

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting F 9 FEB 1982

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

4th February, 1982

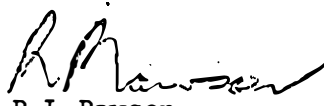
The Shire Planner
Hawkesbury Shire Council
Council Chambers
WINDSOR. N.S.W. 2756

Dear Sir:

You are hereby requested to attend
an ORDINARY MEETING of the Council to be held in the Council Chambers,
Windsor, on TUESDAY, 9TH FEBRUARY, 1982 at 7.30 p.m.
for the transaction of the following business :

1. CONFIRMATION OF MINUTES
2. MINUTES FROM THE PRESIDENT
3. NOTICES OF MOTION
4. CORRESPONDENCE
5. REPORTS FROM COMMITTEES
6. REPORTS FROM OFFICERS
7. QUESTIONS WITHOUT NOTICE
8. QUESTIONS WITH NOTICE
9. ORDERS OF THE DAY
10. PUBLIC QUESTION TIME

Yours faithfully,


R.L. Rawson.
Shire Clerk.

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 12th January, 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.F. Rotherham and C. Sullivan.

An apology for absence was received from Councillor Rose.

- 1 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the apology be accepted.

CONFIRMATION OF MINUTES

- 2 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Minutes of the Ordinary Meeting of Council held on Tuesday, 8th December, 1981 having been circulated amongst the members of Council be confirmed.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF ORDINANCE NO. 1 UNDER LOCAL GOVERNMENT ACT, 1919. C44/1.

- 3 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Chairman be given a casting vote on all Committees.

A2. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES SHIRES ASSOCIATION OF NEW SOUTH WALES - GENERAL CIRCULAR. C44/2.

4. REGULATION UNDER THE NOISE CONTROL ACT, 1975 - NOISE FROM DOGS

- 4 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Association be advised that Council has experienced no problems by the exclusion of Clause 21B of Ordinance 39.

A3. S.J. FORD - RESIGNATION. S1/88.

- 5 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that he be granted a reference under seal as requested.

A4. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - N.S.W. GOVERNMENT SPECIAL COUNCIL EMPLOYMENT SCHEME 1981. C44/1, G95/4.

- 6 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Rotherham that the grant be accepted and \$30,000 be voted from Council funds for the work.

A5. DEPARTMENT OF INDUSTRIAL DEVELOPMENT AND DECENTRALISATION - TELECOMMUNICATIONS SERVICES. T216.

- 7 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the Department be advised of the problems being experienced in telecommunications within the Shire.

A6. P. WALSH - RESIGNATION. S1/8P.

- 8 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that a reference under seal be issued.

A7. L.G. MACDONALD & CO. - AUDITOR. A8.

- 9 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that Leo Gordon MacDonald, Principal of L.G. MacDonald & Co., P.O. Box 367, Casino, be re-appointed as Council's auditor for 1982 in accordance with Section 211 of the Local Government Act, 1919 at the appropriate fee set down by the Local Government Auditor's Association in their scale of charges.

A8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ROADS CONFERENCE, 1982 (REF. 5264). C48.

- 10 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that Council be represented at the Conference by the Shire President, Councillors Nicholson and Michael, the Shire Clerk and Shire Engineer.

A9. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR TO ALL COUNCILS FLOOD PRONE LANDS SEMINAR. C48-1.

- 11 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that Council be represented at the Conference by the Shire Clerk, Shire Planner and Shire Engineer and any Councillors wishing to attend to advise the Shire Clerk.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 12 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the letters in this section be received and appropriate replies forwarded where necessary.

B1. P. & H. MCKINNON - PROPOSED WATER & SEWAGE SERVICES TO GLOSSODIA. S200/13.

B2. A. CADMAN, M.P., MEMBER FOR MITCHELL - CHILDREN'S SERVICES. C43.

B3. A. CADMAN, M.P., MEMBER FOR MITCHELL - NATIONAL AVIATION MUSEUM. A4/2.

B4. HAWKESBURY DISTRICT HOSPITAL AUXILIARY - DONATION. D64.

B5. COLO HIGH SCHOOL - DONATION. D64.

B6. B.N. LODER, COMMISSIONER FOR MAIN ROADS - APPRECIATION. A5.

B7. HOBARTVILLE PRIMARY SCHOOL - DONATION. D64.

B8. WINDSOR HIGH SCHOOL - WORK VISIT PROGRAMME. A5.

B9. DEPARTMENT OF VALUER GENERAL - APPRECIATION. A5.

B10. WINDSOR CHAMBER OF COMMERCE - WINDSOR TOWN CENTRE. A7/20, P160/36.

B11. MARAYLYA PUBLIC SCHOOL - DONATION. D64.

B12. DEPARTMENT OF LOCAL GOVERNMENT - WINDSOR MUNICIPAL COUNCIL STATEMENT OF ACCOUNTS FOR YEAR ENDED 31ST DECEMBER, 1980. A1/11.

B13. THE HON. F.M. CHANEY, MINISTER FOR SOCIAL SECURITY - FINANCIAL ASSISTANCE. C43/6.

B14. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - APPRECIATION. W275.

B15. THE PARRAMATTA CITY COUNCIL - BOARD OF FIRE COMMISSIONERS LEVY. F83/1.

- B16. THE PROSPECT COUNTY COUNCIL - LIGHTING CHARGES FOR 1982. E74.
 B17. NATIONAL PARKS AND WILDLIFE SERVICE - WOLLEMI NATIONAL PARK
ADVISORY COMMITTEE. N140/4.
 B18. RICHMOND HIGH SCHOOL - APPRECIATION. A5.
 B19. TECHNICAL AID TO THE DISABLED - APPRECIATION. A5.
 B20. MINISTER FOR PLANNING AND ENVIRONMENT - FINANCIAL ASSISTANCE.
W275.
 B21. GLOSSODIA PROGRESS ASSOCIATION - GLOSSODIA SEWERAGE. S200-13.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	013954-015043	1,999,997.40
General Fund Loan Account No. 1	417841	210,000.00
General Fund Loan Account No. 2	417842	250,000.00
General Fund Loan Account No. 12	417843	50,000.00
Sewerage Local	282109-282111	226,581.34
Trust	453-583	899,969.41
		3,636,458.15

4. SHIRE CLERK'S REPORT

6. SHOP 14, NORTH RICHMOND SHOPPING CENTRE.

- 14 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that Council's Solicitor be instructed to advise the Solicitors acting for S.H.B.A. Pty. Ltd. that a shop is not required in the Centre and as instructions have not been given to this effect, the account is not payable by Council.

Item 5 of the Deputy Shire Clerk's Report was dealt with in conjunction with this item.

- 15 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that Items 2 to 5 of the Finance Committee's Report dated 8th January, 1982 as recorded on Pages 1 to 3 of the Minutes of the Finance Committee be adopted with the exception of:

Item 6 of the Shire Clerk's Report - Shop 14 North Richmond Shopping Centre

which has already been considered by Council, Minute No. 813.

WORKS COMMITTEE'S REPORTSHIRE ENGINEER'S REPORT4. THE TERRACE, WINDSOR. 665-2019.

Moved by Councillor Rotherham seconded by Councillor McEwan that an inspection of The Terrace be conducted and that a further report be submitted.

The motion was withdrawn.

- 16 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that authority be given to provide for the construction of The Terrace in accordance with Plan No. 2019-1 as advertised.
- 17 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Works Committee's Report dated 8th January, 1982 as recorded on Pages 1 to 3 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

- 18 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that the Development Committee's Report dated 8th January, 1982 as recorded on Pages 1 to 8 of the Minutes of the Development Committee be adopted.

EXTRACTIVE INDUSTRY COMMITTEE'S REPORT

- 19 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the Centre Management Committee's Report dated 21st December, 1981 as recorded on Page 1 of the Minutes of the Extractive Industry Committee be adopted.

REPORTS FROM OFFICERSSHIRE CLERK'S REPORT

- 20 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the Shire Clerk's Report be received.

1. SIGNATORIES ON CHEQUES. B21.

- 21 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that authority in accordance with Ordinance 26 be given to Mr. K. Wilson to operate Council's bank accounts.

2. UPPER HAWKESBURY POWER BOAT CLUB

The Shire Clerk tabled a letter received late on 12th January, 1982 from the Upper Hawkesbury Power Boat Club informing Council that the Maritime Services Board had issued them with a licence for the National Drag Boat Titles and Guinness Book of Records World Water Ski Speed Record Attempt to be held on 6th and 7th March, 1982. Stating that as previously arranged with Council exclusive use of the boat ramp is necessary and enclosing a cheque for \$40 for the advertisement of such. Requesting Council hire ten portaloos and the cost of toilet hire be deducted from Council's 30% of the nett gate profits. Congratulating Council on the new boat ramp and spectator area.

- 22 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Upper Hawkesbury Power Boat Club be granted exclusive use of the boat ramp on 7th March, and that arrangements for toilet facilities and garbage removal be the same as in previous years.

DEPUTY SHIRE CLERK'S REPORT

- 23 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the Deputy Shire Clerk's Report be received.

1. COMMUNITY PROJECT OFFICERS REPORT - RICHMOND NEIGHBOURHOOD CENTRE

- 24 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the annual report on the activities of the Richmond Neighbourhood Centre be received and that the President of the Centre, Mrs. D. Nicholson, be complimented on an excellent report.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION

- 25 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that the seal of Council be affixed to the undermentioned documents:

Lease	...	Shop 6 Hobartville Shopping Centre to Kriketos
Lease	...	Shop 7 Hobartville Shopping Centre to Edwards Saunders

3. GIRL GUIDES ASSOCIATION, COLO DIVISION - ACCOMMODATION. 625.

- 26 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the proposals indicated for the accommodation requirements for the Girl Guides at Wilberforce, Grose Vale and North Richmond be adopted and that a further report be submitted when the Kurrajong site is clarified.

4. TREND TIMBERS PTY. LTD., LOT 12 FAIREY ROAD, WINDSOR. 1982-05-12.

- 27 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that the offer of Trend Timbers Pty. Limited for the purchase of Lot 12 Fairey Road, Windsor for \$32,500 be accepted subject to the policy conditions adopted by Council at its meeting of 8th December, 1981.

5. SHOP 14, NORTH RICHMOND SHOPPING CENTRE. C51/9, 913-3.

See Item 6 Shire Clerk's Report to Finance.

SHIRE ENGINEER'S REPORT

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

1. GENERAL
2. CONSTRUCTION
3. MAINTENANCE
4. THE PENINSULA
5. FLOOD MITIGATION
6. PARKS & GARDENS
7. OTHER ACTIVITIES
8. COUNCIL CHAMBERS EXTENSION
9. OTHER BUILDINGS
10. SEWERAGE

11. SUBDIVISION DEVELOPMENT12. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY
Received.SHIRE HEALTH & BUILDING SURVEYOR'S REPORT & SUPPLEMENTARY REPORT

- 29 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Knight that the Shire Health & Building Surveyor's Report and Supplementary Report be received.

1. BUILDING APPLICATIONS

- 30 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Knight that the report be received.

2. STAFF MATTERS. S205.

- 31 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that Mr. Peter Daniels be appointed an authorised officer for the purpose of Division 5A of the Local Government Act, 1919, as amended.

3. IMMUNISATION CLINICS IN OUTLYING AREAS OF THE SHIRE. H103/2.

- 32 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that the information be received.

4. BUILDING APPLICATIONS

- 33 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Knight that the report be received.

SHIRE PLANNER'S REPORT

- 34 RESOLVED on the motion of Councillor Knight seconded by Councillor Nicholson that the Shire Planner's Report be received.

1. RELEASE PROPOSALS FOR RESIDENTIAL LAND. P160-31.

- 35 RESOLVED on the motion of Councillor Knight seconded by Councillor Nicholson that the information regarding the release proposals for residential land be received.

2. WALLIS & MOORE PTY. LTD. - DA 725/81.

The Shire Clerk advised Council that the contribution of \$7,560 in the recommendation would not be an intermediary measure as indicated in the report to this meeting and that the contribution to be required for a future subdivision either by way of dedication or cash would be determined when the application was received.

- 36 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that approval be granted in accordance with plan No. 17536/8 dated November, 1981, subject to the following conditions:

1-4. Standard conditions (subdivision) 2, 8 (\$7,560), 9 & 12.

5. Creation of restriction as to user on each lot fronting Redbank Creek to the effect that no works on the banks of the creek, for a distance of not less than 15m from the mean wetted bank, is to be undertaken without the prior approval of both Hawkesbury Shire Council and the Department of Water Resources. Further, that no building is to be erected on such area.

3. DEVELOPMENT APPLICATION - P.S. GRAHAM & ASSOCIATES. DA826/81.

- 37 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that approval be granted subject to conditions 2, 5, 7, 9 & 12.

4. SUBDIVISION APPLICATION. DA601/81.

- 38 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that Council prepare a Development Control Plan in accordance with the Environmental Planning and Assessment Act for the land bounded by Castlereagh Road, Freeman Road, Eaton Street and The Driftway and further consideration be given to the proposal after the advertising and notification of owners involved has taken place and their comments are to hand.

5. PREPARATION OF LOCAL ENVIRONMENTAL PLAN. P160.

- 39 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rotherham that the information regarding the amalgamated instrument be received.

QUESTIONS WITHOUT NOTICE

Councillor Dunn requested that a report be submitted on the feasibility of providing a railway platform at Level Crossing Road, Vineyard.

Councillor Sullivan asked what was the position concerning negotiations with Mr. Miller for the purchase of Lot 110 Cnr. Palmer and George Street, Windsor.

The Shire Clerk advised that Mr. Miller had been informed of the valuation and that to date no further information had been received.

Councillor McEwan asked what was the position in relation to the construction of bush fire sheds at Upper Colo and Kurrajong Heights.

The Shire Engineer advised that the Kurrajong Heights Shed had been completed but as yet the site for the Upper Colo Shed had not been finalised.

Councillor Henry drew attention to drainage problems being experienced at property in Castlereagh Road, Wilberforce.

