT & CO. PTY. LTD.

SUBJECT: PROPOSED SUBDIVISION LOTS 15 & 20, OLD BELLS LINE OF ROAD, KURRAJONG - STAGE 1

Advising that following discussions with Engineering Department relating to road design for the above subdivision it has come to their attention that due to the steep gradient of the section of roading within the adjoining Prospect County Council owned land, full width pavement and bitumen seal together with concrete channelling is required to be provided at the subdividers expense. Also that it is now understood that water is not now available to the subdivision as previously believed.

Requesting financial assistance in a percentage of the road construction as it is considered that the burden of full construction is unreasonable in view of the above circumstances.

S.E. REPORT

The section of road has a length of approximately 70 metres and to fulfil the requirement for access to the subdivision the requirement for a bitumen surfaced two lane carriageway with standard road shoulders would be sufficient. No detail engineering plans have yet been submitted for this construction, however the gradient of this section of road is quite steep. In discussions with Mr. Gilbert it was intimated that the roadworks previously described would need protection against erosion by roadwaters - the most satisfactory construction for this purpose being concrete kerbing and guttering. The additional cost however for this work is estimated to be in the order of $16,000.

Recommendation

That A. C. Gilbert & Co. Pty. Ltd. be informed that in regard to the construction of the access road from the boundary of the subdivision to Old Bells Line of Road the construction standard providing for earthworks with a sealed pavement 6 metres wide, together with road shoulders each 1.5 metres wide, is acceptable subject to adequate provision being made to protect those roadworks from erosion caused by road surface drainage and further that Council is not prepared to bear the cost of additional works of road shoulder sealing and the provision of concrete kerbing and guttering over this section of road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File A7/20)

CORRESPONDENT: WINDSOR CHAMBER OF COMMERCE

SUBJECT: CHRISTMAS TREE PROMOTION

Advising that they are doing a feasibility study on a Xmas tree promotion for Windsor to be held from 15th or 16th December through to the 23rd December, excluding Sundays. The Chamber proposes to purchase between 200 and 300 suitable pines and deliver them to an appropriate area where parks and garden staff will be required to distribute the trees along George Street from Thompson Square to New Street and recollect them daily for storing and watering. After this the trees would be donated to Council for planting in the Shire Parks or distributed to residents.

Requesting Council's general consent to this proposal.

S.E. REPORT

The proposal of the Chamber would involve the distribution and collection of trees over an 8 day period including one Saturday. The estimated cost to carry out this work is $500 and it is noted that the Chamber intends to donate the trees to Council on completion of the proposal.

Recommendation

That the Windsor Chamber of Commerce be informed that Council is prepared to assist in the display of some 250 pines in George Street, Windsor, over the period the 15th - 23rd December, 1982, on the basis of distribution and collection daily together with necessary watering and that the trees will revert to the ownership of Council after the 23rd December, 1982, for planting in appropriate areas.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File A7/10, R190/10, R190)

CORRESPONDENT: HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION

SUBJECT: WORKS IN THE BOWEN MOUNTAIN AREA

Requesting immediate attention to the repairs of road shoulders in the Bowen Mountain area. Seeking consideration for the upgrading of these roads generally, such as the elimination of blind bends and provision of centre-line markings. Also requesting a "Give Way" sign at the intersection of Bowen Mountain Road, Kurrajong Lane and Wattle Street.

S.E. REPORT

Repairs to shoulders of the roads in the Bowen Mountain area have been programmed for maintenance attention. The traffic situation in the Bowen Mountain area regarding blind corners are those at the junction of Horans Lane and Westbury Road, and Bowen Mountain Road with Carters Road. These matters have previously been considered by Council and referred for consideration in a future roads construction programme.

The priority sign posting for the junction of Wattle Street and Bowen Mountain Road has been referred to the Local Traffic Committee.

Recommendation

It is recommended that the Hawkesbury Shire Progress and Ratepayers Association be informed that:-

1. Repairs to the road shoulders in the Bowen Mountain Area has been programmed for maintenance attention for 1982.

2. That Council, in respect of the two major blind intersections in the Bowen Mountain area, that is Horans Lane junction with Westbury Road and Carters Road junction with Bowen Mountain Road, have been referred for consideration for improvements in a future roads construction programme.

3. The centre line marking of the roads in the Bowen Mountain area is being examined for the qualification of these roads to conform to the requirements necessary for centre line marking.

4. The request for priority traffic facilities at the junction of Wattle Street and Bowen Mountain Road has been referred to the Local Traffic Committee for that Committee's consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File T255, 625, A7/5)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: FUTURE PARKING AND RECREATION AREA

Requesting provision of a future parking and recreation area by the river at Punt Road.

S.E. REPORT

Considerable use is being made of Punt Road as access to the Hawkesbury River, vehicles and boat trailers being parked at the river end within the road reserve. Due to this popularity, the parked vehicles restrict access to the river and the Association have now requested Council to provide land adjoining Punt Road for the purpose of parking vehicles and trailers as well as enabling more recreation utilisation of this locality. The land is in private ownership and any provision for parking and recreation purposes would entail the acquisition of private lands for this purpose.

Recommendation

It is recommended that authority be given to proceed with investigations for the establishment of an appropriate riverside recreation area in the Punt Road locality and the pricing for the establishment of this facility.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. PROSPECT COUNTY COUNCIL - CAPITAL CONTRIBUTION REQUIRED FOR UNDERGROUND RETICULATION OF ELECTRICITY. E74/5.

Advising that it has been decided to increase the rates for underground developments in new release areas. The new rates will be applicable on or after Monday 2nd August, 1982 to subdivisions where not all the necessary requirements for the issue of a Notification of Arrangement have been met. The new rates are as follows:

a. Individual lots with a frontage not in excess of 20 metres to be increased from $865 per lot to $940 per lot.

b. Medium/High density developments will be $690 per unit.

(S.E.: The contribution by developers for the provision of underground electricity on the basis of $940 per residential lot imposes an additional development cost for residential subdivisions and where the objective now is to provide low cost residential land for development, the increased charges for underground electricity will generate pressures for the reduction of this requirement in future residential subdivisions.)

B2. PROSPECT COUNTY COUNCIL - STREET LIGHTING. S1616.

Advising that work will soon commence on the installation of underground electricity mains to make a supply available throughout a new subdivision in Penruddock Street and vicinity, South Windsor. The design allows for the installation of 13 street lights with annual operation charges, based on present day rates, of $682.76.

(S.E.: The proposal is for street lighting for the northern half of the Crown subdivision development south east of Ham Street and Berger Road.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-7)

SUBJECT: McMAHON PARK COMMITTEE - INSPECTION OF PARK

See later report.

ITEM 2: (File M130/17)

SUBJECT: RECONSTRUCTION MARCH STREET, WEST MARKET STREET AND BOSWORTH STREET

Contributions are applicable in respect to the construction of concrete kerb and gutter work on both sides of the street in respect to those properties where kerb and gutter had not been provided prior to the reconstruction viz. 138-164 March Street on the southern side and 151-155 March Street on the northern side.

The unit cost of the kerb and gutter construction was $49.03 per lin. metre.

Recommendation

Contributions be levied at the rate of $24.50 per lin.metre in respect of those properties i.e. 138-164 and 151-155 inclusive where new kerb and gutter has been provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File A6/242, D66/5, M1/22)

SUBJECT: MAIN ROAD NO. 184 - MACQUARIE STREET. STORMWATER DRAINAGE AT SUFFOLK STREET, WINDSOR.

As a result of representations by Mr. R. Chandler to both the D.M.R. and Council over many years, in regard to the flooding of his property, including the commercial premises, as a result of the alteration to levels for the reconstruction of the main road, the D.M.R. prepared a plan that provided for the duplication of the stormwater drainage line from the corner of Suffolk and Macquarie Streets through to the natural drainage channel at the rear of Lot F.

Lot F is owned by F.K. & E.M. Wellington.

Negotations in respect to the acquisition of an easement along the northern boundary of the property have not been successful. This is the best route for the pipeline and is the location of the existing pipe. The valuation in respect to the proposed easement obtained from council's valuers (29/2/80) was $1,000.

Recommendation

Action be taken to acquire a drainage easement 4 m wide through Lot F, F.P. 160543 Macquarie Street, Windsor by resumption.

F.K. & E.M. Wellington be advised that as it has not been possible to reach agreement on the acquisition of the drainage easement through their property Lot F, F.P. 160543 Macquarie Street, Windsor, Council is proceeding to acquire the easement by resumption.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File G93)

SUBJECT: GEOGRAPHICAL NAMES BOARD

The Geographical Names Board has advertised an intention to rename Gorricks Creek as Popsies Creek and Womerah Creek as Gorricks Creek at Upper MacDonald.

Enquiries at the Geographical Names Board reveal that the proposed change is a result of local representations of a long time resident and will result in the names conforming with local usage.

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Recommendation

That no objection be raised to the Geographical Names Board proposal to rename Gorricks Creek as Popsies Creek and Womerah Creek as Gorricks Creek at Central MacDonald.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190/20)

SUBJECT: ROADS GRANTS ACT - RURAL LOCAL ROADS PROGRAMME 1982/83

The construction of West Portland Road, Lower Portland, was included in the 1981/82 programme. This construction was held up pending acquisition of land from H. Messel. The significant delays associated with the necessity for removal of rock by drilling and blasting other than by earthmoving machinery has caused a significant increase in the cost of this road construction. To accommodate the additional expenditure the programme for the 1981/82 Rural Roads Construction should be revised as follows:-

RURAL LOCAL ROADS

| | 1981/82 PROGRAMME | 1981/82 REVISED PROGRAMME |
|---|---|---|
| West Portland Road | 140,000 | 208,000 |
| Creek Ridge Road | 39,635 | 16,600 |
| Grose Vale Road | 19,465 | ------- |
| Kurmond Road | 12,000 | ------- |
| Terrace Road | 13,500 | ------- |
| | TOTAL 224,600 | 224,600 |

The revision of the above Programme affects funds previously allocated for the 1982/83 Programme necessitating the revision for this Programme as under:-

PROPOSED 1982/83 PROGRAMME

| COUNCIL APPROVED | | PROPOSED | |
|---|---|---|---|
| Grose Vale Road | 88,000 | West Portland Road | 48,000 |
| Kurmond Road | 13,000 | Creek Ridge Road | 97,300 |
| Terrace Road | 15,000 | Terrace Road | 15,000 |
| Spinks Road | 174,000 | Kurmond Road | 13,000 |
| | | Spinks Road (Part) | 116,700 |
| TOTAL | $290,000 | | $290.000 |

Recommendation

1. The Department of Main Roads be requested to approve the revised 1981/82 Programme as detailed above.

2. That the proposed Rural Local Roads Programme for 1982/83 listed above be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File F81/7)

SUBJECT: TENDERS - OPERATION LOWER PORTLAND FERRY

Tenders for the three (3) year operation of the Lower Portland ferry have been invited and the following tenders have been received:-

| Tenderer | Annual Amount |
|---|---|
| Joseph Romano | $44,799.99 + increase $676.36 |
| Joseph and Mirio Romano | $39,850.81 + increase $676.36 |
| Philip Ernest Pope | $48,600.00 |

The current contractor is Mr. Joseph Romano who in fact has been the operator of this ferry over a number of years, Mr. Mirio Romano being his son.

Details of the specifications were forwarded to the Baulkham Hills Shire Council for that Council's comments and in regard to Clause 26 (Variation of Provisions) and 27 (Special Clause Variations to the Bulk Sum), Baulkham Hills Shire Council have requested that any action in regard to these Clauses be subject to prior consultation with that Council.

Recommendation

The tender of Joseph and Mirio Romano of Lower Portland for the operation of the Lower Portland ferry for a period of three (3) years in accordance with the provisions of the Specifications for the Operation of Vehicular Ferries and the public risk insurance cover of $10,000,000, in the amount of $39,850.81 + $676.36 be accepted, and the authority of Council be given to the affixing of its Common Seal to the necessary contract documents. Further, that Baulkham Hills Shire Council be informed of this recommendation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File D66-6)

SUBJECT: DRAINAGE - BELLS LINE OF ROAD, KURMOND

The drainage at Bells Line of Road, Kurmond, easterly from the junction of the Kurmond Road is generally contained within an open drain formation within the road reserve of Bells Line of Road extending to the property occupied by the Stockyard Restaurant. Over the years several complaints have been made regarding this drainage which is opposite the residential developed land, and where surcharge occurs those dwellings situated below the level of the road become subject to flooding. The situation has been further compounded by the nature of the drain which is subject to scouring and the open drain, now in sections, has a depth of 1.5 metres and has substantially exposed the rising main for the Kurrajong water supply.

The length of the drain is 700 metres and the provision of relief drainage to the opposite side of Bells Line of Road has not been undertaken as the land on that side of Bells Line of Road is unstable and subject to slip.

There have been reports of persons being injured by falls associated with the open drain and numerous instances where vehicles have been damaged as a result of partially entering the open drain. The estimated cost for the construction of an underground pipeline to convey the stormwater drainage is $35,000 to which the Department of Main Roads would be responsible for that part of the catchment comprising M.R. No. 184 of 15%. Relief drainage could be afforded by the construction of a pipeline over Lot 8 Bells Line of Road which would substantially reduce the stormwater flow in the drain between Lot 8 and the Stockyard Restaurant. There would however still be need for the retention of an open drain to prevent the stormwaters entering those dwellings located below road level. The estimated cost for the provision of this relief drain is $6,000 for which the contribution from the Department of Main Roads would be $900.

Recommendation

1. That the relief drainage line be constructed over Lot 8 Bells Line of Road to intercept the bulk of the roadwater discharge at an estimated cost of $6,000, such work being subject to a contribution from the Department of Main Roads on a catchment shared basis and that restoration of the open drain be carried out to minimise further scouring but still afford protection to the low level dwellings in Bells Line of Road, the funds to be allocated from the Rural Roads Maintenance Programme.

2. The complete drainage for Bells Line of Road be referred for consideration in a future drainage programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Minutes of the Local Traffic Committee meeting, held at the Council Chambers, Windsor, on Monday, 19 July, 1982, commencing at 10.00am.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt M Roughly
Sgt A Barnes

Department of Main Roads

Mr G Bilton

1. Mrs Crocker 23 Ross Street (665-1834)

Parking causing problems to traffic by vehicles parking too close to the intersection of Macquarie Street.

THAT THE EXISTING provision of the Motor Traffic Act provides sufficiently to prohibit parking.

2. Department of Motor Transport (B26/1)

Advising that the Department opposes the proposed relocation of the bus zone situated in Windsor Street, Richmond on the northern side, east of Bosworth Street.

Also advising that local bus operator "Duffys", requested if consideration could be given to the installation of a bus zone on the southern side of Windsor Street outside the premises of 328.

A sketch relating to the bus zones was attached to the Department's letter.

THAT THE COMMITTEE PROVIDED for the bus zone on the north side about three years ago and consider that it is operating efficiently. With regard to the request for an additional bus zone on the southern side of Windsor Street, it is considered that the view of the Department should be obtained on locating this zone to the west of Bosworth Street. The Department be requested to advise their thoughts on this suggestion.

3. Bowen Mountain Association (P160-30)

Requesting signs at the intersection of Westbury Road and Carters Road, Bowen Mountain, Wattle Street and Bowen Mountain Road.

THAT GIVE WAY signs be provided on Westbury Road and Carters Road at the intersection with Bowen Mountain Road, and "Give Way" signs be provided on Wattle Street at the intersection with Bowen Mountain Road.