The Shire Engineer indicated that there were some problems associated with this and he would investigate the matter.

Councillor Henry stated that on a recent trip to the tip he had noted that a mechanic from Council's depot had arrived at the tip to work on a bulldozer however he had brought no equipment with him.

The Shire Engineer advised that he would investigate the matter.

Councillor Henry stated that the Colo Heights Bush Fire Brigade had experienced problems in relation to repairs to the fire truck.

The Shire Engineer advised that he would investigate the matter.

Councillor Knight indicated that there were problems in the North Richmond area in relation to open drains.

The Shire Engineer to investigate the matter.

The meeting terminated at 8.59 p.m.

Submitted to and confirmed at the meeting of Council held on 9th February, 1982.

.....President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 9TH FEBRUARY, 1982

SECTION A - LETTERS FOR ATTENTION

A1. DEPARTMENT OF MAIN ROADS - TRAFFIC SIGNALS - INTERSECTION WINDSOR ROAD AND PITT TOWN ROAD, McGRATHS HILL. T225.

Referring to the provision of the above traffic signals and advising that the site has been included in the Department's 1981/82 Traffic Facilities Construction Programme. Tenders for the installation of traffic signals at this site will be called shortly and site work will be undertaken in the next few months.

(S.E.: Advice was also received from Mr. Kevin Rozzoli, M.P., confirming the above information.)

IT IS RECOMMENDED THAT the Divisional Engineer, Parramatta Division, Department of Main Roads be advised that Council appreciates the information regarding the installation of the traffic signals at the intersection of Windsor Road and Pitt Town Road, McGraths Hill, and further that appreciation be forwarded to Mr. Rozzoli in his endeavours for the installation of the above facilities.

A2. DEPARTMENT OF MAIN ROADS - MAINTENANCE AND IMPROVEMENT PROGRAMME 1981-82, COUNTY OF CUMBERLAND. M130/21.

Stating that a grant of \$7,400 under the County of Cumberland Main Roads Maintenance and Improvements programme has been approved for 1981/82, and the total of the programme is \$14,800 with Council and the Department each contributing \$7,400. Requesting advice of Council's acceptance of the grant under the Department's "General Conditions of Assistance to Councils".

(S.E.: Works to be carried out on Secondary road No. 2030, George Street, Windsor, between Main Road No. 182 - Bridge Street and Main Road 184 - Forbes Street, at an estimated total of \$2,460; and work also to be carried out on Secondary Road No. 2063, Londonderry Road from Main Road No. 537 to penrith City boundary at an estimated total of \$12,340. The grand total of these works being \$14,800.)

IT IS RECOMMENDED THAT the offer of the grant from the Department of Main Roads of the payment of \$7,400 toward the cost of the total programme of \$14,800 be accepted under the Department's "General Conditions of Assistance to Councils."

A3. COMMONWEALTH SAVINGS BANK OF AUSTRALIA - APPLICATION FOR LOAN - WORKS PROGRAMME. B23.

Offering a loan of \$700,000 subject to acceptance by 8th February, 1982; all legal requirements to be satisfied; security to be a Mortgage Deed prepared by the Bank; proceeds of the loan are to be drawn by 18th March, 1982 and the loan is to bear interest at 16% p.a. which will not be varied should there be any movements in the rate set by the Loan Council prior to formal acceptance of the offer. Advising that payment of interest and repayment of principal to be made by 19 equal half-yearly instalments of \$62,179 with a final instalment of \$479,406.88 at the end of 10 years.

(S.C. - Acceptance of the offer was required by 8th February and has been forwarded to the Bank subject to approval by Council.)

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

A4. I. GILLIVER - RESIGNATION. S1/8P.

Tendering his resignation from Council's employ on 5/2/82 in order to commence full time studies at Mitchell College. Thanking Council and staff for making his stay with Hawkesbury Shire an enjoyable one, and requesting a reference under Seal.

(S.C.: Ian commenced employment with Colo Shire Council on 15/10/80. He has been a reliable employee and has performed his duties in a most satisfactory manner).

IT IS RECOMMENDED THAT his resignation be accepted with regret and a reference be supplied under the seal of Council.

A5. UPPER HAWKESBURY POWER BOAT CLUB - LAUNCHING FEES. A7/23.

"The feature article in to-days copy of the Windsor and Richmond Gazette, relating to launching fees at the new ramp at Windsor has given cause for grave concern amongst members of the Upper Hawkesbury Power Boat Club. An emergency meeting of the Directors of the Club has resolved that Council give consideration to the following points.

1. At a meeting between Mr. Rawson and the U.H.P.B.C. an undertaking was given by Council that exclusive use of the area on major days be granted to the Club. The inference being no launching fees.
2. Provision of a new ramp would negate the need for the old ramp to be kept in use. The old ramp, historically used by the club at no charge.
3. Requests by the Club to be permitted to retain and maintain the old ramp for Club use. This request considered by Council as not warranted. The new facility would be to our advantage.
4. The Club already contributes to Council funds for the use of the area by way of percentage donations from spectator entry fees on major days.
5. Discrimination relative to payment for use of this particular sporting area as against other district sporting fields, e.g. Footballers, cricketers etc. will not be required to pay a fee to play.
6. Deferrment of Council's recommendation for launching fees be considered until such time as a deputation from the Club can meet with Council i.e. 23rd February, 1982.
7. The rights of our sporting body and the industry we support as well as the commercial section of Windsor that our competitors and spectators support, be given top priority. Payment of launching fees will see the demise of the Upper Hawkesbury Power Boat Club, after 50 years of providing family entertainment and Australia wide recognition as a premier Club, not to mention our major classic the Bridge to Bridge.

8. Public launching ramps in N.S.W. to our knowledge are free and this is a situation we would like to see unchanged. The financial burden borne by those that provide such spectacular sporting events and thus help to provide an influx of tourism for the Windsor area are already heavy enough."

(S.C. - The President, Engineer and myself met representatives of the Boat Club on Thursday, 4th February regarding the proposal to charge members of the Boat Club and residents of the area launching fees. Discussion took place regarding an annual contribution from the Club for the use of the Club House if one is subsequently constructed by Council and the possibility of an agreement between the Club and the Council that this contribution also include an amount for the use of the boat ramp.

The representatives pointed out certain problems that they have on race days particularly concerning payment of launching fees by visitors to the Club for those days. In view of earlier discussions with the boat Club concerning the construction of an amenity building and Club House and the meeting on Thursday we feel that it would be desirable to defer charging fees on members of the Boat Club and residents of the area pending discussions and agreement on the provision of a Club House and amenity building and the payment of a contribution by the Club. The construction of a Club House will depend upon estimated cost and availability of funds which will require a decision of Council.)

WE RECOMMEND THAT THE charging of fees on members of the Boat Club and residents of the area be deferred pending further discussions and decision on the construction of a Club House and contribution for the use of the building and the ramp.

A6. THE INSTITUTE OF MUNICIPAL ADMINISTRATION - SEVENTH NATIONAL SEMINAR - CANBERRA, 3-6 MAY. C48.

Advising that arrangements are in hand for the Seminar which is now regarded as the leading Local Government Forum in Australia.

S.C. - It is felt that this is the best Local Government Seminar and Conference and IT IS RECOMMENDED THAT it be attended.

A7. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY, DEPUTY LEADER OF THE OPPOSITION - PARKING RESTRICTIONS. P155.

Making representations on behalf of a number of residents residing out of the township of Windsor who find Council's decision to impose a two hour parking limit in the parking area a burden, as many do not come to town regularly and shopping and other business extend over a number of hours. Stating that to expect them to change the position of their car is a nuisance, and no benefit to the parking area as the car will continue to occupy a space in the area.

Advising that some Councils issue special resident parking authorities to allow bona-fide residents to park in otherwise restricted parking areas for unlimited time, their cars bearing a sticker establishing their bona-fides.

Stating that Council should give some thought to issuing such a parking authority upon request, and a small fee to cover the cost of producing and servicing the issue of tickets be charged.

(H.S. - The 2 hour time restriction applies to only a portion of both the major car parks in Richmond and to the whole of only one of the car parks in Windsor. All other Council car park areas are not restricted as to time and are for the benefit of those who have business of a lengthy duration to conduct.

The residents parking authorities to which Mr. Rozzoli refers apply to on street parking in otherwise restricted areas and are available only to residents of the immediate vicinity. To issue authorities to some residents of the Shire to allow unrestricted parking in the restricted areas of Council's car parks would, it is believed, be unfair and would detract from the optimum use of these facilities by all residents.)

IT IS RECOMMENDED THAT Mr. Rozzoli be advised that Council cannot accede to this request.

A8. MUNICIPALITY OF NORTH SYDNEY - LOCAL GOVERNMENT ASSOCIATION CIRCULAR DATED 25/11/81 - SUBJECT "FORMAT FOR 1982 ANNUAL CONFERENCE". C48-1.

Referring to Local Government Circular regarding format for 1982 Annual Conference and whilst Council supports arrangements for future conferences in so far as they provide for the debate on all motions to take place in a plenary session and for the establishment of workshops to deal only with topics of importance to Local Government generally, Council cannot support the authority for the Agenda Committee to deal "more stringently with motions submitted by Councils".

Stating that it assumes that the motions placed on the conference Agenda were adopted without full recognition of the possible implications.

The North Sydney Council considers that to grant such authority to the Agenda Committee is most undemocratic as the outcome could well be to deny a Council its democratic right to submit any matter to conference for consideration; and that the former arrangements whereby the Agenda was compiled according to broad subjects with the less significant motions appearing towards the end of the Agenda were reasonable, retaining the right to have matters submitted to conference where debate and final voting will determine the importance or otherwise of the matter.

Seeking Council's support in the following matter in respect of this important issue:-

1. To protest to the Local Government Association seeking that the Agenda Committee forestalls implementation of this authority until the matter has been considered by the next conference.
2. To support a motion to the next conference to divest the Agenda Committee of this authority.

A9. A.R. BLUETT MEMORIAL TRUST - AWARDS. A9/1.

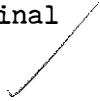
Advising that entries for the 1981 A.R. Bluett Memorial Award will be received up to 30th April, 1982 for the work and achievements of Councils for the period ending 31st December, 1981.

A10. D.R. JOHNSON - RESIGNATION. S1/8P.

Submitting his resignation effective from 22nd January, 1982. Stating that the resignation is occasioned by the movement of himself and his family to Orange. Stating that he has enjoyed his association with Hawkesbury Shire Council, and requesting a reference under Seal of Council.

LATE CORRESPONDENCEA13. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - REGIONAL WORKSHOPS. C50.

Advising that the Association has organised two small regional workshops for all those Councils amalgamated by legislation as of 1st January, 1981 to meet for informal discussion and to be able to hear comments from the Office of Local Government, the Grants Commission and from representatives of the Associations on Industrial and Management matters. The first will be held at Tamworth on 11th March and the second at Wagga on 17th March, from 10 a.m. to 4 p.m. The Association is to be contacted as soon as possible indicating which workshop is to be attended and the size of the delegation so that final arrangements can be made.



(S.P. - Doug Johnson has resigned from Council and from Local Government altogether and he and his family have moved to Orange to reside.

Mr. Johnson was employed as the Planning Clerk in charge of counter enquiries and performed his duties in a very capable and efficient manner. He was with Colo Shire prior to amalgamation and has been with Council for just over two years. He has requested a reference under the Seal of Council to assist in his finding employment at Orange.)

IT IS RECOMMENDED THAT Mr. D. Johnson's resignation be accepted with regret and that he be issued with a reference under the Common Seal of Council.

A11. HURSTVILLE MUNICIPAL COUNCIL - PROPOSED SALES TAX ON BOOKS. L125.

Expressing concern at the imposition of the proposed sales tax on books and stating that although Local Government is exempt from sales tax, the above Council is concerned that there will be a "flow on" administration charge, which will increase the base cost of a book. Seeking Council's support by making representations to the Local Government Association and Local Federal Members.

(C.L. - Further information relating to the proposed sales tax on books, magazines and newspapers has been obtained from the Library Association of Australia. The Association takes the view that this is a "tax on knowledge" and the "free flow of information" and has urged all members to express concern.

A press release dated 18th December, 1981 which the Library Association of Australia received from the Federal Treasurer, Mr. Howard, states that "..... it has been decided to alter the laws with regard to the responsibility for collecting the tax. Division 11 of the 1st Schedule of the Sales Tax Act has been altered so that responsibility for getting the exemptions will be undertaken by the Commissioner for Taxation on the basis of tax refund claims made by the exempted organisations. The effect of the change will be that retailers and wholesalers will not be involved in any paperwork with resulting costs to handle claims of organisations in respect of retail sales.

".....it is intended that this will operate from March 29th, 1982. This decision in no way alters the decision to put sales tax on books."

It would appear from the Press Release that Council may be involved in additional paperwork as the administrative costs of obtaining exemption from the sales tax now rests with organisations eligible to be exempted such as local government, schools, universities, etc. It is difficult to estimate what this may cost or entail. The Parramatta branch of the Taxation Office could not supply details of how claims will be processed because until the legislation is passed (expected by February 16th) the details have not been worked out.

IT IS RECOMMENDED THAT representations be made to both the Local Government Association and the local Federal member expressing concern at the proposed sales tax on books.

A12. OUTER WESTERN REGIONAL CHILDRENS SERVICES COMMITTEE - MEMBERSHIP OF HAWKESBURY SHIRE. C43/6.

Referring to Council's letter of 25th November expressing an interest in being represented on the Committee and advising at the meeting on 14th December it was resolved that the Shire be incorporated into the Committee and invited to send a representative to the next meeting.

IT IS RECOMMENDED THAT Mrs. Gladys Reed, Council's Family Day Care Co-ordinator, be Council's representative on the Committee.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS THROUGH MR. K.R. ROZZOLI, M.P. - 1981/82 RURAL LOCAL ROADS GRANT. R190/20.

Advising that the grant for the Rural Local Roads Programme 1981/82 is in the amount of \$224,600 and details of the programme will be forwarded from the Divisional Engineer, Department of Main Roads, Parramatta.

(S.E.: Council's submission for this programme totalled \$285,135.

Details of the approved programme will be submitted to the Works Committee upon receipt from the Department of Main Roads.)

B2. MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS THROUGH MR. K.R. ROZZOLI, M.P. - 1981/82 URBAN LOCAL ROADS GRANT. R190/28.

Advising that the grant for the Urban Local Roads Programme 1981/82 is in the amount of \$106,000 and details of the programme will be forwarded from the Divisional Engineer, Department of Main Roads, Parramatta.

(S.E.: Council's submission for this programme totalled \$110,000.

Details of the approved programme will be submitted to the Works Committee upon receipt from the Department of Main Roads.)

B3. MINISTER FOR LANDS, THROUGH MR. K.R. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - CROWN LAND RESIDENTIAL SUBDIVISION - HAM STREET AND BERGER ROAD, WINDSOR. S1616.

Informing Council that a contract has been let to C.L.M. Constructions Pty. Ltd. for the construction of sewer reticulation mains to serve the above subdivision for a bulk sum of \$101,000 with a completion time of 8 weeks. Advising that he has also approved of the immediate payment of \$154,810 to Hawkesbury Shire Council towards the cost of major sewerage works and it is expected that the 113 home sites within the subdivision will be marketed during the first half of this year.

(S.E.: Advice of appreciation has been forwarded to the Minister in his action for the provision of much needed home sites in this locality.)

B4. HAWKESBURY RIVER COUNTY COUNCIL - 1982 LEVY. A1/17.

Advising that the above Council in considering its 1982 Estimates resolved that the contribution from each of the four constituent councils for 1982 be \$20,000 and requesting remittance in due course. Stating that the amount consists of an Ordinary Levy of \$12,750 and a Special Levy of \$7,250 to cover the cost of the proposed works depot, to be build on a site purchased in the Windsor Industrial Estate and it is estimated that the Special Levy will be for 1982, 1983 and 1984.

Representative and further cost in matter

def

B5. STATE POLLUTION CONTROL COMMISSION - GOLAC PTY. LTD. 68A/191/77.

Advising that the notice under Regulation 21 served on the above company has not been complied with and the Commission is now considering appropriate action. Also advising that the Commission has instituted legal proceedings against Golac Pty. Limited for an alleged breach of the Clean Waters Act on 3rd November, 1981 and enclosing a copy of their recent letter to the company concerning these matters for Council's information.

*S.P. advised S.P.C.C. advised company to appear Friday 12/2/82
Richard Court.*

B6. B. DYSON - GLOSSODIA WATER & SEWERAGE. S200/43, M134/14.

Suggesting that Council encourage the mining of sand and shale in the Glossodia area to increase commerce in the area. Stating that an increase of commerce in the area will help residents' economic position in paying increased rates to pay for the proposed Glossodia water and sewerage.

B7. DEPARTMENT OF ENVIRONMENT & PLANNING - LOCAL ENVIRONMENTAL PLAN - PART LOT 2, D.P. 222843 & PART PORTION 20, CNR. MACQUARIE AND KABLE STREETS, WINDSOR - McDONALDS TAKE AWAY FOOD RESTAURANT. P7/95.

Advising that the Minister has decided to alter the provisions of the deemed local environmental planning instrument in respect of the above land and it is anticipated that the notification will be published in the Government Gazette next Friday.

(S.P.: The Department has advised that the Minister has approved the making of a Local Environmental Plan in respect of the above land to allow a take-away food outlet. A formal development application can now be received by Council to allow the proposal. Discussions are taking place with McDonalds regarding the sale of the land.)

B8. MINISTER FOR ENVIRONMENT & PLANNING - GRANTS FOR 1981/82. G95/2.

Forwarding a media release by the above Minister regarding Western Sydney Area Assistance Scheme Grants 1981/82, for Council's information.

(S.C.: See my report regarding grants in this area).

B9. MUNICIPALITY OF NORTH SYDNEY - ELECTRICITY CHARGES - SYDNEY COUNTY COUNCIL AND STATE ELECTRICITY COMMISSION. E74, E74/6.

Advising of the above Council's concern about electricity charges by the Electricity Commission and the County Councils and that they have, inter alia, resolved the following:

1. Expressing strong opposition to the announced increases in electricity charges, the government-imposed constraints on Council expenditure increases and the evident government policy of requiring Sydney residents to subsidise cheap industrial power.
2. The Local Government Association Executive be requested to immediately co-ordinate a combined approach by all constituent Councils to the Sydney County Council and the State Government to procure a substantial reduction in the proposed increase.
3. The resolution be sent to all other Councils requesting their support.
4. The Sydney County Council representative be requested to forward a copy of the motion passed in respect of the increase in electricity generation charges by the State Electricity Commission.

Requesting this Council's support in opposing increases in electricity tariffs.

(S.E.: This Council is not a constituent member of the Sydney County Council, the electricity authority for this area being Prospect County Council. It is noted that constituent Councils do have electricity representatives on the Corporate Electricity Authority and increases in charges would be carried by a majority vote of such electricity representatives.)

B10. COOPERS & LYBRAND - COLO SHIRE COUNCIL STATEMENT OF ACCOUNTS. A1/11.

Enclosing four signed Auditor's Reports for the year ended 31st December, 1980 and requesting a signed copy of the Annual Statement for their records.

B11. DEPARTMENT OF EDUCATION - WITHDRAWAL OF FREE BUS PASSES. S196/8.

Referring to Council's letter regarding the withdrawal of free bus passes from some pupils attending Freemans Reach Public School. Advising that current policy for the provision of free travel to school requires that pupils must reside more than 1.6 kilometres from school by the nearest practicable walking route. Stating that all of those pupils from whom passes were withdrawn do not meet this criteria and in the view of officers of the Metropolitan West Region, as pedestrian access is adequate for an area of the type in question, it is not possible to accede to Council's request.

B12. LOCAL GOVERNMENT OFFICE - LIMITATION ON RATE INCREASES FOR 1982. C44/1, R186.

Advising that the Minister has determined, pursuant to Section 131(4) of the Local Government Act, that the general variation of standard rates for 1982 shall be an increase of 12.0% and an order giving effect to this determination will be published in the Government Gazette on 4/12/81. Further advising that \$130 has been recommended as the general limit not to be exceeded by councils in determining their minimum general rates and approval of the Governor has been sought urgently to prescribe this amount within Ordinance No. 5. Stating that any council desiring to levy a minimum rate in excess of \$130 in 1982, should seek the approval of the Minister.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 26th January, 1982 commencing at 10.59 a.m.

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

An apology for absence were received from Councillor Michael and accepted.

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	15044-15392	1,204,308.85
General Fund Loan Account No. 4	417844	200,000.00
Sewerage Local	282112	97,779.47
Trust	584-662	1,236,838.94
Main Roads Trust	262211	47,551.00
		<u>2,786,478.26</u>

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

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

3. CORRESPONDENCE:

ITEM 1: (File C51-25)

CORRESPONDENT: DEPARTMENT OF PUBLIC WORKS

SUBJECT: PENINSULA RECREATION GROUND - BOAT RAMP

"It has come to my attention that Council intends to impose a charge of \$5 for use of the Peninsula Recreation Ground Boat Launching Ramp which was recently constructed by Council under a grant of \$180,331 from the Boat Launching Ramp Construction Programme. It is understood that Shire residents and members of the Upper Hawkesbury Power Boat Club will be exempt from the charge.

As Council is aware, grants under the Boat Launching Ramp Construction Programme are made for the purpose of facilitating the use and enjoyment of the waterways of our State by all residents of the community. It is recognised that the ramps built under the Programme will be utilised by non-residents of the relevant Shires as well as by residents, and this was a major consideration in the determination of the generous level of financial assistance for construction of the ramps and associated ground improvements.

Under the terms of offer of the grant made by the Minister to Council on 25th November, 1980, Council is permitted to charge for use of the ramp only to recover the cost of maintenance of the facility. Any charge imposed by Council in this regard should be levied equally on all users, whether or not they are Shire residents or club members. In accordance with the spirit under which the grant was offered by the Minister and accepted by Council, I would request Council to reconsider the matter and to replace the proposed discriminating charges with a uniform charge on all ramp users."

9/2/82

S.E. REPORT

The pertinent condition referred to by the District Engineer in the Conditions of Offer is Clause 7 "Council may charge for use of the facility, provided that the revenue collected does not exceed the cost of maintenance of the facility"

The facility is the boat launching ramp, manoeuvring area, parking area and landscaping. The estimated income from collection of boat launching fees is \$8,000.

The initial maintenance of this facility is quite high due to the steep nature of the landscaped banks which are subject to erosion pending the establishment of permanent grasses. The estimated cost for the maintenance of this facility for twelve months is \$11,340 and the cost incurred in the collection of fees is a further \$3,410.

Fees are collected only on weekends and public holidays and no charge is made on normal week days. The current practice is to charge persons, other than the rate payers and residents of Hawkesbury Shire and members of the Upper Hawkesbury Power Boat Club, the amount of \$6.00.

At this time there are no toilet amenities for this facility and in view of the popularity and the number of persons utilising the facility provision should be made at the earliest opportunity for the essential toilet accommodation. Tentative estimates for the construction of adequate amenities is \$100,000.

Council's resources, particularly in view of its reduced total borrowing programme are such that the provision of amenities to this facility may be provided only by the deletion of some other community service/facility. Any assistance toward funding for these amenities by off-setting the revenue cost for the maintenance of this facility should be carefully considered.

Recommendation

Uniform charges of \$6.00 for the launching of boats from the boat ramp at the Peninsula, Windsor be imposed on users of the boat launching ramp, being applicable for Saturdays, Sundays and public holidays, and the District Engineer, Department of Public Works, be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LETTERS SUBMITTED FOR INFORMATION

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

1. MACQUARIE TOWNS SYMPHONY ORCHESTRA - PURCHASE OF INSTRUMENTS. B20/1.

Advising that at a recent public meeting it was resolved that the parents of the Junior Orchestra form their own Committee to conduct their own affairs, and stating that the instruments previously requested could now be purchased, and their care, control and management on behalf of the Council will be supervised by this Committee.

9/2/82

(S.C. - Council provided \$2,500 in 1981 for the purchase of equipment for the Symphony Orchestra. These goods are currently on order. Further financial assistance for the Orchestra has been referred to the 1982 Estimates.)

2. HAWKESBURY COMMUNITY & R.S.L. HOMES TRUST - NORMAN COURT, 122 MARCH STREET, RICHMOND. S13/35.

Advising that the price of \$176,000 is acceptable to the Trust.

(S.C. - The Trust has been advised that settlement would take approximately three months and if they are now ready to proceed, contracts will be prepared however, the Trust may seek to acquire the property in stages as agreed upon by Windsor Municipal Council.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

SHIRE CLERK'S REPORT

ITEM 1 : (File C51-15A)

SUBJECT : "TOXANA" - LEASE OF GROUND FLOOR -
AUSTRALIAN ELECTORAL OFFICE.

This lease commenced on 23rd April, 1979 for a period of three years, subject to a three year option. The annual rental is \$9,000 for approximately 1202 square feet which is equivalent to \$7.50 per square foot.

The Department of Administrative Services has given notice that the Commonwealth desires to renew the lease for a further term of three years in accordance with the option clause in the lease.

The lease provides that the rent for the renewed period shall be the amount agreed upon by the parties or in default of agreement by an independent valuer nominated by the President of the New South Wales Division of the Australian Institute of Valuers who shall be deemed an expert and not an arbitrator.

It is very pleasing that the Commonwealth has renewed the lease for the option period and it will now be necessary to determine the rental. It is proposed that discussions take place with the Department regarding the rental and a further report will be submitted to Council recommending an amount for consideration.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File C50/4)

SUBJECT : EXECUTION OF CONTRACT

The following Contract for Sale has been executed by the President and Shire Clerk:

<u>Owner</u>	<u>Property</u>	<u>Price</u>
W.H. & B.A. Richmond	Pt.Lt.4, D.P.232770, Commercial Road, Vineyard.	\$300.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

ITEM 3: (File A1/14)

SUBJECT: ANNUAL STATEMENT OF ACCOUNTS - COLO SHIRE COUNCIL

In accordance with the provisions of Clause 48(d) of Ordinance 26 of the Local Government Act, the Statements of Accounts and Balance Sheets for Colo Shire Council for the year ending 31st December which have been completed and audited are submitted to the meeting.

A copy of the Accounts has now been forwarded to the Department of Local Government and the Government Statistician.

The General Fund had a deficit of \$591,140 in 1980 resulting in an accumulated deficit as at 31st December of \$208,035. In addition General Fund at that date had reserves amounting to \$184,943.

Outstanding rates and charges as at 31st December, 1980 amounted to \$445,544 which represents 20.44% of the total of the 1980 rate levy.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/2)

SUBJECT: KERB & GUTTER AND CONCRETE FOOTPATH PAVING CONSTRUCTION

Section 243 of the Local Government Act provides that Council may recover from the property owner up to half the cost of construction of kerb and gutter and footpath paving constructed opposite and adjacent the property.

In respect to works constructed in 1981 and completed late in 1980 by Windsor Council the cost of work have been determined as listed hereunder:-

Bosworth Street, Richmond - Concrete footpath paving from entrance Paul's Car Park to Francis Street and along Francis Street to existing paving.

Cost \$4,352.32, Area of Paving 161.12m², Unit
Rate \$27.01m²

Bosworth Street, Richmond - Concrete kerb and gutter from east side March Street to Lennox Street.

Cost \$8,833.00, Length of kerb and gutter 153.15m,
Concrete paving adjustments 45.6m², Unit Rates
Concrete paving \$31.50, Kerb and gutter \$42.75

Richmond Commercial Area - Paving in East & West Market Streets.

Cost \$1,277.27, Area of Paving 92.73m², Unit
Rate \$13.77m²

9/2/82

Macquarie Street, Windsor - Concrete kerb and gutter Campbell Street to James Street.