4. Mrs Graham Lot 9 Tennyson Road (665-2002)

Requesting a reduction in the speed limit on Tennyson Road, due to the blind approach on the southern side of Tennyson Creek.

PENDING COMPLETION of the plans for guard rails, it is considered that no further action should be taken. In the course of the inspection it was noted that signs are required on the causeway over Howes Creek. "Causeway" signs be erected at the crossing over Howes Creek.

5. Woodlands Park Reserve Management Committee (625-136; T225)

Requesting that the speed restriction sign on Sackville Road, south of the Woodlands Complex, be moved to the northern side of Ironbark Drive.

THAT THE MATTER be referred to the Department of Main Roads with the support of the Traffic Committee for the action required.

6. Oakville Progress Association (T225; A7/7)

Intersection of Oakville/Stahls/Smith/Broos Roads.
Requesting the reconsideration of the decision to make Oakville Road the main road at this intersection.

NO ALTERATION BE MADE to the signs as the traffic divides evenly at the intersection, and that consideration should be given by Council for the preparation of plans for a mini-round-about at this intersection.

7. Grose Vale Progress Association (665-722)

Speed Restrictions Grose Vale Road.

Requesting that a sign be erected on Grose Wold Road just prior to the intersection of Grose Vale Road to clearly indicate that a speed limit of 60kph is in force on Grose Vale Road.

THAT THE STATE POLICY for speed zoning does not provide for speed limit signs on the approach road to a road with speed restrictions but provides for signs on the road subject to the speed restriction and the supplementary sign has been approved by the Committee.

Completion of the road markings indicating the signs will be undertaken shortly.

8. Oakville Progress Association (665-256; R190-10;A7/7)

Maraylya School - 60kph speed signs.

Stating that no speed restriction signs have been erected around the school on Boundary Road.

THAT THE MATTER BE DEFERRED to the next meeting of the Local Traffic Committee.

9. Mrs F E Gossman 297 Saunders Road Oakville

Request for "Give Way" signs at the intersection of Saunders Road and Old Stock Route Road be changed to "Stop" signs.

THAT THE MATTER BE DEFERRED to the next meeting of the Local Traffic Committee.

10. Councillor Michael

March Street, Richmond, at East Market Street. Request for relocation of the bus zone further west as the buses obstruct the left turning lane at the traffic lights.

THAT THE MATTER BE REFERRED to the Department of Motor Transport for their advices on this matter.

11. Councillor Rose

Speed restrictions, entrance to Hawkesbury Agricultural College.

THAT THE MATTER BE REFERRED to the College Authorities with the suggestion that they may be able to provide a further speed bump at the gate entrance.

12. Police Department

Uneven road pavement, between Grose River Road and entrance of St John of God Hospital.

REFERRED TO COUNCIL to give consideration re regrading the road to eliminate a bad depression on the left hand lane when approaching from Grose Vale.

14. Mrs McErlane La Vina Caravan Park

Requesting signs be erected at the intersections of Boundary and Windsor Roads; Harkness and Commercial Roads; Commercial and Chapman Roads; Chapman and Windsor Roads, to notify motorists that the caravan park is off the main road.

THAT THE MATTER be referred to Council for their consideration. The Department of Main Roads is prepared to agree to the erection of the appropriate sign at the junction of Windsor and Boundary Roads, and Windsor and Chapman Roads.

Note: Signs should be erected at cost of applicant.

The meeting terminated at 10.40am.

COMMITTEE'S RECOMMENDATION

2. Department of Motor Transport. (B26/1)

THIS ITEM BE deferred for consideration at the next Works Committee Meeting. and the balance of the Local Traffic Committee Minutes be adopted.

QUESTIONS WITHOUT NOTICE

Councillor Buttsworth referred to his previous requests relating to the change of name from Gorricks Lane to Gorricks Road.

The Shire Engineer advised that a report would be submitted.

Councillor Horrex stated that he understood that early in 1980 it was resolved to carry out some restoration work on Yarramundi Lane. He stated that it is a road that is used frequently by quarry people and is in a deplorable condition.

The Shire Engineer advised that Council had previously resolved that an investigation be carried out of upgrading of Yarramundi Lane and in view of other current works the survey work had not been proceeded with. He stated that a report would come before Council as soon as the staff situation enabled the survey to be carried out. He stated that the survey should be available in October.

Councillor Horrex stated that only remedial work had been carried out on Agnes Banks Road where it enters Price Lane and asked if the Engineer could follow this matter up. He stated that there was an access problem.

Engineer for attention.

Councillor Michael referred to Bells Line of Road fronting the new shopping centre at North Richmond and the problem that is being generated by traffic travelling west to east. He stated that heavy vehicles are leaving the sealed surface driving on the unsealed surface which is starting to break up and creating a tremendous amount of dust in the area. He asked if there were any plans for that area to be sealed on the northern side of Bells Line of Road to overcome the problems. He asked if an investigation could be carried out very quickly, possibly in conjunction with the D.M.R.

Engineer for attention.

Councillor Rose asked if it would be possible to have a bituminous surface constructed near the main entrance of the Richmond Tennis Centre to alleviate the dust problem.

Engineer for report and recommendation.

Councillor Dunn referred to his previous request concerning the lane between George's Cafe and Woodhills Carpark and the need for a sign on the toilets.

The Engineer stated that a sign had been ordered.

Councillor McEwan referred to his previous request for speed bumps to be installed in the parking area at the rear of the Post Office Arcade to stop speeding traffic.

The Engineer advised that the work is in the process of preparation.

Councillor Knight arrived at the meeting at this stage the time being 12.00 noon.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-7)

SUBJECT: McMAHON PARK COMMITTEE - INSPECTION OF PARK

At the Ordinary Meeting of 13th July, 1982, it was resolved that the Works Committee meet the McMahon Park Committee at its next meeting to be held on 27th July, 1982, on site for inspection of the park and its facilities.

The Committee met representatives of the McMahon Park Committee on site. The President advised that the Committee had been instructed to submit to Council a list of their requests for rehabilitation of the Park and overall situation.

The McMahon Park Committee was advised that Council would then prepare a plan for consideration by the Park Committee.

COMMITTEE'S RECOMMENDATION

THE ACTION BE confirmed.

The meeting terminated at 1.56 p.m.

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.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 27th July, 1982 commencing at 10.00 a.m.

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

Apologies for absence were received from Councillors Henry and Nicholson, and from Councillor Knight who would be late arriving at the meeting, and were accepted.

DEVELOPMENT APPLICATIONS

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| ITEM 1: | (DA 238/82) |
| APPLICANT: | KLELONG PTY. LTD. |
| OWNER: | KLELONG PTY. LTD. |
| LAND & LOCATION: | LOT 9, D.P. 17017(A), 53 BELLS LINE OF ROAD, NORTH RICHMOND. |
| ZONING: | I.D.O. 3 COLO - BUSINESS COMPREHENSIVE REDEVELOPMENT 3(a2) |
| APPLICATION: | TEMPORARY REAL ESTATE OFFICE |

S.P. REPORT

The applicant proposes to use the existing residence on the land for the purposes of a real estate office on a temporary basis pending redevelopment. He proposes to demolish the existing garage to make way for on-site car parking and to provide pavement and landscaping to the frontage of the property. The land is adjoining the L.J. Hooker office and the proposed driveway would be adjoining the "Hooker" driveway.

Six car spaces are indicated which satisfies Council's requirements.

The proposal requires the concurrence of the Department of Environment and Planning pursuant to clause 15 of I.D.O. No. 3. The Council has delegation for this concurrence.

The proposal appears reasonable as an interim measure to redevelopment but should be time limited as done with the L.J. Hooker approval.

Recommendation

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

1. - 10. Standard conditions (a) for any alterations or internal fitting out, (b), (e), (h), (i) 6, (l), (p), (q), (v), (y).
11. The approval being limited to not longer than 12 months from the date of commencement of use. In this respect the Council may, on application, make continuing extensions to the time limit of use.
12. The concurrence to the proposal by the Department of Environment and Planning.

It is further recommended that Council grant the concurrence as required by Condition 12 under its delegation of authority from the Minister for Planning and Environment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

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| ITEM 2: | (File DA/161/82) |
| APPLICANT: | RIVERSIDE TOURIST PARK PTY. LTD. |
| OWNER: | RIVERSIDE TOURIST PARK PTY. LTD. |
| LAND & LOCATION: | LOT 1, D.P. 562281, SINGLETON ROAD, CENTRAL COLO. EAST SIDE OF MAIN ROAD. DIRECTORY B2 MAP 15. |
| ZONING: | I.D.O. NO. 3 COLO - NON-URBAN 1(a2) |
| APPLICATION: | REDEVELOPMENT OF EXISTING CARAVAN PARK |

S.P. REPORT

The submission proposes redevelopment of the existing caravan park known as 'Riverside', on Singleton Road at Central Colo, a non-conforming use within the zone that does, however, have existing use rights.

Plans submitted with the application indicate an overall reduction in intensity of development within the site, reducing the number of van sites from the present 176 to 116 sites, and a relocation of ancillary uses utilising a fewer number of structures.

The site, redeveloped as proposed, would generate a lesser degree of traffic movement than presently exists and is thus not subject to the concurrence of traffic authorities, however, details of the proposal have been forwarded to those authorities for information.

The subject land is subject to flood inundation, however the development is a permissible use within the provisions of Clause 47 of the Instrument.

The proposed development appears to comply with Council's Code relating to the establishment of camping areas and caravan parks and Council is empowered to approve the application subject to the concurrence of the Director of the Department of Environment and Planning.

Recommendation

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

1. - 7. Standard conditions (a), (b), (c), (f), (g), (p), (s).
8. Final effluent from the proposed Sewage Treatment Plant being disposed of in a manner approved by Council and the State Pollution Control Commission.
9. Compliance with Council's Code relating to the establishment of camping areas and Caravan Parks.
10. Compliance with the provisions of Section 288A of the Local Government Act, 1919, as amended.
11. All internal roads and paths shall be of all weather, dust free finish and be constructed to the satisfaction of Council's Engineer. Plans and specifications of such roads and paths to be submitted for approval prior to commencement of any works.
12. The proposed gas cylinders and/or bulk tanks being secured to resist flood time bouyancy.
13. The underside of floors to all habitable space in the proposed staff accommodation being not less than 16.15 AHD.
14. All access to the site being in accordance with the requirments relating to Service Stations and caravan parks contained in the publication 'Policy and Standards for Traffic Generating Development' prepared by the Traffic Authority of New South Wales, dated June 1978.
15. The concurrence of the Director of the Department of Environment and Planning as required by Clause 15 of I.D.O. No. 3.

It is further recommended that Council grant concurrence by delegation in accordance with the Department of Environment and Planning circular number 28.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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| ITEM 3: | (File DA 231/82) |
| APPLICANT: | MR. D. & MRS. E. McDOUGALL |
| OWNER: | MR. D. & MRS. E. MCDOUGALL |
| LAND & LOCATION: | LOT A BEING PART OF PORTION 20 OF PARISH OF ST. MATTHEW ON THE SOUTH EASTERN SIDE OF MACQUARIE STREET, WINDSOR ABOUT 40 METRES NORTH EASTERLY FROM THE INTERSECTION OF DAY STREET |
| ZONING: | RESIDENTIAL 2(c)<br>RESIDENTIAL 2(a) |
| APPLICATION: | DUAL OCCUPANCY BY THE ADDITION OF A DWELLING OF ABOUT 43M$^2$ |
| OBJECTIONS: | NO OBJECTIONS HAVE BEEN RECEIVED AT THE TIME OF PREPARATION OF THIS REPORT. THE PERIOD FOR OBJECTION EXPIRES ON 4TH AUGUST, 1982 AND SHOULD ANY OBJECTIONS BE RECEIVED A FURTHER REPORT WILL BE PLACED BEFORE THE ORDINARY MEETING |

S.P. REPORT

The proposed development is permissible under the provisions of Sydney Regional Environmental Plan No. 2 in both residential 2(c) and 2(a) zones.

The site of the proposed dwelling is marginally affected by flooding of a 1 in 100 year frequency with existing surface levels being from 15.6 to 16 metres as determined from the C.M.A. 1 to 4000 series orthophoto map. The floor level of the proposed building will need to be a minimum of 16.0 metres on A.H.D.

In order to comply with Council's off street parking code one visitor parking space will need to be provided in addition to the existing carport and garage. Provision will also need to be made for turning of vehicles to allow forward site ingress and egress, particularly as the subject land fronts a main road. In this case it is recommended that the parking code be varied to allow the visitor space to be located between the existing dwelling and the street frontage.

Recommendation

The application be approved subject to the following conditions:

1. Provision of a visitor parking space on the land in addition to the existing carport and garage. This space may be located between the existing dwelling and the street frontage. Provision is also to be made on the site for the turning of vehicles to allow forward site ingress and egress.
2.-8. Standard Conditions (a), (g), (l), (r), (s), (t)($400) and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

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| ITEM 4: | (File 190/82) |
| APPLICANT: | P. & S. VON MEYER |
| OWNER: | P. & S. VON MEYER |
| LAND & LOCATION: | LOT 1, D.P. 111728 LOCATED ON THE SOUTHEASTERN SIDE OF MACQUARIE STREET, WINDSOR ABOUT 20 METRES NORTH EASTERLY FROM THE INTERSECTION WITH BRABYN STREET |
| ZONING: | RESIDENTIAL (2a) |
| APPLICATION: | DUAL OCCUPANCY BY ADDITION OF AN ADDITIONAL DWELLING OF ABOUT 70M$^2$ WITH A DOUBLE GARAGE UNDER |
| OBJECTIONS: | NO OBJECTIONS HAVE BEEN RECEIVED |

S.P. REPORT

The proposed development is permissible in a residential 2(a) zone under the provisions of Sydney Regional Environmental Plan No. 2.

The land is subject to flooding with the natural ground level in the area of the proposed building being about 12.6 metres taken from the 1 to 4000 series orthophoto maps.

Under the requirements of Council's flood policy the land is required to be filled to 13.5 metres with the habitable floor level of 15 metres. In this particular case filling of the land may not be practical as it could have an adverse effect on the existing dwelling and on traffic movements within the site. As an alternative it is considered that the applicant should be permitted to construct the proposed building on the existing ground level with the floor level of the proposed dwelling being at 16.0 metres which will result in a higher than normal garage under.

The proposed building is to be constructed of materials capable of prolonged immersion in flood water.

No provision has been made in the application for the provision of a visitor parking space required by Council's Dual Occupancy Policy and also no provision has been made for the turning of vehicles on the bend to allow forward site ingress and egress. This is of particular importance as Macquarie Street is a main road. Both the above omissions may be overcome by the siting of the proposed building back an additional seven (7) metres.

Recommendation

The application be approved subject to the following conditions:

1. The proposed building is to be set back an approximate distance of fifteen (15) metres to allow sufficient area for the provision of a visitor parking space which is to be provided in accordance with Council's Off Street Parking Code and to allow vehicles to enter and leave the site in a forward direction.
2. The habitable floor level of the proposed dwelling is to be a minimum of 16.0 metres on A.H.D.
3. Any filling of the land is to be undertaken in accordnace with Council's Flood Policy. Details of filling are to be submitted for approval before the issue of a building permit.
4. The owners of the land are to enter into a Deed of Release absolving the Council of any responsibility in approving a building on land subject to flooding. Also a covenant is to be placed on the title of the land to the effect that the property would not be sold without the purchaser entering into a similar deed. All legal costs are to be borne by the owner. The above matters will require to be executed before the issue of a building permit.