Cost	\$27,068.95	
Less cost stormwater drainage		\$3748.00
property retaining wall		1344.00
sealing road pavement at		
Campbell Street		2822.00
vehicular entrances		<u>384.00</u>
		\$8298.00

Length of Kerb and gutter 525.5m, Unit Rate \$35.72

Macquarie Street, Windsor - Concrete kerb and gutter James Street to Drummond Street.

Cost	\$31,205	
Less cost stormwater drainage		\$4160.00
adjustment of public utility		
installations		4100.00
road reinstatement		5508.00
vehicular entrances		<u>299.00</u>
		\$14069.00

Length of kerb and gutter 525.0m
Unit Rate \$32.64

With regard to the charges it is proposed that the charges against the properties be fixed at half the actual cost in respect to the front boundary and quarter the actual cost in respect of the side boundary of the land adjoining.

Recommendation

That the following charges be fixed in respect to kerb and gutter and footpath works:-

Bosworth Street, Richmond - Concrete footpath paving Paulls Carpark - Francis Street, \$27.01 per square metre

Bosworth Street, Richmond - Concrete kerb and gutter March Street - Lennox Street, \$42.75 per lineal metre

East Market Street and West Market Street, Richmond - Concrete paving \$13.77 per square metre

Macquarie Street, Windsor - Concrete kerb and gutter Campbell Street - James Street, \$35.72 per lineal metre

Macquarie Street, Windsor - Concrete kerb and gutter James Street - Drummond Street, \$32.64 per lineal metre

and that it be the policy of the Council that contributions be levied at half cost and quarter cost in respect to property fronts and side boundaries respectively.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ITEM 1: (File C8/57, G90/3)

SUBJECT: CONTRACT - SOUTH WINDSOR WASTE DEPOT

As reported to Council late last year discussions have taken place with the Contractors, Messrs. N. & B.W. Edmunds, regarding the operation of this Depot.

The Contract is for a period of five years, commenced on 1st January, 1979 and has approximately two years to run.

As can be appreciated the work involved in the performance of this contract has increased dramatically over the past two years particularly, to the extent where the operator is unable to satisfactorily complete his duties despite working hours far in excess of those specified in the contract.

This increased usage is indicated by the unit cost of the operation of the Depot, that is the overall total cost of operation over the total number of tonnes of materials deposited.

During 1980 the unit cost was \$13.72 per tonne which was significantly reduced to \$11.12 per tonne during 1981 despite increases in most relevant costs.

It is considered that to ensure the satisfactory operation of the waste depot and to relieve the excessive workload on the operator to a reasonable level, the contract should be varied to allow for the employment of an additional full time operator. This would allow each operator to work a reasonable length day, to have regular days off duty and would cater for relief operators when either is sick or on holidays.

As the provision of relief operators is at present Council's responsibility under the terms of the contract some saving would accrue from this aspect.

Agreement has been reached with the Contractors to vary the contract, subject to Council's concurrence as follows:

- (a) Increase the annual contract rate from \$20,722 to \$36,360. This allows for a payment of \$13,000 for each of the two operators leaving the gatekeeper with half of the current contract rate as he receives at present.
- (b) Increase the commission on gate receipts from 10% to 15%. Based on receipts for 1981 this would increase the commission payable from \$4,156 to \$6,234.

Taking into consideration the fact that relief operators would no longer need to be provided by Council the nett additional cost to Council will be approximately \$14,700 per annum.

Sufficient funds have been provided for this purpose in the Draft Estimates for 1982.

Recommendation

That the contract with N. & B.W. Edmunds be varied as follows:

- (a) The annual contract rate be increased to \$36,360.

9/2/82

(b) The commission payable on gate receipts be increased from 10% to 15%.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rose asked if any information had been received regarding grants from the W.S.A.A.S. Scheme.

The Shire Clerk advised that a letter had been received from the Minister giving details which would be submitted to the next Ordinary Meeting.

Councillor Rose referred to the proposed changes in the garbage service in the old Colo area and asked if anything further had been done in this regard.

The Shire Clerk stated that the Chief Health Surveyor would be submitting a report possibly about the middle of the year suggesting the various options to the Council together with recommendations.

Councillor McEwan asked if anything further had been received from McDonalds regarding their fast food outlet.

The Shire Clerk advised that the suspension had been gazetted; that he had had discussions with McDonalds last Friday and that a further meeting would be held this Friday on the question of the price.

The meeting terminated at 11.25 a.m.

.....President

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 26th January, 1982 commencing at 9.30 a.m.

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

Councillor Henry arrived at 9.39 a.m. and Councillor Horrex at 9.40 a.m.

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

WORKS COST STATEMENT

THE STATEMENT BE received.

Councillors Henry and Horrex arrived at this stage.

CORRESPONDENCE

ITEM 1: (File F81-1)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: WISEMANS FERRY SERVICE

"I refer to your letter dated 8th December, 1981 (Ref. F81/1/JR) concerning that priority be given to local residents in the use of ferries which operate in the Wiseman's Ferry area.

Although the Department would like to assist local residents, the ferries to which you refer are public ferries, and as such the Department would not be in a position to give preference to residents' vehicles over other vehicles.

The question of precedence at ferries is governed by Section 79(1), (2) and (3) of the Motor Traffic Regulations.

In view of the foregoing, I regret that I am unable to be of assistance on this occasion."

S.E. REPORT

This reply is in response to Council's resolution of the Ordinary Meeting of 8th December, 1981, supporting the petition of the Wisemans Ferry/Macdonald Valley residents for priority use of the ferry services by such residents.

Recommendation

This information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

ITEM 2: (File 665-2310)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: FINANCIAL ASSISTANCE - UPGRADING OF
WHEELBARROW RIDGE ROAD

Advising that the proposed upgrading of Wheelbarrow Ridge Road, which is mainly used by local traffic, even in times of flooding, could be included in Council's proposals for works on rural local roads.

S.E. REPORT

Council at its meeting held on 11th August, 1981, resolved interalia that the Department of Main Roads be approached for financial assistance for the improvements to Wheelbarrow Ridge Road.

The Department's letter dated 1st September, 1981, advised that that Department considered that a warrant did not exist for the expenditure of Main Roads funds on this road with the advice that such improvements could be included in Council's proposals for works on rural Local Roads. Council further, at its meeting held on 13th October, 1981, resolved that the Department of Main Roads be requested to reconsider this matter as the road is used as an alternative to Main Road 159 when the bridge over the Colo River is closed due to flooding. The Department's reply above is in response to that resolution.

The annual allocation of funds for improvements to Rural Local Roads is in the order of \$220,000 and the most prudent expenditure of these funds should be on a roads/needs/volume basis. In this regard recommendations are submitted for Council's consideration on the road improvements considered to have the greatest significance. Council has adopted its programme for 1981/82 for Rural Local Roads construction and a separate report to this meeting will give recommendations for the 1982/83 Rural Local Roads Programme.

Recommendation

That this information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-3)

SUBJECT: BILPIN DISTRICT HALL

Requests have been received from the Bilpin District Hall Management Committee for the following works:-

1. Erection of a child-proof fence around the play area at the rear of the Hall.
2. Erection of traffic barriers around the landscaped area at the front of the Hall.

9/2/82

To enclose the play area at the near requires 55 metres of child-proof fencing at the estimated cost of \$1,100.

To prevent vehicular access to the crossed area at the front of the Ripjin District Hall it is suggested that a post and cable type barrier be erected at an estimated cost of \$750.

No provision has been made in the estimates for these works.

Recommendation

That the above works be listed for consideration in a future Capital Works Programme and that the Ripjin District Hall Management Committee be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 2:

(File 3200-7)

SUBJECT:

REQUEST INVESTIGATION FOR PROVISION OF SEWER
SERVICE TO SMALL INDUSTRIAL AREA SOUTH OF
WINDSOR HIGH SCHOOL

From previous investigations into the provision of sewer reticulation to the zoned industrial area at Mulgrave implementation of the scheme was subject to:

1. The need for additional treatment facilities to those existing at McGraths Hill.
2. The high cost involved would impose an unreasonable burden on owners, particularly on undeveloped land where further significant capital cost for provision of a water supply is also necessary.

With regard to a small scheme to serve the area developed, until such time as further treatment facilities are provided all excess capacity has been taken by expansion to Pitt Town etc. with the works now fully committed. It should be noted that any action requires the construction of a pump station.

The matter should be further considered when provision of the further treatment facilities are significantly advanced.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE REPORT BE RECEIVED AND AN ADDITIONAL INVESTIGATION AND ENQUIRY BE MADE CONCERNING WATER AND SEWERAGE SUPPLY TO THE MULGRAVE INDUSTRIAL AREA.

5/2/82

SHIRE ENGINEER'S REPORT

ITEM 3:

(File DT9)

SUBJECT:

PROPOSED DISPLAY OF LOCOMOTIVE NO. 2029 KNOWN
AS "PANSY"

Council at its meeting held on 13th October, 1981 in consideration of the acquisition of the above locomotive resolved that further enquiries be made into the establishment of an organisation prepared to be responsible for the project. The Bi-Centenary Park Committee did comment that the locomotive would be a suitable attraction for display in the Bi-Centenary Park in the form of an operational unit. The proposed display was advertised seeking applications from persons interested in the establishment of an organisation to have responsibility for the implementation of the subsequent control of the display of the locomotive at Ham Common at Clarendon.

A response has been received from Mr. John Christie of 87 Lennox Street, Richmond indicating his interest in the preservation of "Pansy" offering, on the basis that Council pursue negotiations with the N.S.W. Rail Transport Museum for the acquisition of locomotive 2029, to act as an organiser in the formation of an organisation of train enthusiasts for the display of the locomotive.

Recommendation

That the Bi-Centenary Park Committee be approached with the concept of a small sub-committee of that Committee co-operating with Mr. John Christie in provision within the Bi-Centenary Park development the appropriate display and facilities for locomotive "Pansy", and subject to appropriate rationale being developed by this group satisfactory to Council that Council pursue negotiations with the N.S.W. Rail Transport Museum for the acquisition of the locomotive.

COMMITTEE'S RECOMMENDATION

THE OFFER OF Mr. John Christie be accepted and the Bi-Centenary Park Committee be approached with the concept of a small sub-committee of that Committee co-operating with Mr. John Christie in provision within the Bi-Centenary Park development the appropriate display and facilities for locomotive "Pansy", and subject to appropriate rationale being developed by this group satisfactory to Council that Council pursue negotiations with the N.S.W. Rail Transport Museum for the acquisition of the locomotive.
(File S200/3)

SUBJECT:

SEWER RETICULATION POR. 205 PARISH OF ST.
MATTHEW, WOODS ROAD & MILEHAM STREET, WINDSOR

The following payment has been received for the extension of the sewer reticulation to serve Lots 1-18 being the perimeter allotments for the development (Plan S12):

Contribution for Roadworks	\$23,520
Contribution for reticulation	10,650
Total	<u>\$34,160</u>

Provision has been made for extension through the land and across Woods Road to provide a point for connection of the main of the proposed Housing Commission Development.

9/2/82

It is proposed to carry out the work by day labour.

A payment of \$12,880 was also made in respect to the downstream drainage work being provided by Council.

Recommendation

That construction proceed in accordance with plan S12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor McEwan asked if it would be possible to have speed bumps installed in the Nable to Fitzgerald Street Car Park.

Shire Engineer for investigation.

Councillor McEwan asked if a further investigation could be made of the corner Sackville and Tizzana Roads regarding the obsolete advertising hoardings which are obstructing traffic view.

Health Surveyor for attention.

Councillor McEwan asked if an approach could be made to the Department of Main roads to look into the possibility of providing a right hand turning lane in Bells Line of road at the intersection of Bells Road.

The Department of Main Roads be asked to investigate the proposal.

Councillor McEwan referred to the parking restrictions in East and West Market Street. He stated that some of the residents use the Council Car Parks and because of the restrictions now fixed by Council regarding the limited use of the car park the residents were experiencing problems.

The President suggested that Councillor McEwan draw to the resident's attention the use of the unrestricted area in the parking area.

Councillor McEwan referred to the operation of the extractive industry at North Richmond and asked if the operators intended to have the spoil from the river brought out into Bells Line of Road between the bridge and the hotel. The Shire Planner advised that he had had discussions with Bridge Sands Pty. Ltd. yesterday. He stated that approval had not been granted as the concurrence from the Planning & Environment Commission had not been given to the extraction site however it was anticipated that this would be given in the near future. The Shire Planner advised that the company will remove the drag line to the eastern side of the river this week and they will be operating entirely from the eastern side of the river as approved by Council.

Councillor McEwan referred to the installation of the natural gas pipeline from the corner of the nurses home up in front of the hospital and then to George Street. He asked where it was to go from there.

The Shire Engineer stated that he did not have any details on this particular installation. He stated that he would be having discussions with the Australian Gas Light Company regarding their proposals.

3/2/82

Councillor Knight referred to the fatality last week in Terrace Road near Terrace Park, Freeman Road. He referred to the problem of the T-intersection with Cliff Road. He asked if the Engineer could investigate the possibility of installing reflective material at the intersection indicating Cliff Road.

Engineer for investigation.

Councillor Korrax referred to a telephone call he had received from a Mr. Wilson of Grose Vale Road, Korraxlong where he had been approached by a Council Officer requesting that he divert his storm water collection into the street.

It was decided that Councillor Korrax discuss the matter with the Deputy Shire Health & Building Surveyor with a view to reaching some alternative solution to the problem.

Councillor Butsworth referred to the condition of Gorrick's Crossing at St. Albans.

The Shire Engineer advised that a letter had been received requesting some minor repairs to the crossing and instructions have been given to have the work carried out.

The meeting terminated at 10.09 a.m.

.....President

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
5. The provision of road widening free of cost to the Council to the requirements of the Council's Engineer.
6. The provision of road widening to the requirements of the Department of Main Roads.
7. Dedication to the Council as public reserve the land shown on the approved subdivision plan.
8. The payment to the Council the sum of ... being a contribution towards the establishment and embellishment of public reserves in lieu of provision of adequate public reserve within the subdivision.
9. The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
10. The payment to the Council the sum of ... being a contribution for construction of downstream drainage.
11. Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.
12. Provision of access to each of the lots to the requirements of the Shire Engineer.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

- (a) Submission of a Building Application, plans and specifications complying with Ordinance 70.
- (b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55.
- (c) The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
- (d) Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
- (e) No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
- (f) Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
- (g) Details of waste roof and surface water disposal to be submitted with the Building Application and to be disposed of to Council's requirements.
- (h) Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
- (i) Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas.
- (j) Parking areas, aisles and driveway accesses to be constructed, drained, sealed and marked to Council's requirements, full details to accompany the building application.
- (k) An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
- (l) A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
- (m) Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
- (n) Provision of full width concrete footpath over the full frontage of the development.
- (o) Provision of half width concrete footpath over the full frontage of the development.
- (p) All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
- (q) No goods or signs to be displayed on the footpaths, pedestrian ways, roadways, landscaped areas, parking areas or in the vicinity.
- (r) Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
- (s) Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.
- (t) A contribution of \$... towards Parks and Recreation Areas based on \$250.00 per unit.
- (u) Development consent being obtained for the use of the building/ each factory unit prior to occupation taking place.
- (v) Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
- (w) Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
- (x) All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
- (y) Buildings to be demolished as part of this approval as shown on the application as submitted.
- (z) Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within six calendar months of erection.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

SUBDIVISIONS UNDER PART 12 OF THE LOCAL GOVERNMENT ACT, 1919 (AS AMENDED)

A SUBDIVISIONS

- (i) The submission of the plan of subdivision, together with nine (9) exact copies thereof, suitable for lodgement with the Registrar General.
- (ii) The dedication, free of cost to Council, of road widening to the requirements of Council's Engineer.
- (iii) The submission of a Certificate from the Metropolitan Water, Sewerage and Drainage Board stating that the requirements, relating to the plan of subdivision of Section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1964, have been satisfied.
- (iv) Satisfactory arrangements being made with the Council for the provision of sewerage to the subdivision.
- (v) The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of Council's Engineer.
- (vi) The creation of easement/s to drain water for conveyance of stormwater to the requirements of Council's Engineer.
- (vii) The construction of underground drainage, adequate to cater for stormwater discharge, as assessed by "Australian Rainfall and Runoff", to the requirements of Council's Engineer. Satisfactory provision is to be made for the discharge of upstream drainage across the subdivision and discharge of drainage downstream of the subdivision through to the natural watercourse complete with easements as required.
- (viii) The construction of kerbing and guttering opposite to and for the full frontage of the residential lots together with the building of footway with paving and sealing of the road shoulder, to the requirements of Council's Engineer.
- (ix) The provision of common drainage lines and easements 1.2m wide in favour of the allotment served thereby for the conduct of roof water to the nearest appropriate stormwater drain, where applicable.
- (x) Submission of a plan and specification of any land regrading and/or filling. Topsoil to be stockpiled and respread over the finished surface.
- (xi) Construction of access to battleaxe allotments (complete with a dust free surface) in accordance with the requirements of the Council's Engineer.

B ROAD OPENING APPLICATIONS

- (i) Construction of road and drainage works are not to commence until five (5) copies of the plans and specifications of the proposed works are submitted to and approved by Council's Engineer.
- (ii) The new road/s be classified as road/s. .
- (iii) The construction of residential roads to conform to Council's standard requirements for residential roads.
- (iv) The construction of secondary (rural) roads to conform to Council's standard requirements for secondary (rural) roads.
- (v) The new road/s to be named
- (vi) Street name signs to be provided at the junction of the new road/s.
- (vii) Underground stormwater drainage is to be provided within the new road/s, adequate to cater for the discharge as assessed from "Australian Rainfall and Runoff" as well as construction of underground drainage for the discharge of stormwater from the road reserve.
- (viii) The creation of easements to drain water and/or drainage reserves over the site of drainage discharge.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 26th January, 1982 commencing at 10.09 a.m.

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

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

ITEM 1: (File DA811/81)
APPLICANT: R.R. McKENZIE
OWNER: R.R. McKENZIE
LAND & LOCATION: LOT 2 D.P. 558828 THOMAS ROAD, GLOSSODIA,
LOCATED ON THE NORTH EASTERN SIDE, DIRECTORY
E3 MAP 10
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION: THE ESTABLISHMENT OF A "STOCK HOME" AND THE
ERECTION OF A RURAL WORKERS DWELLING

S.P. REPORT

The proposed "stock home" being for the keeping of horses for gain or reward, in a use permissible within the zone with Council's consent and may be approved subject to satisfactory vehicular access and on-site loading and unloading facilities.

The proposed second dwelling on the property is to accommodate a rural worker and complies with Clauses 23 and 24 subject to Clauses 27 and 46 of I.D.O. 3 Colo.

Recommendation

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

- 1-4. Standard conditions (b), (c), (v) & (w).
- 5-9. Standard conditions (dwellings) 1, 3 (22,4001), 5, 6 & 7.
10. The second dwelling to be used only for the accommodation of a person engaged in an agricultural pursuit on the subject land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA827/81)
APPLICANT: O'MARA CONSTRUCTIONS PTY. LTD.
OWNER: N. MILLER
LAND & LOCATION: PORTION 37 AND PART PORTION 222, PARISH OF ST.
MATTHEW
ZONING: W.P.S. - NON URBAN C
APPLICATION: TO USE THE EXISTING DWELLING HOUSE FOR A RURAL
WORKERS DWELLING

S.P. REPORT

Consent has been given for the erection of a new dwelling house on the subject land subject to demolition of the existing dwelling within 30 days of completion of the new dwelling. It is now required to retain the existing dwelling as a rural workers dwelling.

9/2/82

There is no objection to this, however by Clause 62 of the Windsor Planning Scheme Ordinance, Council may only approve a rural workers dwelling on land with an area less than 20 hectares with the concurrence of the Department of Environment and Planning. The subject land has 10.61 hectares.

Recommendation

That development application No. 827/81 for the establishment of a rural workers dwelling on Portion 37 and part Portion 222 of the Parish of St. Matthew be forwarded to the Department of Environment & Planning for concurrence in accordance with Clause 62 of the Windsor Planning Scheme Ordinance and upon receipt of concurrence from the Department the application be approved subject to the following condition:

1. The subject dwelling to be only occupied by a person engaged in an agricultural occupation on the subject land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA823/81)
APPLICANT:	V. SIMMONDS & G. McKENZIE
OWNER:	V. SIMMONDS & G. McKENZIE
LAND & LOCATION:	LOT 16 D.P. 581895 OLD BELLS LINE OF ROAD, KURRAJONG, LOCATED ON THE SOUTH EASTERN SIDE OF OLD BELLS LINE OF ROAD, DIRECTORY D7.5 MAP 21B
ZONING:	I.D.O. 3 COLO - RESIDENTIAL A1 L.E.P. NO. 8 AMENDS I.D.O. NO. 3 IN RESPECT OF THE SUBJECT LAND
APPLICATION:	TO ESTABLISH A REFRESHMENT ROOM IN THE EXISTING DWELLING HOUSE

S.P. REPORT

Local Environmental Plan No. 8 amends I.D.O. No. 3 to specifically permit the establishment of a restaurant on the subject land. By Council's Parking Code and based on floor area six (6) spaces are required, however the Local Environmental Plan was approved by the Department on the basis of four parking spaces and it is considered that this number should be adhered to.

The land is not considered suitable for on-site parking on the basis of slope and inadequate access and therefore the requirement would need to be satisfied by means of a contribution currently being \$2,000 per space.

There are no Health & Building Department objections to the use of the building.

Recommendation

Approval be granted subject to the following conditions:

- 1-9. Standard conditions (a),(b),(c),(f),(h),(p),(q),(r) & (w).
10. Payment to the Council of the sum of \$8,000 in lieu of the provision of four (4) on site parking spaces.

9/2/82

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA816/81)
 APPLICANT: BORHAM MIXED CONCRETE PTY. LTD.
 OWNER: BORHAM MIXED CONCRETE PTY. LTD.
 LAND & LOCATION: POR. 176, PARISH OF HAM COMMON, DIGHT STREET,
 RICHMOND, NORTH SIDE OF STREET
 ZONING: W.P.S.) - NON URBAN 1(d)
 V.S.)
 APPLICATION: ERECTION OF A GROUND BIN STRUCTURE AND
 CONVEYOR ASSEMBLY FOR THE EXISTING PRE-MIXED
 CONCRETE PLANT

S.P. REPORT

The proposed four ground bins are located approximately 60 metres from the frontage of the site and will be used for stockpiling materials used in the production of pre-mixed concrete. The proposed conveyor assembly will transport these materials to overhead bins, this process presently being undertaken by front end loaders.

The applicant has advised that the proposal will not change the present production level, or increase the number of vehicles delivering to or out of the plant, or have any detrimental effect on the environment.

The proposal is permissible as ancillary structures to the existing concrete plant.

Recommendation

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

- 1.-2. Standard conditions (a) and (c).
3. The daily removal of all spillage and debris from the vehicular access in Dight Street to maintain the water flow in the Table Drain.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA8/82)
 APPLICANT: R.N. & N.R. TOLSON PROPERTIES PTY. LTD.
 OWNER: R.N. & N.R. TOLSON PROPERTIES PTY. LTD.
 LAND & LOCATION: LOT 4 (RESUB. PT. POR. 40) PORTLAND HEAD ROAD,
 EBENEZER, LOCATED ON THE SOUTHERN SIDE OF
 ROAD, DIRECTORY C8, MAP 16
 ZONING: I.D.O. 3 CLO - NON URBAN 1(b1)
 APPLICATION: ESTABLISHMENT OF A MUSHROOM GROWING COMPLEX
 CONTAINING TWO DWELLINGS FOR STAFF, AND
 VARIOUS SHEDS AND AMENITIES BUILDINGS

S.P. REPORT

The former Colo Council approved the proposal at its meeting of 25th May, 1977, however development consent has now lapsed. The site is to be developed in three stages. Stage 1 includes the erection of a composting complex, storage shed, peak heat rooms and a foreman's residence. Stages 2 and 3 involve the erection of growing rooms, coolroom, amenities building, a shed, and a caretaker's residence. A manager's residence has already been erected on the site.

9/2/82

Under Clause 24(1) of I.D.O. 3 Colo, one dwelling house for a rural worker may be erected for each 10 ha. in the allotment. The subject site has an area of 14.13 ha. and therefore only two dwellings are permitted. A third dwelling will require the concurrence of the Department of Environment and Planning under Clause 24(3) of the Order.

Portland Head Road is not properly formed for a distance of approximately 1/2 a kilometre south-west of the subject land and the land has a further frontage of some 400 metres. No indication has been given to the likely traffic volumes generated by the development but the scale of the proposed mushroom sheds would indicate an insignificant traffic generation.

The application generally complies with the requirements of Council's policy for the establishment of mushroom growing operations and is a permissible use under the Order.

Recommendation

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

- 1.-8. Standard conditions (a), (c), (g), (h), (l), (p), (v) and (z).
9. The concurrence of the Department of Environment and Planning being granted for the erection of a third dwelling for staff use.
10. Any dwelling erected on the land after the first dwelling has been erected thereon shall be used only for the accommodation of a person engaged in the use of the land for agriculture.
11. Provision of a minimum water storage capacity of 22,400l to each approved dwelling.
12. Adequate fly control measures to be implemented to Council's satisfaction.
13. The construction of improvements of Portland Head Road providing adequate passing movements of vehicles and the appropriate road surfacing to minimise the emission of dust, such to be to the satisfaction of the Shire Engineer.
14. The construction of internal roads and drainage to the satisfaction of the Shire Engineer, and to a standard where surface waters arising from these roads do not contaminate the Hawkesbury River.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA741/81)
APPLICANT:	SAGARD PTY. LIMITED
OWNER:	SAGARD PTY. LIMITED
LAND & LOCATION:	LOT 240, D.P. 616673 TIZZANA ROAD, SACKVILLE, LOCATED ON BOTH SIDES OF TIZZANA ROAD TO THE NORTH-EAST OF ADDY'S CREEK
ZONING:	I.D.O. 3 COLO - NON URBAN B1
APPLICATION:	ESTABLISHMENT OF A PRIVATE SPORTING AND RECREATION CLUB AND SUBDIVISION
OBJECTIONS:	MRS. D. GARTH

One letter of objection has been received from Mrs. D. Garth but does not contain specific points of objection, but indicates that a further submission will be made. Nothing further has been received.

9/2/82

S.P. REPORT

The subject application is for:

1. Boundary adjustment involving subdivision of the common boundary of Lots 15, 16, 17 and 18 in D.P. 214934 and Lot 240 in D.P. 616673.
 2. Subdivision into three allotments of the residue of Lot 240 in D.P. 616673.
 3. Establishment of a recreation and sporting complex on the proposed Lot 2 of the subdivision in (2) above.
 4. Establishment of a boat ramp on part of the proposed Lot 3 of the subdivision in (2) above.
1. The purpose of this subdivision is to increase the area of Lots 15, 16, 17 and 18 in D.P. 214934 to increase the amount of suitable building land within each lot. The subdivision may be permitted under the provisions of Clause 22(1)(f) of I.D.O. 3 Colo.
 2. The subdivision of the residue to Lot 240 complies with the minimum area requirement by Clause 19(2) and the minimum frontage requirement by Clause 20(2) of I.D.O. 3. Tizzana Road will need to be widened to 20 metres from the north-eastern boundary of Lot 241, adjoining through to the north-eastern boundary of the subject land.
 3. The recreation and sporting complex comprises three stages as set out below:

Stage I

- (a) 32 residential units in six separate buildings - two of eight units and four of four units.
- (b) A recreation building to contain a hall, a squash court, sauna, kitchenette, kiosk, storage area, children's entertainment area, a theatrette, change rooms and toilets.
- (c) Stables and horse yards.
- (d) Manager's residence.
- (e) Boat Shed.