5.-10. Standard Conditions (g), (l), (r), (s), (t)($400) and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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| ITEM 5: | (File DA 199/82) |
| APPLICANT: | A.H. BRINKMAN |
| OWNER: | A.H. BRINKMAN |
| LAND & LOCATION: | LOT 3 D.P. 259095, 132 TERRACE ROAD, NORTH RICHMOND |
| ZONING: | I.D.O. 3 COLO - NON URBAN 1(b1) |
| APPLICATION: | TO ESTABLISH A HOME INDUSTRY FOR THE CUTTING AND FABRICATION OF BUILDING FRAMES |
| OBJECTIONS: | ADJOINING OWNERS WERE NOTIFIED. ONE HAS RAISED NO OBJECTION PROVIDING THAT THE ACTIVITY IS ONLY CARRIED OUT FOR A MAXIMUM OF 60 DAYS IN ONE YEAR AND PROVIDING THE ACTIVITY IS FOR NO LONGER THAN 1 YEAR. ANOTHER ADJOINING OWNER HAS OBJECTED TOTALLY TO THE PROPOSAL ON THE BASIS OF NOISE AND DUST EMISSIONS AND HAS INCLUDED PHOTOGRAPHS OF THE ACTIVITY AS IT AFFECTS HIS VISUAL AMENITY |

S.P. REPORT

The activity has been in operation apparently for some time and was the subject of complaints prior to the application being lodged. The applicant was advised at the time of submission of it being unlikely to receive Council approval.

The definition of "home industry" in I.D.O. 3 stipulates, inter alia, that it must be contained within a building not being a dwelling house. The applicant proposes to perform the activity in an "open yard" manner and consequently the proposal cannot be approved.

Recommendation

The application as submitted be refused as it does not conform with the I.D.O. 3 definition of "home industry" and consequently is not an allowable use within the zone.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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| ITEM 6: | (File DA 242/82) |
| APPLICANT: | C.E.P. & J. KOOLBANIS |
| OWNER: | MR. C. KOOLBANIS |
| LAND & LOCATION: | LOT X, D.P. 415117, ON THE SOUTHERNMOST CORNER OF THE INTERSECTION OF GEORGE AND ARGYLE STREETS, SOUTH WINDSOR |
| ZONING: | W.P.S. - RESIDENTIAL 2(c) |
| APPLICATION: | TO INSTALL A 40,000 LITRE UNDERGROUND PETROL TANK IN THE EXISTING SERVICE STATION |

S.P. REPORT

The application is for a minor extension of an existing non conforming use comprising the installation of a fuel storage tank. No additional pumps will be installed.

Recommendation

The application be approved subject to the following conditions:

1. Standard Condition (a).
2. Driveway area disturbed by the tank installation works is to be restored to the requirements of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

DEP SE for Road closure

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| ITEM 7: | (File DA210/82) |
| APPLICANT: | HAWKESBURY SHIRE COUNCIL |
| OWNER: | HAWKESBURY SHIRE COUNCIL |
| LAND & LOCATION: | LOT 2, D.P. 579016 LOCATED ON THE SOUTH WESTERN CORNER OF HAM STREET (NOT CONSTRUCTED) AND STEWART STREET, SOUTH WINDSOR |
| ZONING: | I.D.O. No. 26 WINDSOR - PROPOSED RECREATION 6(b) |
| APPLICATION: | ESTABLISHMENT OF A MULTI-PURPOSE CHILDRENS CENTRE INVOLVING LONG DAY CARE AND COMMUNITY USE |

S.P. REPORT

The proposed development is classified as a child care centre and a place of assembly both of which are prohibited uses in a proposed recreation zone. Therefore, it will be necessary for the matter to be dealt with by a local environmental plan setting aside Interim Development Order No. 26.

It will also be necessary to effect the closure of the affected sections of Ham Street and Salmon Road in accordance with I.D.O. No. 26.

Recommendation

1. Council support a draft local environmental plan to permit the establishment of a child care centre and place of assembly on Lot 2, D.P. 579016 corner Ham Street and Stewart Street, Windsor.

2. The Department be advised that in Council's opinion an environmental study is not required and the matter be forwarded for its determination in accordance with the Environmental Planning and Assessment Act, 1979.

3. Council take action to effect the closure of part of Ham Street and Salmon Road in accordance with Interim Development Order No. 26.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Further report SP&D Item 8

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| ITEM 8: | (File DA260/82) |
| APPLICANT: | MR. W.L. CLAYDON |
| OWNER: | MR. W.L. CLAYDON |
| LAND & LOCATION: | LOT B IN D.P. 159635 LOCATED ON THE SOUTH-WESTERN SIDE OF BATHURST STREET, PITT TOWN, ABOUT 84 METRES SOUTH-EASTERLY FROM THE INTERSECTION OF CHURCH STREET |
| ZONING: | W.P.S. - RESIDENTIAL 2(a) |
| APPLICATION: | TO RELOCATE THE EXISTING POST OFFICE ELSEWHERE WITHIN THE DWELLING AND CHANGE PART OF THE EXISTING POST OFFICE USE TO A REAL ESTATE AGENCY |

S.P. REPORT

The use of a post office, being classified as commercial premises is an existing non-conforming use in a residential D zone. The post office was apparently established in 1946 prior to prescription of the County of Cumberland Planning Scheme and is considered to enjoy existing use rights for an area of 27.5m$^2$ or thereabouts. The intention of the application is to relocate the post office to a front room of the dwelling having an area of about 17m$^2$ and establish an estate agency in an adjoining room having an area of about 12.4m$^2$ representing an increase of 7% over the area to which existing use rights apply.

The Council may consent to a change in an existing use to an additional non-conforming use but may not change part of that use to introduce another non-conforming use.

Accordingly the Council may consent to the reduction and relocation of the post office but would need to deal with the introduction of the real estate agency by means of a Local Environmental Plan.

Recommendation

A. Council consent to the relocation of the post office to the front room of the dwelling subject to:

   1. Standard condition (6).

B. Council support the preparation of a draft Local Environmental Plan to enable the establishment of a real estate agency within the dwelling to contain the following restrictions:

   1. The real estate agency is only to be operated by a person or persons occupying the subject dwelling.

   2. Parking to be provided in accordance with Council's Off-street Parking Code.

   3. The agency being limited to an area not exceeding 20m$^2$.

The Shire Clerk advised that a letter had been handed to him this morning by Mr. Claydon from Gubbay and Greenaway, Solicitors, regarding this application. He stated that he had advised Mr. Claydon that the letter would come before the next Ordinary Meeting of Council to avoid any further delay.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred to the next Ordinary Meeting of Council.

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| ITEM 9: | (File DA211/82) |
| APPLICANT: | L.M. & D.J. DUFFY |
| OWNER: | N.J. & A.J. INALL |
| LAND & LOCATION: | LOTS 5 & 6, SECTION 2, NO. 374 WINDSOR STREET, ON THE SOUTH EASTERN CORNER OF CHAPEL STREET, RICHMOND |
| ZONING: | W.P.S. - RESIDENTIAL 2(c)<br>DRAFT LEP RESIDENTIAL 2(b2) |
| APPLICATION: | ERECTION OF TWO RESIDENTIAL FLAT BUILDINGS CONTAINING 7 X 2 BEDROOM TOWNHOUSES |
| OBJECTIONS: | NIL |

S.P. REPORT

Application is to erect on the above site two residential flat buildings, one facing Windsor Street containing 3 x 2 bedroom townhouses, and the other, at the rear, containing 4 x 2 bedroom townhouses. Vehicular access to the site is from Chapel Street with a one way traffic movement and the 7 covered parking spaces are located at 45° angles off the driveways. Courtyards are provided with each townhouse and the design with a two storey front section is sympathetic with the historic character of this part of Richmond.

The site adjoins the historic Bowman Cottage and is diagonally opposite the historic semi-detached cottages at 335-7 Windsor Street. The plans as submitted conform to Council's code and Ordinance requirements except for one visitors parking space less than required. The existing trees and shrubs to Windsor Street should be retained and access from Chapel Street should be positioned to miss and not damage any of the plane trees in this section.

In regard to the overall layout of the development, it is felt the buildings should be reorientated to face both streets, the larger building to face Windsor Street on a 6m building line, the shorter building to face Chapel Street on a 5.7m building line and access to the rear yards and carports to be between the buildings. This amendment would give a better streetscape appearance, increase communal open space, remove the carport overhang onto the driveways and increase the area and useability of the rear courtyards. The proposal has been discussed with the architect and he can see no objection to such an alteration but requested Council to consider the design in principle so the applicant can complete the purchase.

The proposal has been advertised with the closing date being Thursday 29/7/82. No objections have been received to date, if any are received after the Committee date these will be placed on the agenda for the Ordinary Meeting.

Recommendation

Council indicate that it is in favour of the design and concept shown in the application and request an amended plan reorientating both the buildings to face the streets and the driveway access to be positioned to miss and not interfere with the plane trees in Chapel Street. Upon receipt of the amended plans, the application will be readvertised as required under Section 342ZA.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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| ITEM 10: | (File DA217/82) |
| APPLICANT: | MR. G. HALL |
| OWNER: | MR. G. HALL |
| LAND & LOCATION: | LOT 37, D.P. 262963 LOCATED ON THE WESTERN SIDE OF PAMELA CRESCENT ABOUT 30 METRES NORTHERLY FROM THE INTERSECTION OF BOWEN MOUNTAIN ROAD |
| ZONING: | I.D.O. 3 COLO - RESIDENTIAL 2(a2) |
| APPLICATION: | ERECTION OF A BUILDING TO CONTAIN TWO DWELLINGS AS DUAL OCCUPANCY |

S.P. REPORT

A letter of objection has been received from Braliama Developments Pty. Limited, being the subdividers of the land and still holding land within the subdivision. The objection is based on a restrictive covenant on the land requiring only one main building which shall not be used for other than a single dwelling house. Comments on this objection are made below.

Within the zone and under the provisions of Sydney Regional Environmental Plan No. 2 the Council may consent to the application as dual occupancy.

The objection mentioned above is not considered to be valid in the consideration of a development application under the provisions of Section 90 of the Environmental Planning and Assessment Act, 1979. In terms of the restriction placed on the subdivision under Section 88b of the Conveyancing Act the right to release, vary or modify the covenant rests with Braliama Developments or in the case of that company becoming defunct or not holding land within the subdivision that right then reverts the registered proprietors collectively of lots benefited. The Council has no power in respect of this matter and it is for the separate parties to resolve the issue.

The proposal conforms with Council's Code and accordingly, it is recommended that Council consent to the application.

Recommendation

Council consent to the application subject to the following conditions:

1. Provision of a minimum water storage capacity of 30,000 litres for each of the dwellings.
2.-7. Standard conditions (g), (l), (r), (s), (t) $400, and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA262/82)
APPLICANT: J. APOSTOLU
OWNER: J. APOSTOLU
LAND & LOCATION: LOT 23, D.P. 17017A BELLS LINE OF ROAD, NORTH RICHMOND
ZONING: I.D.O. 3 COLO - BUSINESS COMPREHENSIVE REDEVELOPMENT 3(a2)
APPLICATION: ERECTION OF SHOPS AND OFFICES

S.P. REPORT

The applicant proposes to build on that land immediately to the east of North Richmond Market Town and ground floor shops with office space above with a pedestrian walkway from Bells Line of Road serving the shops. The elevations from Bells Line of Road and from the east are of modern design and sympathetic to the existing adjoining development. The applicant has requested under State Environmental Planning Policy No. 1 a reduced building setback and landscaping width from that required in I.D.O. No. 3, such reduction being already applied to the Market Town and to the recently Council supported redevelopment of Kellys Bakery.

The request for the reduced building setback arises from the plan design which indicates that part of the building containing the front two shops with a setback of 7 metres. While this conforms with the adopted Development Control Plan for the area it is substantially forward of the Market Town setback and does not allow for any parking or loading on site. While a parking contribution can be levied in lieu of on-site provisions, the design of the control plan and positioning of existing adjoining development would only enable loading to be done from delivery vehicles parked on the street.

To overcome this it is suggested that the development be reduced in size such that the front two shops are deleted which would put the proposed building on the same line as that adjoining and allowing some of the required parking between the building and street in addition to providing a loading area.

The proposal links with the Market Town development on both levels by an extension of the pathway which would be to the benefit of both developments.

The shops and office space generate a demand for approximately 20 car parking spaces some of which can be incorporated on site with the reduced development as outlined in the report above. The applicant has agreed to these amendments and will submit amended plans which should be available for the Ordinary Meeting.

Recommendation

Council support in principle the proposal and reconsider the application on submission of amended plans incorporating those items embodied in the report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

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| ITEM 1: | (File DA 172/82) |
| APPLICANT: | BENNETTS REAL ESTATE |
| OWNER: | TURNBULL K. & B. |
| LAND & LOCATION: | LOT 4, D.P. 568243 & LOTS 65 & 66, D.P. 977347 ELIZABETH STREET, NORTH RICHMOND |
| ZONING: | I.D.O. 3 COLO - RESIDENTIAL 2(a1) |
| APPLICATION: | RESUBDIVISION CREATING FIVE RESIDENTIAL ALLOTMENTS AND A PUBLIC RESERVE |

S.P. REPORT

The allotments offered for resubdivision together form a parcel that is regular in shape, has an area of approximately 8,900m$^2$ and is considered suitable for subdivision in the manner proposed.

The amended plan depicts four reasonably regular allotments each not less than 1000m$^2$, a hatchet shaped allotment and a public reserve 4.5m wide giving access to the existing public reserve that adjoins the subject land at the rear.

The land is traversed by a piped drainage easement 5m wide and it is considered that the piped easement be contained, as far as is practicable, within the proposed public reserve and the proposed contiguous access corridor to Lot 3.

The subdivision creates an additional two allotments which attracts a contribution of $1,650 however the public reserve offered has a value of $2,300 based on the same englobo valuation used to compute the contribution.

The proposed subdivision complies with the provisions of Clauses 19(3) and 21(2) of the Instrument and may be approved.

Recommendation

Development consent be granted to the subdivision generally in accordance with the amended plan submitted subject to the following conditions:

1.-5. Standard Conditions (subdivision) 2, 4, 7, 9, 12.
6. The proposed public reserve and the contiguous access corridor to Lot 3 be relocated to include the existing piped easement 5m wide within such reserve and access corridor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

ITEM 2: (File DA 239/82)
APPLICANT: BRALIAMA DEVELOPMENT PTY. LTD.
OWNER: BRALIAMA DEVELOPMENT PTY. LTD.
LAND & LOCATION: LOT 32, D.P. 261139, NO. 147 LT. BOWEN ROAD, BOWEN MOUNTAIN
ZONING: I.D.O. NO. 3 - COLO RESIDENTIAL 2(a2)
APPLICATION: SUBDIVISION INTO 2 LOTS FOR LEASE PURPOSES, ONE TO CONTAIN THE WATER SUPPLY RESERVOIR AND THE OTHER LOT FOR THE ERECTION OF A DWELLING

S.P. REPORT

Application is made to subdivide Lot 32 for lease purposes into two parcels of land, one a hatchet shaped lot to contain the water supply reservoir and the other lot to be used for the erection of a dwelling. Lot 32 contains an area of 2,123 $m^2$ and will be reduced by approximately 560 $m^2$ for the reservoir site.

The water reservoir lot has access to a pedestrian pathway 4 metres wide, however, this should be altered to give access from Lt. Bowen Road. This would remove any possibility of a vehicle/pedestrian conflict on the pathway.

The applicant advises that the water supply is to be administered by a co-operative and the co-operative needs to have "title" to a parcel of land to operate successfully. This matter, while it conflicts with the area requirements in a Residential 2(a2) zone, can be dealt with by the Department of Environment and Planning under State Environmental Planning Policy No. 1 and should be supported by Council.

Recommendation

That upon submission of an amended plan showing the access to the leased land for the water supply reservoir from Lt. Bowen Road, the proposal be supported by Council and the application be forwarded to the Department of Environment and Planning for concurrence under State Environmental Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File DA 578/81, S81/92)

CORRESPONDENT: MR. J. A. GODFREY

SUBJECT: CONDITION (1) OF DEVELOPMENT CONSENT 585/1981 FOR ADJUSTMENT OF BOUNDARIES SUBDIVISION, BAILEYS LANE, KURRAJONG

S.P. REPORT

A request has been received from the above correspondent for Council to delete Condition (1) of the development consent given for a subdivision adjusting the boundaries between Lot 3, D.P. 2844 and Lot 3 M.P.S.(R.P.) 88378 Bailey's Lane, Kurrajong.

Condition (1) states:-

> "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."

Prospect County Council has advised the applicant that a contribution of $1,320 is required for supply of electricity to one of the lots since it is not available at the moment. The Council also states that this amount will be refunded if a completed residence is erected on the lot within 4 years.

It is considered that supply of electricity should be a requirement of subdivision approval by Council whenever electricity is in the area and Council should adhere to its condition of approval.

Recommendation

Council adhere to its previous approval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 136/82)

CORRESPONDENT: MRS. P. COLLESS

SUBJECT: REQUEST TO DELETE CONDITIONS 6 AND 8 FROM DEVELOPMENT CONSENT 213/1982 FOR THE CONVERSION OF EXISTING RESIDENCE BY AN ADDITIONAL DWELLING IN ACCORDANCE WITH THE 'DUAL OCCUPANCY' POLICY AT LOT C SECTION X, NO. 36 DRUMMOND STREET, SOUTH WINDSOR

S.P. REPORT

The above correspondent has requested Council delete conditions 6 and 8 of the development consent for the dual occupancy conversion proposed at No. 36 Drummond Street, South Windsor.

Conditions 6 and 8 state:

6. A contribution of $400 towards Parks and Recreation Areas based on $400.00 per unit.

8. Two covered spaces and one visitor's parking space are to be provided in accordance with the requirements of Council's Code for off-street parking.

In regard to condition 6 of the consent, the additional dwelling will generate a need for additional open space and the contribution of $400.00 should be required towards the establishment and embellishment of public reserves in the locality and in the Shire generally.

Provision should be made on the site for covered off street parking for each occupation and one visitor's parking space in accordance with Council's Code and with its general policy for multiple residential occupations in the Shire. There is no covered off street parking existing in the site at the moment and vehicular access is provided off Drummond Street. Access is also possible from the lane at the side and rear of the property.

Recommendation

Council adhere to its previous decision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA286/81)

CORRESPONDENT: HALL AND HALL, SOLICITORS (ON BEHALF OF CHRISTIAN YOUTH COUNCIL)

SUBJECT: VARIATION OF CONDITIONS TO DEVELOPMENT CONSENT NO. 247/1981 ISSUED 13/5/81 OVER LOTS 5, 6 AND 7, D.P. 230163 SPRINGWOOD ROAD, YARRAMUNDI

The correspondent has written:

"We refer to your letter of the 11th November, 1981 and note your advice that condition 14 of development consent 247/81 was imposed in order to satisfy the provisions of clause 77(3) of the Planning Instrument.

We respectfully draw your attention to clause 77(3) of the Hawkesbury Local Environmental Plan No. 7 which reads as follows:-

> '(3) The Council shall, as a condition of consent to the carrying out of development referred to in subclause (2) require the dedication free of cost to the Council of the land shown not hatched on the map referred to in sub-clause (1).'

The above provision does not require the dedication of the land as a public reserve. It is necessary only that the land be dedicated to Council without the qualifications that it be held as a public reserve. Sub-clause (4) of clause 77 identifies a reason for this dedication but if the land was intended to be dedicated as a public reserve that intention would have been expressed in sub-clause (3).

Accordingly, we are instructed to repeat our client's request for an amendment to condition 14 of development consent such that the Youth Council will be entitled to access over that part of the land which has been dedicated to Council. This request is made pursuant to Section 102 Environmental Planning and Assessment Act, 1979."

S.P. REPORT

Condition 14 of the consent states:

> "Land within thirty metres of the Nepean River being dedicated as public reserve free of cost to Council. Such dedication to be completed prior to occupation of the premises."

It is felt that the intention of a dedication to Council of land on the back of the Nepean River could only have been intended for public reserve purposes and the condition was imposed accordingly. Upon dedication of the land, the Christian Youth Council members will have a right of access as will all other members of the public for use of the land for public reserve.

Council rejected a similar request at its meeting of 10/11/81.

Recommendation

Council adhere to its previous decisions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

ITEM 4: (File C44/7)

CORRESPONDENT: DEPARTMENT OF ENVIRONMENT AND PLANNING

SUBJECT: DRAFT STATE ENVIRONMENTAL PLANNING POLICY ON NUMBER OF STOREYS IN A BUILDING

The Minister has agreed that a State Environmental Planning Policy should be made relating to the way in which the height of a building is determined where a planning instrument controls heights by use of the term "storeys". The purpose of the Policy is to overcome the various interpretations which have been given to the term and to ensure that the height is determined in the manner intended.

The interpretation of number of storeys has been a problem in some areas of Sydney where steep sites are developed and buildings step up the slope. This classification is welcomed and the Department should be advised Council has no objection to the Policy.

Recommendation

The Department of Environment and Planning be advised that this Council has no objections to the Draft State Environmental Planning Policy on Number of Storeys in a Building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 4523)

CORRESPONDENT: C.J. & J. KERSHAW

SUBJECT: REAR ACCESS TO 179 WINDSOR STREET, RICHMOND FROM COUNCIL PUBLIC PARKING AREA

The correspondent writes:

"In the late 1960's when the first car park was constructed, part of the compensation settlement to the Paull Estate, who owned 177, 179 and 181 Windsor Street, Richmond, was the construction of a paling fence with a double gate plus drive-in to each of the three properties. We were tenants at the time and made the error of not asking the fencing contractor to construct double gates at the rear of our property.

Access to our yard has been gained from Windsor Street in the western wide of our building until the Rural Bank was constructed and since then access has been gained via the drive-in on the eastern side of our building and into the rear through the gates behind number 177, currently owned by Mr. Chris George. Mr. George has recently lodged a development application for the construction of a swimming pool display centre and intends fencing the boundary between our two properties, thus making it impossible for us to use his present access drive from the rear car park.

We currently have nine cars parked within our boundary but if we are unable to gain access we will obviously have to park these cars in the Council car park at the rear of our property.

The purpose of this letter is to request a rear access. It will obviously mean the loss of one car parking space; however, the loss of the one space will enable us to continue to park the nine cars on our own property. We are prepared to pay the costs involved in your Council altering the present kerb to provide the drive-in.

We look forward to your early consideration and advise as to what can be done to overcome this potential car parking problem."

S.P. REPORT

Rear access now to the rear yard will mean the loss of one parking space in Council's parking, in fact a temporary gutter crossing has been installed for this purpose.

Council's usual requirements with development or redevelopment of a property when a parking space is lost is to require a contribution for that space and it is felt that a contribution should be required in this case.

Recommendation

Council agree to the request.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

The following development applications were approved under delegated authority subject to conditions:

| Applicant | Land |
|---|---|
| **Dwelling Houses** | |
| A.V. Jennings Homes | Lot 24 Burralow Road, Kurrajong |
| G. & C. Krueger | Lot 10 Elizabeth Street, North Richmond |
| R.W. & J.L. Nicholas | Lot 37 Bells Line of Road, Kurrajong Heights |
| C.J. Henson | Lot 416 Golden Valley Drive, Glossodia |
| M. Grove & P. Deitz | Lot 1, East Kurrajong Road, East Kurrajong |
| Gledhill Building Co. P/L | Lot 3 Tennyson Road, Tennyson |
| Mr. & Mrs. Casserly | Lot 61 Settlers Road, Lower Macdonald |
| L.M. Bagwell | Lot 5 Scotts Farm Road, Grose Vale |
| B. Scrimshaw | Lot 8 Wheelbarrow Ridge Road, Lower Portland |
| I.M. & S.N. Low | Lot 117 Wells Street, Pitt Town |
| Bovis Homes Aust. P/L | Lot 10 Clergy Road, Wilberforce |
| D. & D. Rogers | Lot 9 Terrace Road, North Richmond |
| P.J. Ryall | Lot 8 Spinks Road, Glossodia |
| J.A. Mackintosh | Lot 2 Singleton Road, Colo Heights |
| P.J. & J.K. Creasey | Lot 4 The Terrace Road, Freemans Reach |
| P.W. McDonnell | Por. 46 Wheeney Creek Road, Colo |

Development 10/8/82

| Applicant | Land & Application |
|---|---|
| The Trustees, Roman Catholic Church | Lots 1-7, Section 2, Lots 22-24 Section 12, Cnr. Little Church & Tebbutt Streets, Windsor - Erect additional classrooms to existing school, replacing existing temporary buildings. |
| Environmental Eng. P/L | Lots 29 & 47 Walker Street, South Windsor - Install a trade waste effluent plant in association with existing poultry processing plant. |
| J.A. Nicholas | Lot 1 Windsor Street, Richmond - Use shop 4 as a hairdressing salon. |
| M. & D. Vincent | Lot 1 Windsor Street, Richmond - Use shop 5 for retail of outdoor camping and sports goods. |
| Galaxy Garages | Lot 4 East Kurrajong Road, East Kurrajong - Erection of agricultural storage shed. |
| J. & M. Melvin | Lot A Mullens Lane, Kurmond - Erection of agricultural storage shed and workshop. |
| E. Schiller | Lot 12 Rowland Avenue, Kurmond - Erection of a storage shed. |
| K. & G. Lowton | Shop 1 North Richmond Markettown - Jewellery Shop |
| G. & J. Ferguson | Shop 6 North Richmond Markettown - Newsagency |
| L. & F. Denne | Shop 11 North Richmond Markettown - Butchery |
| G.J. Pappas | Shop 3 North Richmond Markettown - Takeaway Seafood Outlet |
| F. Swavley | Shops 8 & 9 North Richmond Markettown - Pharmacy |
| D. & I. Chan | Shops 6 - 9 Upper Floor, North Richmond Markettown - Restaurant |
| Hillway Pty. Ltd. | Shop 2 North Richmond Markettown - Fast Food Outlet |
| A. & N. Dawson | Shops 1 & 2, Lot 4 Riverview Street, North Richmond - Use of Shops 1 & 2 for hardware & produce retail store |
| J.F. Thornley | Rooms 1 & 2, Lot 4 Riverview Street, North Richmond - Use suite for accountancy practice |
| J.E. Lutz | Lot 33 West Portland Road, Sackville - dwelling house and freestanding machinery/storage shed |
| Smail, Rhodes & Co. | Lot B, 335 Windsor Street, Richmond - Use of existing building for sale of antiques, bric-a-brac and the like |

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File H105/1)

SUBJECT: THOMPSON SQUARE PRECINCT

The Heritage Council of New South Wales have advised that the Minister for Planning and Environment has approved of a Permanent Conservation Order being placed over the majority of Thompson Square including local roads. The order does not cover the main road.

Specifically relating to the order covering the local roads the Heritage Council's letter states:

"The Minister decided that administrative arrangements could be made between the Hawkesbury Shire Council and the Heritage Council which should overcome the delays foreseen by the Shire Council if all road maintenance and other required work on local roads within the place are subject to the approval of the Heritage Council."

This requirement is considered to be unreasonable and totally objectionable considering the Council's role of a responsible Local Government authority.

Recommendation

Such objection be detailed and made directly to the Minister for Planning and Environment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C50/5)

SUBJECT: MARINE AGGREGATE PROJECT OFF BROKEN BAY

Some time ago a proposal was submitted to the State Government by Consolidated Goldfields Australia Ltd. proposing the extraction of sand and gravel from the sea bed off Broken Bay. The Department of Environment and Planning have now produced a publication which is an environmental impact assessment of the proposal. The report and its recommendations constitute the Department's recommendations to the Department of Mineral Resources in respect of the mining lease applications lodged relating to the proposal.

The report is very responsive to submissions made and it pursues a line of objection further than could be justified on the basis of the available information. This point is made particularly in relation to the economic implications of the development, which are based on a submission by the Department of Mineral Resources. From the submission the Department concluded that "there is no pressing need to utilise marine aggregate for construction purposes". However, the Department of Mineral Resources considered that "in the case of fine sand the sources at Maroota and the marine aggregate off Broken Bay will need to be considered for extraction commencing by 1985 in the case of Maroota, and around 1988 in the case of marine aggregate".

The Department of Environment and Planning is, therefore, working under the premise that onshore deposits such as Maroota will be utilised before the Broken Bay deposit. Given the significant environmental impact of onshore extraction, especially large scale extraction, the Department could have adopted an approach which might have encouraged further research into offshore mining, rather than the eager approach which has dismissed offshore mining before the year 2000. It must be acknowledged that the Department has "recognised that the development of the sources of supply of sands to the Sydney market, as listed by the Department of Mineral Resources, would be the subject of environmental impact assessment in the future".

Recommendation

The Department of Environment and Planning be advised, in relation to their environmental impact assessment of the proposed marine aggregate project off Broken Bay, that:

1. Council is concerned that the offshore mining has been dismissed before the year 2000, and further research not encouraged.

2. The assessment was completed prior to the release of the regional assessment of non-metallic resources.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File H2/18, 2083)

SUBJECT: INSPECTION OF DIGHTS HILL, INALLS LANE, RICHMOND

See later report.

ITEM 5: (File P160/24/e)

SUBJECT: RETAILING IN INDUSTRIAL ZONES

In November 1979 the Planning and Environment Commission produced Circular 36 on the above subject following an investigation into the regulation of ancillary retailing in industrial zones. The circular states that generally, retailing from industrial areas are inappropriate on traffic and precedent grounds and would give an unfair advantage over retailers in commercial zones where land costs and rents are higher. However, some retailing could be allowed provided if it conforms to the following:

- ancillary retailing of goods be restricted to those manufactured or processed on the site and the major use at all times to be the industrial activity.

- development consent obtained from Council for any retailing.

- showroom be permitted for manufactured or processed goods irrespective of whether actual retailing takes place.

- high design standards for retailing on main roads where such use has a high traffic generating potential.

The circular also suggested that if a strong demand exists for retailing activities it may be appropriate to create a special zone that caters for selected "hybrid" commercial uses such as some improvement activities, builder's supply yards, etc. that require an extensive floor space and where a town centre is not an appropriate location.

Within the new local environmental plan currently with the Department of Environment and Planning, "motor showrooms" are proposed as a use permissible within all industrial areas except the restricted light industrial zone along Bells Line of Road at North Richmond. This, plus the proposed motor village, should make ample allowance for motor vehicle sales, particularly to those pertaining to larger vehicles.