Stage II

- (a) 32 residential units as per Stage I.
- (b) A recreation building as per stage I.

Stage III

- (a) 32 residential units as per Stage I.

In addition to the above stage development, it is intended to provide a B.M.X. track, jogging track, football field and cricket pitch and a putting range.

A caravan park for 20 sites is shown on the plan, however this has been excluded from consideration at this time as insufficient details have been provided. The applicant will be asked to submit a further application to cover this part of the development.

9/2/82

A boat ramp is to be provided on part of the proposed Lot 3 fronting the river.

The overall development is classified as a club and may be permitted by the Council in a non-urban B1 zone.

There are no specific parking requirements for this type of development. It is recommended that 127 spaces be provided at one per unit, plus 1 per five units for visitor parking plus ten spaces for staff parking plus one space for the Manager's residence.

Recommendation

- A. Council consent to application for adjustment to the common boundary of Lots 15, 16, 17 and 18 in D.P. 214934 and Lot 240 in D.P. 616673 subject to the following conditions:

1. Standard condition (subdivision) 9.

- B. Council consent to the subdivision of the residue of Lot 240 in D.P. 616673 into three allotments subject to following conditions:

- 1.-3. Standard conditions 2, 9 and 12.

4. The proposed Lot 3 is to have a minimum area of 10 hectares.

5. Tizzana Road is to be widened to 20 metres through the proposed Lots 1 and 3 to the satisfaction of the Shire Engineer.

6. A caveat is to be placed to the Certificate of Title for the proposed Lot 3 to ensure that the separate parcels forming that lot are held in the one ownership and not separately occupied or transferred.

- B. Council consent to the application for a private recreation and sporting club on Lot 2 of a subdivision of Lot 240 in D.P. 616673 subject to the following conditions:

- 1.-8. Standard conditions (a), (c), (f), (g), (j), (l), (p) and (z).

9. A total of 127 parking spaces are to be provided being one per unit (96), one per five units for visitor parking (20), staff parking (10) and Manager's residence (1).

In addition to the above adequate provision is to be made for the parking of vehicles and equipment used in conjunction with the development.

10. Suitable precautions are to be taken to limit the spread of fire both onto the land from adjoining lands and from the land to adjoining lands to the satisfaction of Council.

11. No advertising structures or signs are to be erected on or around the site other than one identification sign in accordance with a "commercial sign" as defined by Ordinance 55.

12. Laundering and facilities are to be provided for the residential units to the requirements of Council's Health Surveyor. Outside drying areas are to be suitably screened from any road or public place with details of the screening to be submitted with the building application.

13. All liquid wastes and sewage are to be drained, treated and disposed of to the satisfaction of Council's Health Surveyor and the State Pollution Control Commission. Details of the method of drainage, treatment and disposal are to be included in the building application.

14. The internal design of the accommodation units is to be amended so that W.C.s do not open directly into the living room/kitchen area.

9/2/82

15. Parking areas and access driveways are to be paved to prevent erosion and suitably drained to the requirements of the Shire Engineer. The access driveway is to have a minimum width of six (6) metres throughout its full length.
 16. Detailed plans of the sporting facilities, and B.M.X. track are to be submitted to the Council for approval of the Shire Engineer before commencement of any work.
 17. Submission of evidence as to the registration of the plan of subdivision creating the proposed Lot 2 is to be made to the Council before the issue of a building permit for any development on this proposed lot.
 18. Dedication for public reserve purposes at no cost to the Council of that part of the proposed Lot 2 bounded by Tizzana Road, Addy's Creek, the Hawkesbury River and the south-western boundary of Lot 1 in D.P. 616673, such land to be shown as a separate allotment on the plan of subdivision to be submitted and shown as public reserve dedication.
- D. Council consent to the establishment of the boat ramp on the proposed Lot 3 of the subdivision of Lot 240 in D.P. 616673 subject to the following conditions:
1. Submission of full details of construction for the approval of the Council and the Department of Public Works.
 2. The consent of the Maritime Services Board being obtained.
 3. Provision of a parking area of a size adequate for the parking of five cars with trailers.
 4. The provision of toilet facilities in the near proximity at the rate of one W.C. each for males and females.
 5. Standard condition (z).
- E. The applicant company be advised that a separate development application accompanied by detailed plans will be required for the proposed caravan park.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA13/82)
APPLICANT:	STATE BANK OF N.S.W.
OWNER:	E.D. McCOY
LAND & LOCATION:	LOT 2, D.P. 579426, NO. 173 GEORGE STREET, WINDSOR, LOCATED ON THE NORTH-WESTERN SIDE OF GEORGE STREET BETWEEN KABLE STREET AND FITZGERALD STREET
ZONING:	W.P.S.) GENERAL BUSINESS 3(a) V.S.)
APPLICATION:	ALTERATIONS AND ADDITIONS TO THE EXISTING BANK PREMISES

S.P. REPORT

The proposed additions and alterations to the existing bank premises are to provide additional work space area, a voucher room, air-conditioning plant room and garage on the ground floor and staff amenities and additions to Manager's residence on the first floor level. The proposal also includes alteration to the facade of the building.

9/2/82

The proposal indicates the provision of one off-street parking space, the proposed garage, located at the rear of the building and serviced by a rear lane. An additional 3 off-street parking spaces are required for the extensions, and the applicant has paid a contribution of \$6,000 towards the provision of these spaces calculated at a rate of \$2,000 per space for the three spaces required under Council's code.

The proposal complies with the provisions of the Windsor Planning Scheme and may be approved.

Recommendation

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

- 1.-6. Standard conditions (a), (b), (c), (p), (s) and (v).
7. Payment of a contribution of \$6,000 towards provision of off-street parking not provided with the development calculated at the rate of \$2,000 per space for the three spaces required under Council's code.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA828/81, S81/138)
APPLICANT:	P.M. MCCARTNEY
OWNER:	G.G. & J.L. JAMES
LAND & LOCATION:	LOTS 1 & 2, D.P. 605173 ST. ALBANS ROAD, LOWER MACDONALD, LOCATED ON THE EAST & WEST SIDE OF ST. ALBANS ROAD, 9.2 KILOMETRES FROM WEBBS CREEK FERRY OPPOSITE AND TO THE SOUTH OF THE RUINED CHURCH, DIRECTORY C1 MAP 17
ZONING:	I.D.O. 3 COLO - NON-URBAN A1
APPLICATION:	BOUNDARY ADJUSTMENT INVOLVING SUBDIVISION

S.P. REPORT

The land comprises level cleared grazing land between the road and the river rising steeply west of the road with rocky outcrops and light to medium open timber with light scrub. The application is to relocate the common boundary east-west to give each of the new allotments river frontage and to effect a more equitable distribution of grazing land.

Recommendation

Approval be granted subject to the following conditions:

- 1-3. Standard conditions 2, 9 & 12.
4. A caveat is to be placed to the satisfaction of Council's solicitors, on each of the new Certificates of Title to ensure that the two segregated parcels forming each of the new lots are held in the one ownership and are not capable of being transferred separately.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

ITEM 2: (File DA825/81, S81/139)
 APPLICANT: P.M. McCARTNEY
 OWNER: ESTATE HENRY CECIL WILSON
 LAND & LOCATION: ON THE SOUTHERN SIDE OF MACDONALD RIVER ON
 BOTH SIDES OF ST. ALBANS ROAD APPROXIMATELY 1
 KILOMETRE FROM WEBBS CREEK FERRY, DIRECTORY D5
 MAP 17
 ZONING: I.D.O. 3 COLO - NON URBAN 1(a1)
 APPLICATION: BOUNDARY ADJUSTMENT INVOLVING SUBDIVISION

S.P. REPORT

The subject land comprises three existing allotments, one of approximately 13 hectares of mainly steep sloping timbered land located on the south-western side of the road; the second of about 27 hectares of river flats and the third a homestead parcel on the north eastern side of the road of about 0.4 of a hectare.

The proposed subdivision is for three allotments of 13.6 hectares with the common boundaries bearing approximately north-east which will effect a more equitable distribution of grazing land and give each lot a river frontage.

The proposed subdivision is in accordance with Clause 22(1)(f) of I.D.O. No. 3 Colo.

Recommendation

Approval of the application subject to the following conditions:

- 1-3. Standard conditions 2, 9 & 10.
4. That a caveat is placed to the satisfaction of Council's solicitors, on the newly created Certificates of Title to ensure that the two separate parcels forming each of the proposed allotments are held at all times in the one ownership and are not capable of being transferred separately.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA807/81, S81/133)
 APPLICANT: BRALIAMA DEVELOPMENT PTY. LTD.
 OWNER: BRALIAMA DEVELOPMENT PTY. LTD.
 LAND & LOCATION: LOTS 7 & 10 D.P. 261139 AND LOTS 2 & 3 D.P.
 41643 BOWEN MOUNTAIN ROAD, BOWEN MOUNTAIN,
 LOCATED TO THE NORTH AND TO THE EAST OF BOWEN
 MOUNTAIN ROAD, DIRECTORY C6 MAP 20.
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a2)
 APPLICATION: SUBDIVISION CREATING 5 ALLOTMENTS

S.P. REPORT

The subject properties were created in a recent subdivision approved by the former Colo Council on 22/7/80. The lots were affected by unused sections of the public road and could not be further subdivided. The road closure has now been gazetted.

9/2/82

The proposed allotments are regular in shape and each have areas greater than 2,000m².

The proposal conforms with the requirements of I.D.O. 3 Colo, and may be approved.

Recommendation

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

- 1-3. Standard Conditions (subdivision) 2, ~~10~~ ~~\$2,520~~ & 9.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA583/81, S81/95)
APPLICANT:	G.K. BOLER
OWNER:	G. & M. STRINGER
LAND & LOCATION:	PORS. 110, 111 & PT. POR. 109, PARISH KURRAJONG, HERMITAGE ROAD, KURRAJONG
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b3)
APPLICATION:	SUBDIVISION CREATING TWO ALLOTMENTS IN ACCORDANCE WITH PLAN SUBMITTED

S.P. REPORT

The land offered for subdivision comprises three Parish Portions that together form a parcel that is irregular in shape, has an area of approximately 47.4 ha. and contains the greater part of the holding generally referred to as "Diamond Hill".

The land has been largely cleared to agriculture in the past and is considered suitable for subdivision in the manner proposed.

The proposed Lot 4 is traversed by Hermitage Road and has adequate frontage for access, however the proposed Lot 3 is dependant upon Rights of Way to Hermitage Road and an unnamed public road connecting to Mill Road.

Any consent of Council should be conditional upon the proposed Lot 3 having frontage of not less than 8 metres to the unnamed public road that connects to Mill Road. Subject to provision of such access the proposal conforms to the provisions of the Instrument.

Recommendation

Development consent be granted to subdivision generally in accordance with the plan designated 80/103/10P submitted with the application subject to the following conditions:

- 1.-2. Standard conditions (subdivision) 2 and 9.
3. The completion of a Deed of Agreement that is binding on the owner of the land and his heir and successors in title requiring that the severed parts of the proposed Lot 4 shall, at all times, be only developed as a single allotment of land and not separately transferred (such agreement to be to the satisfaction of Council's solicitor).

9/2/82

4. Creation of an easement for practical access from Hermitage Road to the proposed Lot 3. Such access to be constructed to enable all weather vehicular traffic use.
5. The proposed Lot 3 being provided with a frontage of not less than 8 metres to the unnamed public road that connects to Mill Road to the south.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA3/82, S82/2)
APPLICANT:	G.D. SHEATHER
OWNER:	G.D. SHEATHER
LAND & LOCATION:	PORS. 15 AND 45 AND PART POR. 25, PARISH OF WOMERAH, OFF UPPER MACDONALD ROAD, UPPER MACDONALD, LOCATED WEST OF UPPER MADCONALD ROAD AND WEST OF THE MACDONALD RIVER, DIRECTORY C8, MAP 2
ZONING:	I.D.O. 3 COLO - NON URBAN 1(a1)
APPLICATION:	ADJUSTMENT OF BOUNDARIES INVOLVING SUBDIVISION

S.P. REPORT

The existing allotments have a total area of approximately 31.3 ha. and the proposed adjustment of boundaries will create 3 allotments of more reasonable shape with each having frontage to the Macdonald River.

Access to the allotments is dependent upon a Right of Way from Upper Macdonald Road, that crosses the Macdonald River by means of a ford, neither of which are maintained by Council. A proposed Right of Way is to be created to provide access from the ford to each of the proposed allotments.

The proposed subdivision conforms with the provisions of Clause 22(1)(f) of I.D.O. 3 Colo, and may be approved.

Recommendation

- A. Approval be granted in accordance with the plant submitted with the application subject to the following conditions:
 - 1.-2. Standard conditions 2 and 9 (subdivision).
 3. Provision of vehicular access by means of a "ford" over the Macdonald River and along the proposed Right of Way and constructed to the requirements of Council's Engineer.
- B. The applicant be advised that Council is not prepared to accept responsibility for the construction and maintenance of the "ford" or of the proposed private access of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

ITEM 6: (File DA4/82, S82/1)
 APPLICANT: R.S. & N.H. SMITH
 OWNER: R.S. & N.H. SMITH
 LAND & LOCATION: POR. 170, PARISH KURRAJONG, BELLS ROAD, GROSE
 VALE, NORTH WEST OF ROAD, HAWKESBURY DIRECTORY
 C8, MAP 8
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 APPLICATION: SUBDIVISION CREATING TWO ALLOTMENTS HAVING
 AREAS OF 10.117 AND 7.7 HA. RESPECTIVELY

S.P. REPORT

The land offered for subdivision is regular in shape, has an area of 17.82 ha. and is considered suitable for subdivision in the manner proposed.

The subject land was the subject of an application under Section 342(u)(5) to permit subdivision creating an allotment having an area less than 10 ha.

Amending Clause 51M was inserted in the Planning Instrument on 2 May, 1980 to permit subdivision in the manner proposed.