Utilising the Department's circular as a policy and the provisions regarding motor showrooms in the new planning scheme gives Council an acceptable policy where it may consider the applications as an ancillary retailing operation in industrial areas provided the industrial use is the primary activity on the site and that proper traffic management techniques are used to handle any increase in vehicular movements to and from the site.

Development 10/8/82

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File

SUBJECT: POLICY REGARDING CONTRIBUTION TOWARDS PUBLIC RESERVES IN SUBDIVISIONS

For the residential zones in the area of the shire east of the Hawkesbury River the adopted policy for contribution towards public reserves in subdivisions is either suitable land or a cash contribution towards establishment and embellishment being 6% of the sale price of the lots. This policy has been in existence for some 14 years.

For the residential zones in the area west of the river the policy has been either a contribution of land suitable for the purpose or a cash contribution based on the value of an area of land established by using the formula - each lot created results in four residents, for every 1000 population there is a demand for 2.8¼ ha (7 acres) of public reserve. In this second instance the value of land used was the en globo price of undeveloped residential zoned land.

Until recent years both methods resulted in a similar contribution, roughly being 10% of the subdivision in land or equivalent monetary contribution.

In recent years however and due to considerably higher development costs, the first method has exceeded the second by an increasing degree. The demand for public reserves has been consistent although the demand for better facilities has increased. This latter demand as other community facilities is intended to be covered by contributions under section 94 of the Environmental Planning and Assessment Act.

Two subdivisions approved have resulted in requests for reconsideration. The first involved 14 additional lots at Agnes Banks. The contribution based on the 6% formula resulted in a contribution of $18,000. On the second basis using a value of undeveloped residential zoned land of $22,000/acre and a demand of 0.392 acres the resulting contribution is $8,624.

The second subdivision concerns an approval given to Tasman Securities in 1980 for land at South Windsor. There were five stages in the approval with the second stage consisting of 28 lots. Due to problems with the areas development the condition for public reserves contribution for stage 2 was "$7,000 Stage 2 being the amount which is reasonable in the particular circumstances". This plus other charges were to be received at 31st December, 1980 and six monthly intervals thereafter to take into account rising costs.

The revised contribution based on the 6% formula would be $33,600. This was communicated to the developer who has written and objected on the grounds that the development was embarked upon using the original figure and suggesting that an increase to $7,770 would be appropriate in the circumstances. Using the second formula the contribution is assessed at $19,600.

Recommendation

1. Council's policy for public reserves contribution in residential subdivisions in the shire be - the contribution of land acceptable to Council or a cash contribution toward establishment and embellishment based on four persons/lot and 2.84 ha of land per 1000 population; all contributions in development and subdivision applications be reviewed on a six monthly basis.

2. The contribution for the Agnes Banks subdivision be altered to $8,624.

3. The contribution for the stage 2 South Windsor subdivision be $19,600.

Mr. Phillip Edmunds addressed the Committee and stated that he felt that the contribution of $19,600 was far more than can be justified in cost increases which have taken place since the approval was granted.

COMMITTEE'S RECOMMENDATION

1. Council's policy for public reserves contribution in residential subdivisions in the shire be - the contribution of land acceptable to Council or a cash contribution toward establishment and embellishment based on four persons/lot and 2.84 ha of land per 1000 population; all contributions in development and subdivision applications be reviewed on a six monthly basis.

2. The contribution for the Agnes Banks subdivision be altered to $8,624.

3. The contribution for the stage 2 South Windsor subdivision be $9,000.

Development 16/8/82

DEP

SHIRE PLANNER'S REPORT

ITEM 7 : 909-34

SUBJECT: PROPOSED MOTEL COMPLEX - MOUNTAIN LAGOON

In March 1980 Council received a proposal to establish a motel complex at Mountain Lagoon that included "school of arts, wayfarer's inn and restaurant, and stables". The proposal was by Mr. A.F. Ure on behalf of D.M. Ure, the owners of the land being Lots A and B in FP 413375 located at the intersection of Mountain Lagoon Road and Sams Way, Mountain Lagoon.

The proposal required a variation to the planning instrument. While the use was approvable in the zone, the land area available was not the minimum required for the proposed use. The land area was, and is, 4.04ha, whereas the minimum for a motel complex in the zone is 40ha.

The application was advertised in accordance with the provisions of the Act and a number of comments received. These varied from those directly opposed on the grounds of increased usage of the area through exploitation of its recreation resources, to those who supported it on the grounds that the additional usage would provide an outlet for their local produce. There were twelve comments received - two for and ten against. As a result, Council resolved to produce for public comment a statement of objectives and possible alternative strategies for the Lagoon area and to organise a meeting with the community in the area. A document was subsequently produced relating to the Kurrajong Heights and Mountain Lagoon areas generally, with the only comments received being those relative to Kurrajong Heights.

The Rural Lands Assessment adopted by Council recognised and identified the Mountain Lagoon area as one having considerable recreation potential, particularly in association with the adjoining areas of the Wollemi National Park.

Mr. Ure has now approached Council seeking its support to proceed with the proposal. The Kurrajong Heights area is currently being dealt with separately in the Rural Lands Assessment, as is the development located along Bells Line of Road between Kurrajong Heights and Berambing.

The suggested action is that Council resolve to prepare a draft local environmental plan incorporating the proposal of Mr. Ure. This will then proceed to the Department of Environment and Planning for a certificate indicating no regional or state significance and then will involve advertising for comment.

At this stage, Council could make available the documentation that has been prepared on the area to date and, if necessary, organise a local meeting of residents.

The proposal does have merit with advantages to the area as a whole and should be reassessed in light of current circumstances.

Recommendation

That Council resolve to prepare a draft local environmental plan to allow for the establishment of a recreation complex on land at Mountain Lagoon, being Lots A and B in FP 413375, and that the Statement of Environmental Factors be that incorporating the details included in Council's Rural Lands Assessment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

MICHAEL - DEP

SHIRE PLANNER'S REPORT

ITEM 8 : DA 200/82

SUBJECT: SUBMISSION SEEKING SUPPORT FOR LOCAL ENVIRONMENTAL PLAN TO ALLOW FOR EXTRACTIVE INDUSTRY

Council has received a submission from G. Greer and K. Luscombe seeking Council's support for a draft local environmental plan to allow for the use of Part Portions 27 and 30 and Portion 29 in the Parish of Hawkesbury for access to Part Portion 30, Portions 31 and 43 in the Parish of Hawkesbury for an extractive industry for the removal of sand. The area is commonly known as Whatley's Arm, a tributary of the Colo River.

The extraction of material is an allowable use, however, it requires access to Main Road 503 through a ribbon development zone, where such access for an extractive industry is prohibited.

The site is approximately 25km north from Windsor along the Singleton Road (Main Road 503). The only development in the immediate vicinity is a few scattered dwellings, with the Mandalay recreation developments some distance to the south east.

Council approved an application for extraction over part of the area in 1977 following consultation with various government authorities. This consent contained a condition limiting its approval to five years. As far as the applicants are aware, the consent was not acted upon and, in any case, has lapsed. The reason appears to have been the distance of the resource from the market at the time.

In the applicants' submission they detail the history of the deposit, method of extraction (dredge), quantity of material in excess of 1 million tonnes, proposed site plant and buildings, employees, transportation, and an assessment of the impact of the proposal. All of these factors they state and realise will be the subject of a full environmental impact statement should Council support the proposal in principle.

While Council has resolved to only consider for approval the extraction of materials from the bed of rivers while awaiting the implementation of a regional policy for extraction, this current proposal is located in a tributary of a major river, been subject to a previous approval, and located in an area where extraction could be undertaken with an apparent acceptable impact.

It is recommended that, in light of the applicants' detailed submission, Council support the preparation of a local environmental plan for the proposal. This will result in subsequent advertising of the present submission and, later, the preparation and advertising of a detailed environmental impact statement.

Recommendation

That Council support the preparation of a draft local environmental plan to allow for the extraction and processing of material from land in Whatley's Arm as detailed. Further, that the Department of Environment and Planning be advised that in Council's opinion the submission made is sufficient to warrant the change in zoning required to allow access in view of the subsequent requirement for a detailed environmental impact statement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

SHIRE PLANNER'S REPORT

ITEM 9 : 68A/282/69

SUBJECT: EXTRACTION OF MATERIAL FROM BED OF HAWKESBURY RIVER AT NORTH RICHMOND

A report was submitted to the July Ordinary Meeting concerning the recommenced extractive operations taking place immediately downstream of North Richmond bridge.

Consents have been issued over all of the area subject to the extraction with that on the western side of the river having no time limit, while that on the eastern side having a time limit. Some on the eastern side lapsed in 1981, others are valid until 1984. The matter of time limits and their validity has been the matter of some controversy before courts for some time.

The company involved, Boral Resources, has communicated with Council requesting its concurrence to the operations for a period of six months and offering a contribution of $0.20/tonne towards roadworks. The previous rate was $0.05/tonne.

In the circumstances, the request is considered reasonable subject to compliance with the Council's standard conditions.

Recommendation

That Council concur with the extractive operations currently being undertaken by Boral Resources on leases downstream from the North Richmond bridge subject to compliance with the current conditions of approval, plus those within Council's currently adopted policy for a period ending on 31st December, 1982. Further, that the offer of $0.20/tonne for material extracted be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

~~DCP~~

See SP Report and Item 2

ITEM 10: 810

SUBJECT: PROPOSED SUBDIVISION OF LAND - BROWNS ROAD, KURRAJONG

Council has received development and subdivision applications proposing an adjustment of boundaries between two lots being Lot 1 in DP 249741 and Lot 1 in DP 622129.

Due to problems confirming the existence of lots in accordance with the various planning instruments, a recent requirement has been the submission of copies of certificates of title with applications. When the certificates were produced with this application it was found that one of the lots (a section of closed road) was created by title dated 4th June 1975.

The planning instrument provides that Council may consider granting development rights on lots created prior to 2nd May, 1975 (appointed day for Interim Development Order No. 3) or those created since that date in accordance with its provisions.

The smaller of the two lots (section of closed road) fails to comply with either requirement.

(ITEM 10 CONTD)

The matter has been the subject of some investigation, including discussions and correspondence with the land owners, H. & H.D. Thomas, and their agents, Bennetts Real Estate.

Their main submission is that the acquisition of the land was made with the expectation that the subdivision proposed could be approved due to the advice that Council was approving an adjoining matter in similar circumstances. The advice came from the auction agents, Champion Real Estate.

In October 1978 Council received and approved a development application on the adjoining land for Aguruy Pty. Ltd. There was no requirement for titles to be submitted at that time. Had they been submitted and checked, the application would have been refused.

Council's records show that H. & H.D. Thomas purchased the subject land by contract dated the 7th September, 1978 for $70,000. Although the purchase price for the time does not reflect the additional lot, the current owners could certainly have been advised of its potential as the selling agents were involved with the adjoining subdivision.

Their expectation and belief in the land's potential is confirmed by their instructions to a surveyor to complete the necessary survey prior to submission to Council.

While any reasonable enquiry would have revealed the correct circumstances surrounding the matter, the situation is considered to be such for Council being warranted in supporting the proposal, but where the lot is increased to a minimum area of 4ha.

Recommendation

That Council support the preparation of a local environmental plan to allow for the submission of the consolidated area of Lot 1 in DP 249741 and Lot 1 in DP 622129, whereby a lot is excised with a minimum area of 4ha with suitable site for a residence and dam.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: DA 143/82

SUBJECT: NORTH RICHMOND BAKERY PTY. LTD. - BELLS LINE OF ROAD AND RIVERVIEW STREET, NORTH RICHMOND

Council at its meeting of 13th July, 1982 approved an application for commercial redevelopment (Development Application Item 4) subject to a number of conditions. The application was over Lots 17 and 18 Bells Line of Road and Lot 8 Riverview Street and created a demand for parking all of which could not be established on site. Consequently a levy was applied in lieu of the remaining spaces required.

The applicants now wish an adjoining lot also owned by them, i.e. Lot 9 Riverview Street, to be included in the proposal and to be used for parking. The total site, including the additional lot offered for parking, is now capable of containing 42 spaces as indicated on the adopted Development Control Plan for the North Richmond Commercial Area. This will alter the parking requirements determined as follows:

Development 10/8/82

(ITEM 11 CONTD)

| | | |
|---|---|---|
| Parking required by the development | ... | 30 spaces |
| Less allowance for existing shops | ... | 4 spaces |
| TOTAL REQUIRED | ... | 26 spaces |
| Spaces able to be provided on site | ... | 42 spaces |
| Less spaces required | ... | 26 spaces |
| SPACES IN CREDIT | ... | 16 spaces |

There are alternatives available regarding the land to be provided for parking in excess of the parking requirement for this development. The suggested alternative for Council is to have the land valued at the time of the development taking place, deduct from this valuation the contribution amount applicable at the time for 6.5 vehicular spaces and make a payment of the residue figure to the owner. The 6.5 spaces is the number required by the development to be placed on the additional lot.

Recommendation

1. That the development approval to North Richmond Bakery Pty. Ltd. be extended to include Lot 9 DP 17017 Riverview Street with all lots subject to the development being consolidated into one title.

2. That following the construction and making available of the car park for public parking, Council pay to the owner the value of Lot 9 less the contribution rate applicable at the time for 6.5 spaces.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. DEP MEMO TO STAFF

ITEM 12: P160

SUBJECT: WATER SUPPLY CAPACITY FOR RESIDENTIAL DEVELOPMENT

Council's current policy for the provision of water supply to residents outside those areas served by reticulated water is as follows:

| | | |
|---|---|---|
| Bowen Mountain (Residential 2(d)), Glossodia | - | 30,000 litres (6600 gals.) A statutory requirement in the planning scheme. |
| Bowen Mountain (Residential 2(a2)) | - | 30,000 litres (6600 gals.) A statutory requirement in the planning scheme. |
| Other Areas | - | 22,400 litres (5000 gals. unless water supply is imminent, then 18,185 litres). |

There was a further reduction to 8000 litres provided there was an acceptable alternative supply available, e.g. bores, dam, etc.

A number of factors indicate that the policy should be revised. These are the reducing time scale when reticulated water will be available to the Freemans Reach/Glossodia area, the alternative supply available in the Bowen Mountain 2(a2) area, and the heavy demand that is placed on standpipes during periods of drought attributable to the inadequacy of capacity in areas where there is not, nor likely, to be reticulation.

(ITEM 12 CONTD)

It is suggested that the following policy be adopted.

- In the Bowen Mountain 2(d) area the minimum of 30,000 litres be increased to 50,000 litres.

- In the Bowen Mountain 2(a2) area the minimum of 30,000 litres be reduced to 8,000 litres, when the alternative supply is connected to the satisfaction of the Health Surveyor.

- In the Freemans Reach/Glossodia water supply area a capacity to the satisfaction of the Health Surveyor varying from time to time as the reticulated supply becomes closer to availability.

- In all other areas a minimum of 44,000 litres with a minimum of 8,000 litres where an alternative supply is provided to the satisfaction of the Health Surveyor.

Recommendation

That the above revised policies be adopted and the necessary draft local environmental plans be prepared where required to alter the statutory requirements in the planning scheme. Further, that Council advise that no environmental study is required in the circumstances.

The Shire Planner stated that further discussions had been held regarding the practicability and reasonableness of this policy and submitted the following amended policy:

1. In the Freemans Reach/Glossodia water supply area a capacity to the satisfaction of the Health Surveyor varying from time to time as the reticulated supply becomes closer to availability.

2. In all other areas a minimum of 44,000 litres with a minimum of 8,000 litres where an alternative supply is provided to the satisfaction of the Health Surveyor.