Recommendation

Development approval be granted to subdivision in accordance with the plan submitted with the application subject to the following conditions:

- 1.-3. Standard conditions (subdivision) 2, 8 (\$400) and 9.
4. Provision of vehicular access to Bells Road to the satisfaction of Council's Shire Engineer.
5. Creation of a Right of Way for access over proposed Lot 1 from Bells Road to serve proposed Lot 2. Such Right of Way to be not less than 6 metres in width and be constructed to provide a surface suitable for all weather vehicular access to the satisfaction of Council's Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S81/114)
 APPLICANT: WALLIS & MOORE PTY. LTD.
 OWNER: HAWKESBURY VALLEY HOLDINGS (NO. 2) PTY. LTD.
 LAND & LOCATION: LOT 5 (RE-SUBDIVISION OF LOTS 1 & 2, D.P.
 11069) PECKS ROAD, NORTH RICHMOND
 APPLICATION: SUBDIVISION CREATING NINE (9) ALLOTMENTS AND
 OPENING OF NEW ROAD

S.E. REPORT

The proposed new road opens from Pecks Road opposite the western end of Tyne Crescent and is a cul-de-sac of some 150 metres in length.

The subdivision is covered by Development Consent No. 19/1982 approved by Council at its meeting held on 12th January, 1982.

Recommendation

The application to subdivide Lot 5 (re-subdivision of Lots 1 and 2, D.P. 11069) Pecks Road, North Richmond, creating nine (9) residential sized lots and involving the opening of a new road as indicated on Drawing No. 17536/5, be approved subject to:

9/2/82

- 1.-8. Standard conditions A(i), (iii), (v), (vi), (vii), (viii), (ix) and (x).
- 9.-14. Standard conditions B(i), (ii) residential, (iii), (vi), (vii) and (viii).
15. Compliance with the conditions relating to Development Consent 19/1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

CORRESPONDENCE

ITEM 1 : (N140/4)
 CORRESPONDENT: LAND BOARD OFFICE
 SUBJECT: WOLLEMI NATIONAL PARK - STUDY AREA

S.P. REPORT

Council will be aware that with the gazettal of Wollemi National Park in 1979 there was an additional area designated as Wollemi National Park Study Area being that area generally south of the Colo River, backing on to properties on the northern side of Blaxlands Ridge Road, east of Comleroy Road to the Colo River and west of Singleton Road.

The Land Board Office has advised that they have sought to have the study area excluded from the Wollemi National Park proposal in order to meet the growing demand for a variety of recreational uses.

Whilst the study area does not have the status of a National Park, the Board has indicated that it does possess many features of importance that are worthy of protection. These features include items of outstanding scenic beauty, areas of high conservation value and areas of recreational importance. Because of this, the Minister for Planning & Environment has endorsed the Board's views on the need for the establishment of an inter-departmental committee consisting of representatives of the Board, the Department of Environment & Planning, The National Parks and Wildlife Service and Hawkesbury Shire Council to prepare a comprehensive Plan of Management having regard to the findings and conclusions of the Wheeny Creek Study Summary Report previously prepared by the Department of Environment & Planning.

The Board has further indicated that as part of the Crown lands involved in the study comprise existing recreation reserves under the care, control and management of Council and areas considered by the Board that should be reserved for public recreation, Council's representation on the committee is considered desirable.

In order to set up the inter-departmental committee, the Board have nominated their representative, Mr. Grahame Middleton, Surveyor, and have requested that Council nominate a representative so that the first meeting of the committee can take place as soon as possible.

Recommendation

That Council support the setting up of an inter-departmental committee for the Wollemi National Park Study Area and that the Shire Planner be nominated as Council's representative on this committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

CORRESPONDENCE

ITEM 2 : (File E78)
CORRESPONDENT : MACDONALD VALLEY DEFENCE ASSOCIATION
SUBJECT : EXTRACTIVE INDUSTRY MACDONALD VALLEY AND WEBBS CREEK
AREAS

S.P. REPORT

At a public meeting at St. Albans on Saturday, 12th December, 1981 the above Association was formed out of concern for proposals by Breen Holdings Pty. Ltd. to mine peat, brick clay, clay shale and kaolin from various areas in the Valley.

The Association has written to Council as well as the Mines Department, Mineral Resources Bureau, Department of Main Roads, Department of Environment & Planning, Public Works Department and the Premier, indicating its opposition to any extraction on land in the Macdonald Valley, its tributaries and Webbs Creek.

The Association has requested Council's response to their protest and, whilst it is believed that Breen Holdings have made applications to the Department of Mineral Resources for mining leases, there have been to this date no approaches made to Council either for preliminary discussions or development applications and, as such, Council cannot properly indicate to the Association its thoughts on the proposed extraction.

Recommendation

The Association be advised that while Council is aware of certain mining proposals in the Macdonald Valley area that it has not had any indication of the areas to be extracted, the types of materials to be extracted and the methods involved, and that Council could only properly consider these matters after submission of a development application which is required under the Environmental Planning & Assessment Act, 1979, prior to any extraction taking place.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

CORRESPONDENCE

ITEM 3 : (File A 1366/1)
CORRESPONDENT: GRAHAM EDDS AND ASSOCIATES
SUBJECT : PROFESSIONAL OFFICES 116 FRANCIS STREET, RICHMOND

S.P. REPORT

The correspondent has requested Council's support for the creation of a local environmental plan to permit redevelopment of the above site for the purposes of a solicitor's office and other professional offices. The applicant proposes to demolish the existing weatherboard cottage and construct a new building with a floor space of up to 50% of the site.

The correspondent understands that the present Residential 2(c) zoning does not allow this use and makes reference to a nearby property presently used for professional office accommodation for solicitors.

This nearby office was approved by Council in May 1981 being permitted by way of Local Environmental Plan No.9, Shire of Hawkesbury. This local environmental plan permitted the use of the existing dwelling as professional offices and, as the correspondent proposes to demolish the existing building and to completely redevelop, it is considered that this is not in conformity with the current zoning nor the proposed Residential 2(al) zoning under the Varying Scheme presently with the Department of Environment & Planning.

Recommendation

Council not support the creation of a local environmental plan for 116 Francis Street, Richmond to allow redevelopment of the site for professional offices.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

LETTERS SUBMITTED FOR INFORMATION

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

1. HERITAGE COUNCIL OF NEW SOUTH WALES - "MOUNTAIN VIEW" INALLS LANE, RICHMOND. H105/1

Advising that pursuant to Section 39 of the Heritage Act, 1977, a Permanent Conservation Order has been made over the above property.

2. THE NATIONAL TRUST OF AUSTRALIA (NEW SOUTH WALES) CLASSIFICATION OF PROPERTIES IN THE NATIONAL TRUST'S REGISTER. H105/3.

Three letters have been received from the National Trust which advise that certain properties have been classified and included in the Trust's Register. Those properties which are affected are set out below.

<u>Property</u>	<u>Location</u>
1. Former Black Horse Hotel (excluding modern additions)	No.40 Windsor Street, Richmond.
2. Vicky's House	No. 106 Windsor Street, Richmond.
3. St. Peter's Anglican Church Parish Hall	No.345 Windsor Street, Richmond.

3. DEPARTMENT OF ENVIRONMENT AND PLANNING - DUAL OCCUPANCY P160-25

The Department has advised Council that Sydney Regional Environmental Plan No.2 - Dual Occupancy has been gazetted and allows dual occupancy in many Councils areas and included in the list is all land under Interim Development Order No.3, Colo.

The former Municipality has already been granted dual occupancy provisions in their residential zonings but it does not extend to the Non-Urban zonings.

Applications for dual occupancy can now be dealt with in all parts of the former Shire.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

SHIRE ENGINEER'S REPORT

ITEM 1: (File R1/6)

SUBJECT: CHANGING OF STREET NAMES - HAM STREET, WINDSOR
AND FAIRY ROAD, WINDSORHam Street

Persuant to Section 249(a) of the Local Government Act 1919 as amended, action was taken in October, 1980 to change the name of Ham Street between Drummond Street and Fairy Road, Windsor to Hudson Street to avoid the confusion caused by the break in Ham Street at the Windsor Water Reservoir and South Windsor Park.

An objection was received from D. & R. Henderson Pty. Ltd. on the basis of the cost involved in changing stationery, notifying customers and suppliers.

Further development of the residential land on the southern side has led to further confusion.

The name Hudson Street refers to Henry Hudson (1804-1848) who owned the Jim Crowe Inn in Macquarie Street for eight years before his death. From the Inn he ran a daily service to Sydney with a four horse coach.

Fairy Road

Pursuant to Section 249(a) of the Local Government Act action has been taken to change the name to Fairey Road.

No objections have been received to the proposal.

Recommendation

The name of Ham Street, Windsor between Drummond Street and Fairy Road be altered to Hudson Street, and the name of Fairy Road, Windsor, be altered to Fairey Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File DA533/81)

SUBJECT: PROPOSAL TO ESTABLISH A CARAVAN PARK
CONTAINING 7 SITES FOR PRIVATE RECREATION, A
BOAT SHED AND AMENITIES BLOCK AT LOT 6, D.P.
227211 TIZZANA ROAD, EBENEZER

The proposal to establish the caravan park was considered at Council's meeting of 13/10/81, when it was resolved to defer the application for consideration as a draft Local Environmental Plan, pending the receipt of the Rural Lands Policy.

The document, Rural Lands - An Assessment, identified specific areas that are suited to the establishment of tourism and recreation facilities. The subject property is within one of these areas.

9/2/82

The property is partly within the blue-shaded area of the Flood Map referred to in I.D.O. 3 Colo. However, the applicants, R.G. Pakes and P. Lees, have indicated that all caravans will be located outside of the flood affected area.

The applicants have advised that there is access within the property to move caravans to high land should this be required. The caravans will be kept registerable and towable at all times.

The boat shed and amenities building is located within the flood plain and the applicants have indicated that this building will be constructed in suitable materials to Council's requirements.

Landscaping of the site is to be provided between the caravan sites, the boat shed and amenities building and the Hawkesbury River.

The property is zoned Non Urban 1(b1). Clause 28(1) of the Order requires a minimum area of 10 ha. for the establishment of a caravan park and as the subject site has an area of only 2.484 ha. the proposal requires a Local Environmental Plan. The property is suitable for the establishment of a private caravan park in the manner proposed.

Recommendation

1. Council support the preparation of a Local Environmental Plan to allow the establishment of a caravan park containing 7 sites for private recreation, a boat shed and amenities block at Lot 6, D.P. 227211 Tizzana Road, Ebenezer, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion a map or an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulation, 1980, be supplied.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C44/7)

SUBJECT: DRAFT STATE ENVIRONMENTAL PLANNING POLICY -
GROUP HOMES

At the meeting of 8th December, 1981, Council was advised of the draft policy and it was resolved that a further report be presented to Council on the implications of the draft policy.

Under the draft policy, a group home is a dwelling used to provide a household environment for persons who are disabled or otherwise socially disadvantaged, whether those persons are related or not. The group home can either be permanent or transitional.

9/2/82

Development consent will be required to "permanent group homes" where consent is now required for dwellings, but where development consent is not required for dwellings, e.g. in all of the former Municipality and some parts of the former Shire consent is not required under this policy. Even where consent is required, Council will be unable to refuse or attach conditions to the consent, solely because the dwelling is to be a group home. Development Consent will be required for "transitional group homes", however Council will be unable to refuse consent unless an assessment of the community need for a group home has been made, and Council can justify its refusal on the grounds of no demonstrated need.

Within Hawkesbury Shire, the San Miguel Family Life Centre at Freemans Reach is the only operating short term crisis accommodation centre which serves the Western and South Western region. Additionally, a medium term youth accommodation centre is proposed at Macquarie Park at Windsor.

The implications of the draft policy are firstly that neither Council nor local residents will have any influence or control over the location of "permanent group homes" within the Shire and that Council will be unable to attach any planning condition relating to the use of a group home, e.g. conditions relating to the control of overcrowding, maintenance of the property, etc. although these could probably be controlled under Health and Building regulations. Regarding "transitional group homes", Council will be unable to refuse an application unless an assessment of community need has been made. The draft policy does not provide any guidelines regarding the assessment and it is considered that group homes do not serve a local catchment only, but rather are of regional concern. Therefore any assessment of community need for group homes should be at a regional rather than a local level.

The draft policy is on exhibition until 26/2/82 and submissions are invited from the public and from Council.

Recommendation

Council make a submission to the Department of Environment and Planning and indicate its concern towards the draft policy and in particular towards the following:

1. The lack of need for development consent for permanent group homes in many parts of the Shire.
2. The inability of Council to refuse or attach conditions to a dwelling used for a permanent group home.
3. The inability of Council to refuse consent for transitional group homes unless it has made an assessment of the community's needs and considers that there is no need for group homes.
4. The inability because of 1-3 above of residents having a say on the locality of group homes.
5. The assessment of community need for group homes is more properly of a regional issue and one broader than any one local government area and consequently Council should not be required to assess community needs in order to refuse any application but that an applicant should prove that there is a need prior to an approval being issued.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

9/2/82

ITEM 3: (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER
DELEGATION OF AUTHORITY

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

<u>Applicant</u>	<u>Land</u>
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Dwelling Houses

A. Rietdijk	Lot 4 East Kurrajong Road, East Kurrajong
Berringdale Homes P/L	Lot 14 Elizabeth Street, North Richmond

<u>Applicant</u>	<u>Land & Application</u>
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D. & J. Kohlhagen	Por. 34, Upper Colo Road, Colo, dwelling house and machinery shed.
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Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

SHIRE PLANNER'S REPORT

ITEM 4 : (File 3867; 1027-2; 3511; DA 766/81; 2813)

SUBJECT : APPLICATIONS FOR SUBDIVISION BY WAY OF LOCAL ENVIRONMENTAL PLANS

The following matters are those submitted to Council by various applicants for subdivision outside the minimum provisions of Interim Development Order No.3, seeking Council's support for local environmental plans to allow the proposals:

ApplicantSubdivision Proposal

Mrs. D. Farrugia, Portion 277 Sackville Road, Wilberforce.