COMMITTEE'S RECOMMENDATION

THE ABOVE REVISED amended policies - Nos. 1 and 2 - be adopted, and the necessary draft local environmental plans be prepared where required to alter the statutory requirements in the planning scheme; further that Council advise that no environmental study is required in the circumstances.

DEP

ITEM 13: (File 815A)

SUBJECT: PROPOSED RECREATION COMPLEX - WATER WONDERLAND - WINDSOR ROAD, McGRATHS HILL

Council considered a development application proposing a major recreation complex on land fronting Windsor Road at McGraths Hill at its last meeting and resolved to support the matter in principle, but subject to further discussions with the applicant in respect of the problems indicated in the report. These included transport, aesthetics, noise and traffic.

Development 10/8/82

There have been discussions with the applicants with the following suggestions being put to them: the water works raised area be relocated to the west of the site, which would reduce its prominence from the main road and the lake and pool areas relocated to the east in the former location of the current raised area; the overall architectural style be altered to Australian Colonial; commuter buses be operated from railway stations (Windsor, Riverstone and Mulgrave) to the site; and the traffic entry/exit points be located entirely in Curtis Road.

The applicants are not prepared to: relocate the water works raised area for reasons of site administration and necessary site works; alter the architectural style. They are prepared to provide the appropriate commuter services from the railway stations and to have all traffic facilities located within the Curtis Road area. Additionally, they have advised that the proposed water works tower of 20m will be reduced by 4-5m due to a recent assessment by themselves that indicated they should have a smaller, less expensive works.

Overall the proposal is still not supported on the grounds already enumerated, however, as the Council has indicated support in principle for the matter, it is not considered reasonable that the application should be unduly delayed by further discussions as these related to principles - some of which may be resolved at a later stage and prior to final approval.

Recommendation

That Council support the preparation of a draft local environmental plan for the establishment of a water works complex on land at the intersection of Windsor and Curtis Roads, McGraths Hill, as detailed and amended. Further, that the Department of Environment and Planning be advised that Council considers that an environmental study should be prepared which incorporates the submission made to date, with the addition of traffic considerations of the site and the adjoining main road and the control of noise from the development.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File DA176/82)

SUBJECT: PROPOSED GREYHOUND STUD, EDUCATION AND TRAINING CENTRE - LOT 8 DP 557489 MOUNTAIN AVENUE, YARRAMUNDI - J. & L. FITCH

Since the last meeting of Council the matter has been heard before the Assistant Registrar of the Land and Environment Court. No agreement was reached at the hearing between the parties and the hearing has now been set down before Senior Assessor Bignold on Friday, 6th August, 1982.

The Assistant Registrar was unable to advise if the plans and details submitted were acceptable to the court and indicated that this would be advised at the hearing by the Senior Assessor.

Recommendation

That the above information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 10/8/82

ITEM 15 : 522

SUBJECT: CLAIM FOR EXISTING USE RIGHTS - BELLS LINE OF ROAD, KURMOND

Council has sought further information regarding existing use rights generally, and specifically relating to a claim by G. & E. Shcupp on Bells Line of Road at Kurmond.

The meaning of existing use is given at Section 106 of the Environmental Planning and Assessment Act, 1979. This is as follows:

" 106. In this Division, 'existing use' means -

(a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument having the effect of prohibiting that use; and

(b) in the case of a building, work or land erected, carried out or used in accordance with a consent to which section 99(1)(a)(ii) applies - the use of that building, work or land for the purpose specified in the development application to which the consent was granted. "

Where a seasonal use is involved the comments of Justice Stephen J. are applicable to an existing use under the Environmental Planning and Assessment Act.

".....what may appear at first sight to be only an infrequent and intermittent use, abandoned prior to the relevant period .....may, once the purpose of use is properly identified and understood, be seen to be a continuous use: I have in mind such purposes as use for the purpose of seasonal storage of primary products, the use of land for the purpose of a country race course having an annual programme of only one or two meetings per year, or the use of paddocks to the rear of bathing beaches as caravan parks during holiday periods." (Eaton & Sons Pty. Ltd. vs Warringah Shire Council).

Identifying the area of use of a building at the relevant time will generally be straightforward. However, the area of use of land is not as easy. Section 107(2)(b) of the Act provides for an existing use to relate only to that part of the parcel of land which is "actually physically" used at the relevant time.

In identifying the use of the land at the relevant time, it is necessary to enquire from a practical point of view what, in ordinary language, was the particular use. Thus the use of premises for "pottery making" should be described in those terms and not by some more general description such as "light industry". In Shire of Perth vs O'Keefe, Justice Kitto stated -

"The application of the by-law (permitting the continuance of an existing use) in a particular case has, therefore, not to be approached through a meticulous examination of the details of processes or activities, or through a precise cataloguing of individual items of goods dealt in, but by asking what, according to ordinary terminology, is the appropriate designation of the purpose being served by the use of the premises at the material date.....If premises were being used as professional offices at the commencement of the by-laws, no greater degree of particularity in defining the purpose is likely to appeal to practical minds as "

(ITEM 15 CONTD)

> "appropriate in the application of town planning legislation than is involved in saying that the purpose is that of professional offices. The particular profession of the occupant would not ordinarily be averted to by a person speaking in a town planning context. The answer is perhaps not so easy in the case of a shop. As to a butcher shop for example, I should be inclined to think that while it would be immaterial to enquire into the details of the user the 'purpose' in the relevant sense would be the purpose of a butcher shop, and not of a shop generally. In the case of a general store, wide variations in the use as regards the nature of the stock carried and the methods of merchandising might occur before one would say, in an ordinary use of language, that the premises were not being used for the same purpose as before. In the case of premises used for pottery making, however, it seems to me to be clear that while changes in methods and designs would be immaterial a use of the premises for making anything other than pottery would be, in a substantial and relevant sense, a use for a different purpose. "

Where ancillary incidental or subordinate activities cluster around one dominant activity it is proper to define the purpose for which the premises as a whole are used in terms of the dominant activity.

In relation to continuance of use, what is permitted is the continuance of the use for the same purpose as the existing use and not a material change in that use. For example, the existing use of premises for a retail butcher shop would not be changed by the introduction of the making of cooked sausages as a subordinate and incidental activity to the sale of raw meat by retail.

Section 107(1) does not authorise any increase in the area of the use made of a building, work or land from the area actually physically and lawfully used immediately before coming into operation of the instrument mentioned at Section 107(2)(b).

An existing use cannot be continued or recommenced where that use has been abandoned. Where a building, work or land is not actually used for the purpose of the existing use for a continuous period of 12 months the existing use is presumed, unless the contrary is established, to be abandoned (Section 107(3)).

While there have been some cases where premises were not actually used for a considerable period of time without the existing use being abandoned, there have been many cases where an existing use was held to be abandoned abruptly or after only a short period of time.

As indicated in the previous report, the use has varied from time to time and it appears that all uses ceased between October 1975 and February 1977 and, more recently, since a notice from Council in June 1979.

The onus of proof for existing use rights is on the landowner and, in this instance, Council would need to be generous to acknowledge any use. Any such acknowledgement could not extend beyond that where produce produced on the property was sold from the property on an intermittent seasonal basis, with the sale confined to a small area adjoining the residence where a table was placed for the display of such goods.

Development 10/8/82

(ITEM 15 CONTD)

Recommendation

That G. & E. Schupp be advised in accordance with the above report that the only acknowledgement of existing use rights to the property are those where produce produced on the property has been sold therefrom on an irregular and seasonal basis from an area adjoining the residence where a table type structure has been placed for the display of the produce. Further, that there are no other existing use rights pertaining to the property, nor building or structure associated therewith.

Mrs. Schupp addressed the Committee and reiterated the request for recognition of existing use rights on property situated Bells Line of Road, Kurmond.

COMMITTEE'S RECOMMENDATION

Rural Produce

COUNCIL ACKNOWLEDGES EXISTING use rights for the sale of farm produce ~~from~~ an area adjoining the residence. ~~Further, that there are no other existing use rights pertaining to the property, nor building or structure associated therewith.~~

Development GARY 10/6/82

SHIRE PLANNER'S REPORT

ITEM 4: (File H2/18, 2083)

SUBJECT: INSPECTION OF DIGHTS HILL, INALLS LANE, RICHMOND

Council has requested that an inspection be made of the Dights Hill area and the historic farm house "Mountain View" because of the correspondence received by Council over the last several months.

Lot 12, D.P. 588570 Inalls Lane contains "Mountain View", a two storey Georgian farm house with a rear single storey wing and dates from C1812. This farm house was erected by Dr. J. Dight and the "hill" on which it stands has become known as Dights Hill. The building is an excellent example of an early colonial homestead and was included on the Historic Building Map of the Scheme to vary the Windsor Planning Scheme. The building has also been included on the list of items of environmental heritage incorporated in the composite Local Environmental Plan still with the Department of Environment and Planning.

An Interim Conservation Order was placed on Lot 12, 13 and Part Lot 11 on 14/12/79 by the Heritage Council and Windsor Council at its meeting of 11/3/80 resolved that the Heritage Council be advised that the inclusion of land with the Interim Conservation Order for "Mountain View" beyond the boundaries of that residence, places severe restrictions on that additional land, and this Council advises that the Interim Conservation Order should be amended to only include the land, being Lot 12, D.P. 588570, containing the residence.

The Interim Conservation Order was not altered but the Permanent Conservation Order 44 gazetted on 13/2/82 covered only Lot 12, the "Mountain View" lot. It is also pointed out that under Clause 74 of the Windsor Planning Scheme Ordinance any development in this area requiring the consent of Council also requires the concurrence of the Department of Environment and Planning.

In August 1981 the Heritage Council requested Council to prepare a local environmental plan over lots 1 and 2, D.P. 605143 in order to conserve Dights Hill as part of the environmental heritage of Richmond. Council did not support the preparation of this plan.

On 22nd March, 1982 the Heritage Council, with its approval of the three lot subdivision of the rear land, required that any dwelling erected on Lot 1 "should not be sited upon that part of the lot affected by Interim Conservation Order No. 105", which is shown as area "C" on the I.C.O. plan. Area "C" is directly at the rear of the "Mountain View" lot.

While there is ample room for a dwelling on Lot 1 outside the area "C", the zoning of the land is Residential 2(d) under the provisions of the Windsor Planning Scheme and can, subject to the necessary approvals, be subdivided into lots each having a minimum area of 550 square metres under the provisions of the Scheme. It is not considered that the erection of one or more dwellings on the area marked "C" would compromise the setting of "Mountain View". The land at the rear of "Mountain View" falls away to the north to a level at least three metres lower than "Mountain View" itself. One or more dwellings sited at the rear of "Mountain View" would be barely visible, if at all, from its frontage to Inalls Lane, considering the fall in the land (both at the front and back), the height of "Mountain View" and its setback from Inalls Lane.

In regard to the possibility of compensation to the owner of the land marked "C", this may be claimed from Council if restrictions are placed on the land that reduces its present zoning capacity. The area of the land marked "C" is approximately 2400 square metres and, while it is not suggested a developer would opt for the minimum allotment size, the area of land affected illustrates that the compensation may be significant.

It is therefore considered that any further controls of the area are inappropriate and unnecessary at this time.

Recommendation

Council inspect the area of Dights Hill.

Councillor Knight arrived at this stage, the time being 12 noon.

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

The meeting terminated at 1.56 p.m.

# SHIRE CLERK'S REPORT

## ORDINARY MEETING - 10TH AUGUST, 1982.

The President & Councillors.

Gentlemen :

### 1. DEFENCE FORCES. M135

Council has adopted a policy that provides where employees are members of the Citizens Defence Forces they may be granted two weeks' special leave per annum for attendance at camp.

Council has also resolved to make up the difference (if any) between the member's service pay and his salary or wages.

The New South Wales State Committee for Employer Support of Reserve Forces has awarded Council a Certificate of Appreciation for their support. This Certificate is displayed on the Notice Board.

IT IS RECOMMENDED THAT the report be received.

### 2. 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 July, 1982 :

| Date of Engagement | Purpose | | Person or Body Responsible for Engagement |
|---|---|---|---|
| 2nd July | Concert | * | Burlakou School Ballet |
| 3rd July | Dinner Dance | * | A.C.I.Plastics |
| 9th July | Jazz Concert | * | Hawkesbury River Jazz Society |
| 10th July | Wedding | * | Mr.Mathieson |
| 12th July | Meeting | | Department of Environment & Planning |
| 12th July | Dinner | * | Gideons International |
| 13th July | Dinner | * | Daruk School |
| 16th July | Meeting - Regional Planners | | Hawkesbury Shire Council |
| 16th July | Orchestral Evening | * | Hawkesbury Shire Council |
| 17th July | Ball | * | Prospect County Council |
| 18th July | Wedding | * | Mr.Colley |
| 22nd July/ 24th July | Book Week | | Hawkesbury Shire Council |
| 23rd July | Concert | * | Hawkesbury District Eisteddfod Society |
| 24th July | Ball | * | Windsor & District Scottish Pipe Band |
| 26th July | Meeting | * | Christian Women's Association |
| 30th July | Retirement Dinner - Mr.A.B.Sheridan | * | Institute of Health Surveyors |
| 31st July | Wedding | * | Mr.Shaw |
| 31st July | Wedding | * | Mr.Bywater |

* Paying functions.

IT IS RECOMMENDED THAT the report be received.

### 3. CONTRACTS & DOCUMENTS FOR EXECUTION

IT IS RECOMMENDED THAT the Seal of Council be affixed to the undermentioned documents :

Application to Cancel ... Lots 11, 12 & 13, D.P. 13541, Grose Vale Road,
Recording of Easement Kurrajong.

## 7. COUNCIL INDUSTRIAL SUBDIVISION

The final asphaltic surface layer has been placed on Fairey Road, Ham Street and the internal roads.

Concrete works for the pumping station extension have been completed and the concrete headwall poured on the stormwater pipe outlet. Action is now proceeding to adjust the switchboard and backfill around the pump station.

## 8. OTHER WORKS

Woodlands Industrial Area.
Drainage and roadworks are being completed in Woodlands Road. A hard sandstone layer has been encountered and blasting has been required.

Work has commenced on the upgrading of a wash bay at the Windsor Depot.

Fencing around the additional sullage pond at East Kurrajong has been completed.

Patching of the car park at Windsor Station was attended to.

Safety fencing has been erected along the tailout drain for the discharge of the stormwater from McGraths Hill, opposite Colbee Park.

Reconstruction of the footpath adjacent to the new shops in Bosworth Street, Richmond.

Attention to paving reinstatements required Baker and Kable Street, Windsor.

## 9. BUILDINGS

Hobartville Shops.
Fixing of roof and facia, rendering of walls, installation of main sewer line and electrical wiring with work in progress on perimeter parking area.

Windsor Swimming Centre.
The club house for the swimming club is virtually complete.

Maintenance work, Richmond Neighbourhood Centre, Loder House, and at the Wilberforce Office.

## 10. VANDALISM

Vandals have again been active in the area and work has been necessary to repair the Amenities Building at McMahon Park and Colbee Park, and damage Smith Park and the Rest-a-While.

## 11. PLANT

Delivery of three trucks to replace street sweeping, plant service and building trades vehicles. Delivery of nine cars and utilities for staff and depot use.

## 12. SEWERAGE

Treatment Works.
Retaining wall around grit chamber has been completed. The flow recorder and chlorinator have been installed but not yet commissioned. Perimeter fencing of the works (2.44m high chain wire) is in progress.

Sewer Chokes.
Attention has been given to five main line sewer chokes.

## 13. TECHNICAL ADVANCEMENT

Staff members C Daley and R Gilmore have completed one year of the Master of Engineering Course in Local Government Engineering at the New South Wales Institute of Technology with the following results.

C Daley:-

| | |
|---|---|
| Local Government Engineering Design - Hydrology | Credit |
| Local Government Engineering Design - Roads | Distinction |
| Urban and Local Government in Australia | Distinction |
| Advanced Hydraulics | Pass |
| Advanced Geomechanics | Credit |
| Community Planning | Distinction |

R Gilmore:-

| | |
|---|---|
| Local Government Engineering Design - Hydrology | Credit |
| Local Government Engineering Design - Roads | Distinction |
| Urban and Local Government in Australia | Credit |
| Advanced Hydraulics | Pass |
| Advanced Geomechanics | Distinction |
| Community Planning | Distinction |

The research project being undertaken by these members and A Hastie in the use of aquatic weeds for treatment of waste water has now been in progress for ten months with the weeds (Myriophyllom aquaticom) currently passing through the winter dormant growth phase.

Notwithstanding three population blooms in the pool ie duckweed, mosquitoes, and army worms, the weed growth substantially reduced the parameters B.O.D., N.F.R., turbidity, faecal coliforms with reduction of ammonia, organic nitrogen, phosphates and sulphates to a lesser degree as shown on the summary report attached. Weed harvest was at the rate of 10.0km/week and 14.0kg/week for the summer and autumn period.

## 14. GORRICKS LANE - RENAMING

It has been suggested that Gorricks Lane be renamed Gorricks Road.

The road passing the Freemans Reach Public School extending from the Hawkesbury River to Blacktown Road has been known as Gorricks Lane for a considerable number of years, that part of the road from Blacktown Road to Kurmond Road is known also as Post Office Road.

In the event of changing the road name, then the name should be applied for the full length of road.

It is noted that this road generally has a width of 10 metres.

IT IS RECOMMENDED that the road (No.710) passing the Freemans Reach Public School, and extending from Kurmond Road to the Hawkesbury River, be named Gorricks Road.

## 15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S82/57 J & R Stout. Portion 1 Parish of Ivory, Putty Road, Colo Heights. Subdivision creating three lots.

S82/52 Bennets Real Estate Pty Limited/Rohan Pty Limited. Lot 60 DP14736 & Lot B DP412061 Parish of Kurrajong, Kurrajong Road, Kurrajong. Subdivision creating two lots.

S82/56 Sagard Pty Limited. Lot 240 DP616673 Tizzana Road, Sackville. Subdivision creating six rural lots.

S82/48 Bennetts Real Estate Pty Limited/J E & H D Windberg. Lot 1 DP330518 & Lot 1 DP449944 Bells Line of Road, Kurrajong Hills. Subdivision creating two allotments.

S82/45 G.S.H. & R.S.H. Williams. Portion 64 DP2275 Upper Colo Road, Upper Colo. Subdivision creating two allotments.

S82/50 L & S.J. Grosso & I.V.Scouller. Lot 1 DP560080 & Portion 124 Terrace Road, North Richmond. Subdivision creating two allotments.

R F Cranston
Shire Engineer

| Parameter | Average Concentration | | | | Performance (% removal) | | | |
|---|---|---|---|---|---|---|---|---|
| | Spring (1981) | Summer (1982/82) | Autumn (1982) | Overall | Spring (1981) | Summer (1981/82) | Autumn (1982) | Overall |
| pH | 6.7 | 6.6 | 6.7 | 6.7 | 4 | 4 | 4 | 4 |
| Turbidity (NTU) | 10 | 7 | 7 | 7 | 84 | 88 | 89 | 88 |
| NFR (mg/L) | 8 | 11 | 12 | 11 | 91 | 85 | 89 | 88 |
| TDS (mg/L) | 210 | 370 | 370 | 330 | 60 | 18 | 23 | 30 |
| Faecal coliforms $(100mL)^{-1}$ | $1.9x10^5$ | $1.2x10^5$ | $1.2x10^5$ | $1.3x10^5$ | 99.999 | 99.999 | 99.999 | 99.999 |
| $N-NH_4$ (mg/L) | 2.2 | 10 | 19 | 12 | 93 | 68 | 47 | 64 |
| $N-NO_3$ (mg/L) | 0.1 | 0.1 | 0.0 | 0.1 | 86 | 75 | 0 | 68 |
| N-organic (mg/L) | 2.7 | 5.1 | 3.7 | 4.0 | 85 | 54 | 72 | 70 |
| Total P (mg/L) | 1.4 | 6.0 | 6.1 | 5.0 | 81 | 25 | 26 | 37 |
| $P-PO_4$ (mg/L) | 1.2 | 4.9 | 5.2 | 4.2 | 83 | 36 | 34 | 44 |
| $S-SO_4$ (mg/L) | 13 | 17 | 20 | 17 | 64 | 47 | 33 | 46 |
| BOD (mg/L) | 11 | 14 | 14 | 13 | 94 | 90 | 93 | 92 |

M. acquaticum pool effluent concentrations and performance: Spring 1982, Summer 1981/82, Autumn 1982 and Overall.

SHIRE HEALTH AND

BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 10/8/82

The Shire Clerk
WINDSOR

## 1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of July, 1982. Applications received during July, 1981, shown in brackets.

| No. | | Type of Building | Estimated Value | |
|---|---|---|---|---|
| 29 | (29) | New Dwellings | $1 274 352 | ($1 418 634) |
| 33 | (54) | Additions to Dwellings | 250 294 | (334 358) |
| 2 | ( - ) | Residential Flat Buildings | 80 000 | ( - ) |
| 15 | (23) | New Buildings other than Residential | 89 460 | (140 162) |
| 15 | (6) | Additions to Buildings Other than Residential | 455 800 | (27 260) |
| 6 | (7) | Swimming Pools | 54 940 | (52 960) |
| - | (-) | New Dwellings Containing Dual Occupancy Unit | - | ( - ) |
| - | (-) | Additions to Dwellings - Dual Occupancy Unit | - | ( - ) |
| 100 | (119) | | $2 204 846 | ($1 973 374) |

Building Applications received up to the end of July, 1982. Approvals for the corresponding period during 1981 shown in brackets.

| No. | | Type of Building | Estimated Value | |
|---|---|---|---|---|
| 175 | (358) | New Dwellings | $7 993 221 | ($13 923 463) |
| 232 | (263) | Additions to Dwellings | 1 691 677 | (1 697 978) |
| 8 | (4) | Residential Flat Buildings | 2 080 000 | (385 000) |
| 172 | (225) | New Buildings other than Residential | 3 033 984 | (1 750 993) |
| 51 | (33) | Additions to Buildings Other than Residential | 1 080 120 | (707 760) |
| 43 | (52) | Swimming Pools | 294 750 | (370 124) |
| 2 | ( - ) | New Dwellings Containing Dual Occupancy Unit | 151 000 | ( - ) |
| 4 | ( - ) | Additions to Dwellings - Dual Occupancy Unit | 132 000 | ( - ) |
| 687 | (935) | | $16 456 752 | ($18 835 318) |

## 2. TENDERS FOR THE SUPPLY OF GARBAGE TRUCK, SUPPLY 5,500 X 240 LITRE WASTE CARTS, SUPPLY AND FITTING OF 240 LITRE CONTAINER LIFTERS TO EXISTING VEHICLES. P165/1.

### (a) Supply Garbage Truck

A very significant number of tenders were received, being combinations of the following:

Compaction Bodies

Gar-Pak Side loader body
Crozier Ram-Pak Side loader body
McDonald Johnston EZ Pack C200 rear loader
McDonald Johnston EX Pack HC250 rear loader
Kuka Variopress rear loader
Gitsham Heil Collectomatic rear loader
Crozier Hustler RL20 rear loader
Compaction Systems Route Chief rear loader
Compaction Systems Route King 2 rear loader
Pak-Mor RL125 rear loader
Freuhouf Phoenix rear loader
Waste Equipment Auto-Pack AP19 rear loader
Waste Equipment Auto Pack AP19 ES rear loader
Faun Sita Model 2000 rear loader

Cab and Chassis

Nissan UD CW41
Mercedes Benz 2219
Mercedes Benz 2224S
Saab Scania Model P82M
International Acco 1950C
Leyland Harrier
Leyland Mastiff
Ford Louisville
Volvo F7

The following is a summary of tenders received with applicable prices including equipment specified:

| Tenderer | Body | Cab and Chassis | Price |
|---|---|---|---|
| Gar-Pak Industries Pty. Ltd.<br>37 Sammut Street<br>Smithfield | Gar-Pak side loader | UD CW41 | $74,500 |
| Crozier Engineering Pty. Ltd.<br>Lot 18 Dunheved Circuit<br>St. Marys | Ram-Pak SL20<br>Side loader | UD CW41 | $69,125 |
| McDonald Johnston Engineering Co. Pty. Ltd.<br>17 Sirius Road<br>Lane Cove | EZ-Pack C200<br>EZ-Pack HC250 | UD CW41<br>UD CW41 | $72,425<br>$82,550 |
| Acmill Plastics Waste Master Industries Pty. Ltd<br>64 Biloela Street<br>Villawood | Kuka Variopress<br><br>Kuka Variopress<br>Kuka Variopress | Mercedes Benz 2219<br><br>Volvo F7<br>Acco 1950C | $76,508<br><br>$90,120<br>$81,178 |

| | | | |
|---|---|---|---|
| Ken Sams Motors<br>135 Hume Highway<br>Chullora | Heil Collectomatic | UD CW41 | $74,285 |
| | Crozier Hustler RL20 | UD CW41 | $71,125 |
| | Compaction Systems Route King 2 | UD CW41 | $81,098 |
| | Route Chief | UD CW41 | $75,348 |
| H.W. Crouch Pty. Ltd.<br>25-27 Governor Macquarie Drive<br>Chipping Norton | Compaction Systems Route King 2 | UD CW41 | $79,868 |
| | Compaction Systems Route Chief | UD CW41 | $74,118 |
| | Heil Collectomatic 4000 | UD CW41 | $73,055 |
| | Heil Collectomatic 5000 | UD CW41 | $74,345 |
| | Pak-Mor Model RL125 | UD CW41 | $75,895 |
| | Fruehouf Phoenix | UD CW41 | $73,425 |
| | Auto-Pak AP19 | UD CW41 | $72,925 |
| | Auto-Pak AP19ES | UD CW41 | $77,375 |
| Compaction Systems Pty. Ltd.<br>17 Alfred Road<br>Moorebank | Route King 2 | Saab Scania Model P82M | $90,466 |
| | Route Chief | Saab Scania | $84,716 |
| | Route King 2 | Acco C1900 | $83,390 |
| | Route Chief | Acco C1900 | $77,640 |
| The Truck Centre<br>63-77 Parramatta Road<br>Parramatta | Heil Collectomatic | Leyland Harrier | $72,420 |
| | Auto-Pak AP19 | Leyland Harrier | $73,110 |
| | Auto-Pak AP19ES | Leyland Harrier | $77,560 |
| Chapman International<br>43 Regentville Road<br>Penrith | Fruehouf Phoenix | Acco | $75,270 |
| | Compaction Systems Route King 2 | Acco | $83,390 |
| | Compaction Systems Route Chief | Acco | $77,640 |
| | Heil Collectomatic | Acco | $76,395 |
| | Crozier Hustler RL20 | Acco | $75,015 |
| Stillwell Trucks<br>20 Ashford Avenue<br>Milperra | Auto-Pak AP19 | Ford Louisville | $77,280 |
| | Auto-Pak AP19ES | Ford Louisville | $81,730 |
| | Compaction Systems Route Chief | Ford Louisville | $79,023 |
| | Compaction Systems Route King 2 | Ford Louisville | $84,773 |
| Wizbin<br>Oakdale Road<br>Gateshead, Newcastle | Faun Sita Model 2000 | UD CW41 | $79,123 |
| Suttons Arncliffe<br>93 Princes Highway<br>Arncliffe | Auto-Pak AP19 | Volvo F7 | $84,087 |
| | Heil Collectomatic | Volvo F7 | $84,417 |
| Sticpewich Agencies Pty. Ltd.<br>17-21 Lisbon Street<br>Villawood | McDonald Johnston EZ Pack C200 | UD CW41 | $74,750 |
| | EZ Pack HC250 | UD CW41 | $84,500 |
| | Heil Collectomatic Mark 4 | UD CW41 | $78,100 |
| | Heil Collectomatic 5000 | UD CW41 | $76,360 |
| Volvo Truck Centre<br>58-60 Gordon Road<br>Moorebank | Fruehouf Phoenix | Volvo F7 | $83,243 |
| | Auto-Pak AP19 | Volvo F7 | $84,050 |
| | Auto-Pak AP19 ES | Volvo F7 | $88,500 |
| | Heil Collectomatic | Volvo F7 | $93,100 |

| | | | |
|---|---|---|---|
| Yorkstar Motors Pty. Ltd.<br>90 Ashford Street<br>Milperra | Compaction Systems Route Chief | Mercedes Benz 2224S | $90,907.70 |
| | Compaction Systems Route King 2 | Mercedes Benz 2224S | $96,657.70 |
| | Heil Collectomatic | Mercedes Benz 2224S | $96,994.70 |
| Blacktown Truck Centre P/L<br>6A Sunnyholt Road<br>Blacktown | Crozier Hustler RL20 | Volvo F7 | $81,441 |
| | Compaction Systems Route Chief | Volvo F7 | $82,664 |
| | Compaction Systems Route King 2 | Volvo F7 | $88,414 |
| Suttons Guildford Pty. Ltd.<br>562 Woodville Road<br>Guildford | Auto-Pak AP19 | Leyland Mastiff | $71,127 |
| | Auto-Pak AP19 ES | Leyland Mastiff | $75,566 |
| | Auto-Pak AP19 | Leyland Harrier | $70,184 |
| | Auto-Pak AP19 ES | Layland Harrier | $74,623 |

When it is considered the type of collection proposed to be carried out, it is believed that rear loader type body is preferable to the side loader from the point of view of efficient collection without unnecessarily endangering collection staff.

Significant consideration was given to the selection of appropriate cab and chassis and it is considered that the Nissan UD CW41 at the price offered, bearing in mind its robust construction, is the appropriate selection.

On this basis, the tender received from McDonald Johnston for an EZ Pack C200 mounted on a UD CW41 in the sum of $72,425 and the tender received from Ken Sams Motors for a Crozier Hustler RL20 mounted on a UD CW41 in the sum of $71,125 stand out.

Council already operates some McDonald Johnston equipment, including a similar EZ Pack which was purchased in 1980. This machine has been reliable with very few problems, the firm is a large and well known company manufacturing this type of equipment with good spare parts and service back-up available.

IT IS RECOMMENDED THAT the tender from McDonald Johnston Engineering Company Pty. Ltd. of 17 Sirius Road, Lane Cove for the supply of an EZ Pack C200 mounted on a Nissan UD CW41 Cabin Chassis including all specified equipment for the sum of $72,425 be accepted.

(b) Supply of 5500 x 240 litre capacity heavy duty plastic waste carts.

| Firm | Brand | Colour | Unit Price | Total |
|---|---|---|---|---|
| Hailey & Mellowes P/L<br>52 Frenchs Road<br>Willoughby | Sulo | Dark Grey | $34.86 | $191,730 |
| Acmill Plastics Waste Master Industries P/L<br>64 Biloela Street<br>Villawood | Waste Master | Dark Grey | $37.00 | $203,500 |
| Otto Waste Industries P/L<br>22 Cahill Street<br>Dandenong, Melbourne | Otto | Dark Grey | $37.94 | $208,670 |

| | | | | |
|---|---|---|---|---|
| Wizbin Pty. Ltd.<br>Oakdale Road<br>Gateshead, Newcastle | Wizbin | Dark Grey | $42.75 | $235,125 |
| Wastemovers Pty. Ltd.<br>17-21 Lisbon Street<br>Willawood | Plastic Omnium | Dark Grey<br>Light Grey & coloured lid | $39.88<br>$41.31 | $219,340<br>$227,205 |

The Sulo bin tendered by Halley & Mellowes has a warranty of five years similar to the other brands tendered, has what is considered to be an advantage, rubber wheels, over the next lowest tenderer and is of solid construction and is considered would serve our purposes very well.

Discussions have taken place with Mr. Greg Gornall of Halley & Mellowes regarding suitable arrangements to purchase these waste carts on terms at a favourable interest rate in order that Council's capital investment may be reduced. Mr. Gornall is currently discussing this matter with the suppliers of the equipment in Germany and indications are that satisfactory arrangements will be able to be made. Details are not as yet to hand however it is hoped that these may be available by meeting time.

IT IS RECOMMENDED THAT the tender received from Halley & Mellowes of 52 Frenchs Road, Willoughby for the supply of 5,500 Sulo 240 litre capacity heavy plastic waste carts in the total sum of $191,730 be accepted.

(c) Supply and fitting of 240 litre container lifters to Council's existing vehicles

A total of seven bin lifters is required to be fitted to Council's existing vehicles and the following tenders were received:

| Tenderer | Brand | Price Per Unit | Total |
|---|---|---|---|
| Acmill Plastics Waste Master Industries Pty. Ltd.<br>64 Biloela Street<br>Villawood | Not stated | $2,200 | $15,400 |
| Gar-Pak Industries<br>37 Sammut Street<br>Smithfield | Gar-Pak 240 | $2,500 | $17,500 |
| Sticpewich Agencies Pty. Ltd.<br>17-21 Lisbon Street<br>Villawood | Wastemover Canlift<br>Double Lifter<br>Single Lifter | <br>$2,900<br>$1,900 | |

(Note: This tenderer has advised that they are not in a position to offer prices on other than Council's existing rear loader.)

| | | | |
|---|---|---|---|
| Waste Equipment Pty. Ltd.<br>21 John Street<br>Lidcombe | Evans Equipment<br>For side loaders<br>For rear loaders<br>For tipper body | <br>$3,538<br>$3,138<br>$3,498 | <br><br><br>$23,926 |
| Wizbin Pty. Ltd.<br>Oakdale Road<br>Gateshead, Newcastle | Champion | $2,025 | |

(Note: This tenderer has advised that they are not in a position to offer prices on other than Council's existing rear loader.)

To ensure that the warranty of five years on the 240 litre containers is not jeopardised, the company supplying the containers needs to approve the type of lifter being utilised and endeavours have been made to obtain details of the lifter tendered by Acmill Plastics Waste Master Industries Pty. Ltd. for perusal and approval.

However, these details have not been forthcoming at this time. Halley and Mellowes Pty. Ltd. have however advised that the Gar-Pak lifting equipment is suitable to their containers.

IT IS RECOMMENDED THAT the tender from Gar-Pak Industries of 37 Sammut Street, Smithfield to supply Gar-Pak lifters in the sum of $2,500 each be accepted.

## 3. REPLIES TO QUESTIONS WITHOUT NOTICE

Councillor McEwan asked if a report could be brought forward regarding three-hour parking restrictions.

As Council is aware, the matter regarding the provision of additional parking at Richmond has been deferred for three months, when it is felt it would be appropriate for this matter to be further considered, however on the basis of the very heavy usage of these areas, particularly Paulls car park, it would seem that the two-hour restriction as exists would be more appropriate than three hour, particularly in view of the fact that unrestricted areas are available for longer term parkers.

Councillor Buttsworth asked if advice could be given regarding a break-down of parking infringement notices issued in the various car parks.

The following are percentages of the total number of parking infrongements issued in respect of each car parking area:

| | |
|---|---|
| Paulls | 59.48% |
| Woodhills | 12.64% |
| Cnr. Kable & Macquarie Streets | 22.33% |
| Hollands Paddock | 5.13% |
| Kable & Baker Street | Less than 1% |

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,
Shire Health & Building Surveyor

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 10TH AUGUST 1982

The Shire Clerk,
WINDSOR.

1. DELAYS ON MATTERS WITH DEPARTMENT OF ENVIRONMENT & PLANNING (W275/13)

Council will be aware of the significant delays that are occurring in dealing with major matters currently with the Department of Environment and Planning (Varying Scheme, Residential Release Programme, and Rural Lands Assessment). In addition, there have been unreasonable delays in dealing with other matters. The issue of delays was a major topic at a recent meeting of all planners in the region.

Points to come from the meeting were that of the local environmental plans submitted to the Department since the implementation of the Planning and Environment Legislation only 3% have had some regional or state significance. Therefore, the Department's role should have been minimal, if required at all, in 97% of the matters.

The planners saw that the real need was for the Department's staff to be released to carry out their responsibilities in the areas of regional and state planning, rather than become involved in detail in local matters. This involvement in local detail is part of the reason for major issues such as the rural and residential programmes not being attended to.

In addition, the staffing level and the location of the Western Sydney Planning Team were a matter for comment. The Minister has previously indicated that the Western Sydney Planning Team would be located in the west by the end of 1981. To date, only a small office has been established at Blacktown. Council will be aware of the significance of Western Sydney to the growth of Sydney as a whole and New South Wales, such significance apparently not being recognised by the Department.

In an endeavour to improve the processing of matters, particularly local environmental plans, the meeting recommended to the regional body that it make submissions to the Development Co-ordinating Committee, the Minister for Planning and Environment and the Local Government Association with the support of individual Councils on the following basis -

1. that Local Councils be delegated full authority to issue Section 65 Certificates for minor proposals and preferably authority for all processes up to gazettal of the L.E.P. subject to:

   (a) the Chief Planners certifying to Council that there is no regional or state significance and that if there are departures from Section 117 directions that in the Chief Planner's opinion this departure is justified in the circumstances;

   (b) the Council notifying the Department within fourteen (14) days of a Section 65 Certificate; and

   (c) the Director retaining the right to veto such Section 65 decisions within fourteen (14) days of notification if he is of the opinion that matters of regional or state significance are involved or that the requirements of the Parliamentary Council have not been met.

Further, that WSROC seek the immediate relocation of the Western Sydney Regional office of the Department of Enviornment and Planning to a location in the region with adequate staffing in view of the region's significance and growth.

IT IS RECOMMENDED THAT Council indicate its support of the above relating to processing of LEP's and the relocation of the Western Sydney Planning Team.

2. PROPOSED SUBDIVISION - BROWNS ROAD, KURRAJONG (810(C)) (See Item 10 Development Committee)

Item 10 of the Development Committee recommends support of a local environmental plan to allow for the subdivision of land in Browns Road. The circumstances detailed in the report state that one of the lots subject to the proposal was created after the appointed day of the planning scheme and by a title dated 4th June, 1975.

The salient point is the day that the land was created as a separate lot and this has been the subject of advice previously at length by Murray Wilcox, Q.C. The landowners in this instance have forwarded a copy of a plan showing the creation of the deposited plan including its date of registration by the Registrar General. This date is 21st April, 1975. For some administrative reason the title was not issued until two months later, however, the registration by the Registrar General of the plan created the lot and, on that basis, contracts for its sale could have been entered into.

The matter is now one where Council may deal with it in accordance with the planning scheme and where the resolution proposed at Item 10 is no longer required. The subdivision only involves two lots and will be dealt with by delegated authority.

IT IS RECOMMENDED THAT no further action be taken regarding the preparation of the local environmental plan.

DEP

3. DUAL OCCUPANCY. P160/25.

Council is in receipt of a number of applications and has received numerous enquiries from persons wishing to develop their properties by the addition of a dual occupancy residence in the non-urban zones of the former Municipality, this being the only area of the Shire where the State Policy does not apply.

This was apparently due to an error in the description of lands to which the Sydney Regional Environmental Plan No. 1 was to apply. Sydney Regional Plan No. 2 applied the provisions to the whole of the former Shire but once again it was omitted from the Municipalities non-urban areas.

This problem was recognised in the amalgamating Hawkesbury Draft Local Environmental Plan presently at the Department of Environment and Planning for determination and is included as an allowable use throughout the Shire.

Concern is expressed at the time taken in the Department's determination of this plan and it is felt that if Council prepared a subsequent plan with just dual occupancy as its subject that this may be dealt with quickly by the Department as it is a relatively minor matter only.

IT IS RECOMMENDED THAT Council prepare a draft local environmental plan to enable Dual Occupancy to be consented to in all residential and non-urban areas of the Shire, that the Department of Environment and Planning be advised that an environmental study is considered to be not necessary and that the matter be forwarded for their determination.

DEP

10/8/82

4. DEVELOPMENT BY N. J. SCHEMBRI - LOT 5, D.P. 235303, WINDSOR ROAD, VINEYARD. P7/101.

Council at its meeting of 13th July, 1982 consented to the erection of a shed on the above property. The applicant's ultimate aim is to use the shed for the storage and distribution of nursery equipment which is an allowable use within the relevant industrial zone. However, access to that part of the land zoned industrial is across land zoned non urban and fronting Windsor Road which forms part of the same allotment but on which access for an industrial use is not allowable.

The proposal first came to Council in April 1980 and as the access to the use proposed was not permissible, the application was treated as one proposing a suspension to the planning scheme and forwarded to the then Planning and Environment Commission for determination. Subsequently, in January 1981 the Department advised Council that the Minister had declined to take action to permit the proposal. The grounds were the precedent set for undesirable commercial/industrial development along main roads.

With the intention of the Varying Scheme to create alternate access from Groves Road, the Department were requested in April 1982 to reconsider the position with temporary access only being made available to Windsor Road until the proposed road becomes available. The Department, in July 1982 have subsequently advised that as the subject proposal was first referred to them prior to the commencement of the Environmental Planning and Assessment Act, 1979, that the current legislation relating to the preparation of local environmental plans will need to be complied with should Council wish to pursue the matter.

The development proposal is one that seeks to relocate an existing similar development that has access directly to Windsor Road, a short distance to the east of the existing site and in addition the existing development has some adverse environmental problems due to the proximity to surrounding homes.

IT IS RECOMMENDED THAT Council prepare a draft local environmental plan seeking to amend the provisions of the Windsor Planning Scheme to enable the use and access as embodied in the report, that the Department of Environment and Planning be advised that an environmental study is considered to be not necessary and that the matter be forwarded for their determination.

5. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 4, D.P. 507956, NO. 87 WINDSOR STREET, RICHMOND. 4501(W).

The draft plan to permit professional offices on the subject land has finished its exhibition period in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

6. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 2, D.P. 518997, NO. 35 BOSWORTH STREET, RICHMOND. 271-1(W).

The draft plan to permit offices for a real estate agent and a surveyor on the subject land has finished its exhibition period in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

10/8/82

7. DRAFT LOCAL ENVIRONMENTAL PLAN - LOTS 2, 3 AND 4, D.P. 262112 WILLIAM STREET, NORTH RICHMOND. 5126.

The draft plan to permit the erection of residential flat building Class "B" on the subject land has finished its exhibition period in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

8. W.L. CLAYDON - RELOCATION AND RE-ESTABLISHMENT OF POST OFFICE AT PITT TOWN TOGETHER WITH AN OFFICE FOR A REAL ESTATE AGENT. DA/260/82, 134(W).

Council is referred to item 8 of the development applications of the Development Committee of 27th July, 1982.

Since the writing of the report the applicant has submitted a letter stating that he has had advice from the Department of Environment and Planning stating that Council is empowered to consent to the proposed alteration of uses. This advice has been confirmed by the Department on the basis that the applicant stated to them that there is already two uses of the premises, i.e., post office and general office for various community and business uses utilised intermittently over a period of time.

This extra use of the premises was not indicated in the applicant's original submission and on this basis a local environmental plan is now not required and the proposal may be approved as an extension and relocation of a non-confirming existing use.

IT IS RECOMMENDED THAT Council approve of the application being the relocation of the existing post office and the relocation and change of use of the existing general office to that of a real estate office all in accordance with the plan submitted, subject to:

1. - 10. Standard conditions (a), (b), (c), (e), (g), (h), (l), (p), (q), (v).

11. Parking to be provided for 2 vehicles as denoted on the application plan and constructed to the Shire Engineer's satisfaction.

G. McCully,
Shire Planner.

# CHIEF LIBRARIAN'S REPORT

## ORDINARY MEETING - 10th AUGUST, 1982.

The Shire Clerk,
WINDSOR.

1. BOOK WEEK, 1982.

a). Book and Toy Fair - Thursday 22nd to Saturday 24th July.

535 school pupils visited the Fair on Thursday 22nd and 283 attended on Friday 23rd. Saturday 24th was not a success and only a few of the general public attended. It is felt that the Fair should be held in September next year during Australian Library Week as most schools now organise a full range of activities for Children's Book Week.

b). Films.

16 attended the family film night on Friday 23rd in the Tebbutt Room. School groups visiting the Fair were all shown films from the New South Wales Children's Film Circuit and these were very well received. Schools were offered the opportunity of bringing classes to visit the library and view films during the two week period 19th July to 30th July. Schools were interested in the period of the Fair only.

c). Displays.

'Snow White and the Seven Dwarfs' was featured at Windsor and at Richmond a display of material from Lern was arranged. Both of these displays were very popular and it has been decided to continue another display of Lern material at Richmond and later extend it to Windsor. St. Matthews Primary School have prepared a great amount of material around the Book Week theme of 'Branch Out with Books' and a display of the children's work will be featured in Windsor Central Library from approximately 9th August.

For Council's information.

IT IS RECOMMENDED THAT the report be received.

Julia Brown,
Chief Librarian.

SHIRE HEALTH AND

BUILDING SURVEYOR'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 10TH AUGUST, 1982

The Shire Clerk
WINDSOR.

4. S.H.S. REPORT ITEM 2(b) - SUPPLY OF 5500 X 240 LITRE CAPACITY HEAVY DUTY PLASTIC WASTE CARTS. P165/1.

Details regarding purchase terms to which reference is made in the original report are not yet to hand, however, are expected shortly.

IT IS RECOMMENDED THAT authority be given to the Shire President, Shire Clerk and Shire Health Surveyor to negotiate favourable purchase terms with the Company and should such terms not be able to be negotiated, the equipment be purchased from General Fund.

J.J. O'Grady,
Shire Health & Building Surveyor

SHIRE CLERK'S SUPPLEMENTARY REPORT.

ORDINARY MEETING - 10TH AUGUST, 1982

The President & Councillors.

Gentlemen :

5. USE OF COUNCIL CREST. C50

Printing of the Hawkesbury Information & Visitors Guide will commence in the very near future and the Hawkesbury Shire Tourism Committee is seeking permission to use Council's crest on the cover of the publication.

IT IS RECOMMENDED THAT approval be granted.

R.L.Rawson.
Shire Clerk.

Purshianus

Puttemans – Fence alignment in industrial areas