Six (6) two hectare lots.

Mr. A. Bruns, Lot 235 Chestnut Drive, Glossodia.

One (1) approximately 4,000 square metres lot and one (1) approximately one hectare lot.

A. & M.J. Mackay, Portion 179 Old East Kurrajong Road, East Kurrajong.

An unspecified amount of half hectare lots.

Mr. K. Sorensen, Lot 11 Sackville Road, Ebenezer.

One (1) eight hectare lot and one (1) lot of 4.4 hectare.

P.J. Stevens Pty. Ltd., Portion 290 Kurrajong Lane, Bowen Mountain.

Eight (8) lots varying between .25 and .65 of an hectare.

The above proposals are all outside the current planning provisions of Interim Development Order No.3, concerning minimum subdivision allotment sizes and are not recognised as having subdivision potential in Council's Rural Lands Assessment and Urban Release Strategy recently adopted and, as a result, it is considered that Council should not support the proposals.

Recommendation

Council not support applications for local environmental plans for subdivision for the following lots:

Portion 277 Sackville Road, Wilberforce.
 Lot 235 DP214757 Chestnut Drive, Glossodia.
 Portion 179 Old East Kurrajong Road, East Kurrajong.
 Lot 11 DP603763 Sackville Road, Ebenezer.
 Portion 290 Kurrajong Lane, Bowen Mountain.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/2/82

SHIRE PLANNER'S REPORT

ITEM 5 : (File S206; L1/67)

SUBJECT : METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD PUMPING
STATION - LOT B DP 160842 CATHERINE STREET, WINDSOR.S.P. REPORT

At its meeting of 13th October 1981 Council resolved that the proposals regarding the erection of a pumping station be advertised for public comment. This advertising was done and no submissions were received.

Council will be aware that the pumping station forms part of the Freemans Reach/Glossodia water supply system and that the Board require the matter to be finalised to enable their design work to be carried out. The land is presently utilised by the State Emergency Services Headquarters for parking and training activities.

While there has been no formal development application for this proposal, it is considered that an indication to the Board of Council's policy should be made.

S.E. REPORT

At present Lot B is utilised for vehicle parking and rescue training, the occupation of Lot B for Metropolitan Water Sewerage & Drainage Board pumping station would reduce off street car parking space to cater for four (4) vehicles, restrict garaging of flood boat in north west garage to a manual operation, deprive the use of the area for training and necessitate the backing of vehicles for the full length of driveway (35 metres).

Personnel attending training sessions is normally in excess of 20 in number with associated parking requirements for some 10 vehicles. In operational conditions the Headquarters would have eight (8) persons engaged on operations and require unrestricted access to garaged vehicle, boats and stores.

Currently the facade of the Headquarters is open to view from Catherine Street and is illuminated by a time switch device. With the erection of the pumping station on Lot B the State Emergency Services Headquarters will be substantially screen with increased security risk.

Recommendation

1. That the Board be advised that Council favours the construction of a pumping station on Lot B DP 160842 Catherine Street, Windsor, and be invited to submit a formal development application in accordance with the Environmental Planning & Assessment Act, 1979 to enable Council to grant consent.
2. That the Shire Clerk be delegated authority to approve of a properly submitted application in accordance with the Act, subject to conditions concerning setback and landscaping.

COMMITTEE'S RECOMMENDATION

A FURTHER REPORT giving reconsideration to the proposal of building a pumping station where the State Emergency Services building now stands be submitted.

9/2/82

SHIRE PLANNER'S REPORT

ITEM 6 : (DA 16/82)
 APPLICANT : STUART EARLE REAL ESTATE PTY. LTD.
 OWNER : B. BULLOCK & N.W. BENNETT
 LAND & LOCATION: LOT 9 (SECT 25) - LOT 1 DP 511050 WINDSOR STREET,
 RICHMOND. LOCATED ON THE NORTH EASTERN SIDE BETWEEN
 PITT STREET AND BOURKE STREET
 ZONING : W.P.S. - RESIDENTIAL 2(a)
 APPLICATION : SUBDIVISION CREATING 3 ALLOTMENTS

S.P. REPORT

It is proposed to subdivide two existing allotments which lie between Windsor Street and Claremont Street into three. Two of the proposed allotments will front Windsor Street, with the third having frontage to Claremont Street.

Council's code requires that allotments have a minimum area of 550m², minimum frontages of between 16-18 metres and minimum depth of 28 metres. All allotments have areas in excess of 550m², however, the proposed Lot 100 has a frontage of 14.75 metres and Lot 101 has a depth of between 16.25 & 23.25 metres, which does not comply with the code. The reasons for the reduction of frontage and depth is due to the existing structures sited on the land and it is considered that in this case the proposal is acceptable as the lots fronting Windsor Street have existing dwellings and while one lot is under the minimum frontage requirements, it is an increase of that existing. The proposed vacant lot to front Claremont Street while under the minimum depth requirements has a large frontage and is adequate to contain a new dwelling.

Recommendation

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

1-4 Standard conditions (subdivision) 2, 8 (\$980), 9 & 12.

Widening 3.06 m

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHINE PLANNER'S REPORT CONTD.

The following matters refer to items in the Development Committee business paper:

Item 5 : Subdivision by Brelings Development Bowen Mountain.

When the original reasoning took place for this land at Bowen Mountain, a condition agreed to by the former Shine Council was that the only dedication for public reserve to be required was an area of land adjoining the subdivision, lot 12 DP 258694, and containing the existing swimming pool facilities. This current subdivision involves land that was precluded from the original plan due to the need to rationalise the boundaries between the public road and freehold land. Therefore, the condition (No. 6) requiring the contribution of money in lieu of land for public reserves should be deleted.

Item 6 : Subdivision of land Windsor and Claremont Streets, Richmond.

An additional condition is proposed, that is, the widening of Claremont Street for the full frontage of the proposed lot for a distance of 3.06 metres. Some widening has taken place along Claremont Street in previous subdivisions and this additional widening plus that of future possible subdivisions will increase the width of the street to the minimum acceptable for residential development.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 9TH FEBRUARY, 1982

The President and Councillors.

Gentlemen:

1. W.S.A.A.S. GRANTS 1981/82 - REPORT BY COMMUNITY PROJECT OFFICER.

The following grants have been announced by the Minister for Planning and Environment on 19th January as receiving funding under the Western Sydney Area Assistance Scheme.

The nine projects set out below are from the first list only, with a second announcement expected in March.

W.S.A.A.S. Grants 1981/82

Oranisation	Grant	Project
Tuesday Friendship Club	\$2,000	Equipment for the group to provide activities for frail elderly citizens in the Senior Citizen's Centre.
Richmond Neighbourhood Centre Committee	\$9,680	Employment of a part-time co-ordinator to carry out administration of the Centre plus assisting community groups in need.
San Miguel Family Life Centre	\$5,000	Renovation work to increase the Centre's accommodation for homeless youth.
Richmond Collective	\$3,945	Furnishings and equipment for Macquarie Park House to assist in establishing medium term accommodation for homeless youth.
Stimulus Pre-School	\$1,400	Toys and equipment for handicapped pre-school children's group.
Colo Wilderness Mobile Resource Unit	\$1,400	Expanding the Unit's activities to cover Lower Portland.
Glossodia Community Information and Neighbourhood Centre	\$5,000	To establish a community transport service from Glossodia to Windsor and Richmond - (The grant will cover advertising and the employment of a co-ordinator for three months).
Penrith Association for the Handicapped (Penrith and Hawkesbury)	\$20,120	Employment of a Recreation Officer specialising in programmes for the handicapped in Penrith and Hawkesbury Shire.
Penrith Association for the Handicapped (Penrith and Hawkesbury)	\$3,000	Newsletter for the Handicapped in Penrith and Hawkesbury.

Total Projects Funded 9
(First List)

Total Funds Allocated to Hawkesbury Shire
(First List Only)

\$51,545

IT IS RECOMMENDED THAT the report be received.

2. RICHMOND NEIGHBOURHOOD CENTRE MANAGEMENT COMMITTEE. C51-10

Advice has been received from the Hawkesbury Community Information and Service Centre that Mrs. Wendy Sledge, who is the Co-Ordinator with Community Aid, has been nominated as their delegate on the Richmond Neighbourhood Centre Management Committee for 1982. The previous delegate was Mrs. Karen Hungerford.

IT IS RECOMMENDED THAT Mrs. Wendy Sledge be appointed as the Hawkesbury Community Information & Service Centre's representative on the Committee.

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

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for December, 1981 and January, 1982 :

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st December	Meeting	* Hawkesbury Court Order of Amaranth
1st December	Practice	Macquarie Towns Symphony Orchestra
2nd December	Dinner	* Nepean College of Advanced Education
3rd December	Meeting	* Parents Without Partners
4th December	Seminar	* Department of Public Works
4th December	Wedding	* Mr. Connors
4th December	Christmas Party	* R.A.A.F.
5th December	Christmas Party	* Hawkesbury District Band
5th December	Christmas Party	* R.A.A.F.
6th December	Concert	* Mr. R. Parker
7th December	Concert	* Mrs. Domars
8th December	Interviews	* A.C.I. Plastics
8th December	Presentation Supper	* Hawkesbury District Hospital
9th December	Auction	* Elders
11th December	Christmas Party	* Daruk School
12th December	Wedding	* Mrs. McMahon
12th December	Christmas Party	* Wentworthville Lions Club
13th December	Concert	* W. Gasson
14th December	Presentation Night	* Windsor Primary School
14th December	Presentation Night	* Oakville Primary School
15th December	Presentation Night	* I.Y.D.P.
17th December	Christmas Party	* Town & Country Concrete
18th December	Christmas Party	* Hawkesbury Shire Council
18th December	Christmas Party	* Mr. Gazal
19th December	Christmas Party	* A.C.I. Plastics
19th December	Christmas Party	* Coles Windsor
23rd December	Christmas Party	* Speedo Knitting Mills
8th January	Concert	* Jazz Society
16th January	Wedding	* Mr. Waller
16th January	Wedding	* Mr. McGubben
17th January	Wedding	* Mr. Ryan
23rd January	Wedding	* Mr. Rankin
23rd January	Wedding	* Mr. Thyrd
25th January	Concert	* Animal Welfare League
26th January	Dinner	* Hawkesbury Shire Council & Hawkesbury Historical Society
29th January	Bush Dance	* Hawkesbury Shire Council
30th January	Wedding	* Mr. Eason
30th January	Wedding	* Mr. Roche
		* Paying Functions.

4. STAFF EXAMINATION RESULTS. S1/8P

Advice has been received that the undermentioned employees have successfully completed the various stages in the Courses being undertaken by them :

Stewart Bates (Chief Rates Clerk) has completed 18 units; Barry Smith (Assistant to Accountant) 16 units; and Daryl Hagger (Creditors Clerk) 5 units - out of a total of 30 units, in the Bachelor of Business Degree Course at the Kuringai College of Advanced Education.

Brian Thompson (Revenue Clerk) has completed 13 units out of a total of 20 units at the Mitchell College of Advanced Education in Associate in Local Government Administration.

Bryan Hardman (Trainee Health Surveyor) has completed the final stage in Health and Building Surveying Associate Diploma Course at the Department of Technical and Further Education and is now qualified; and Craig Redfern (Trainee Health Surveyor) has completed his first year in this course.

It is pleasing to note the excellent results achieved by these members of Council's staff.

5. COUNCIL'S DEVELOPMENT PROJECTS - POSITION REPORT. S205-1

a) Council's Industrial Area - Windsor. 1982-05

It was originally intended that the development of this area would be carried out in three stages. However, in view of the strong demand and interest for allotments in the subdivision it is proposed to complete the work over a period of approximately 4½ months. This will involve some additional cost because of the need to import filling - over the longer period it was anticipated that filling would become available from other Council works. The cost of the development is estimated at \$893,000 which makes a total estimated all-up cost of \$1,373,000.

The President and I have had discussions with Agents who are involved in selling industrial areas and as a result the land has been listed with Agents at \$22.50 per square metre for allotments with an area between 2,000m² and 4,000m² and \$21.25 per square metre for allotments with an area of 4,000m² and above.

Already 17 allotments have been negotiated for sale by Agents or Council at a selling price of approximately \$1,109,500.

The estimated net return to Council on this development is approximately \$1,200,000. *Approx. net of Council to plan of subdivision.*

b) Sale of land at McGraths Hill & Killarney. S13/39

With the exception of Lot 6, which was withdrawn from sale for road access, all residential lots being sold by Council at McGraths Hill are under contract for sale. Only three of these are still to be settled. However, the six lots at the corner of Wolseley Road and Havelock Street, Killarney, have not been sold and in my opinion the price of \$23,500 for each allotment is too high. The land is at a contour of between 13.5 and 14 metres which will require the construction of a habitable floor level at 16 metres. Prices have been obtained from Agents in the area and the opinion has been given that the proper market value of the allotments is \$19,000 each.

The cost of development of this area amounts to \$16,000 and therefore the net return to Council for the sale of the allotments at \$19,000 each is \$98,000.

IT IS RECOMMENDED THAT these allotments be listed for sale at \$19,000 each and that Lot 6, McGraths Hill, be relisted for sale.

c) Glossodia Neighbourhood Shopping Centre. C51-7

The cost of this Centre according to preliminary estimates is approximately \$300,000. Up until now it has not been possible to submit a report to Council recommending the construction of the development because funds were not available. In view of the profit which will be made from

Council's industrial estate it is hoped that a report will be submitted to Council in approximately three months recommending the preparation of plans and specifications for public tender. It would be proposed that Council's Works Department (Building Trades) would submit a tender.

Constructing the Shopping Centre with revenue funds will ensure that the whole of the return from the leases will be available as a continuing return to the General Fund.

d) Wilberforce Shopping Centre. C51-8

Settlement has not yet taken place for the purchase of this land but after it is completed a report will be submitted to Council proposing the same procedure as in the case of the Glossodia Shopping Centre.

e) Hobartville Shopping Centre. C51-5

It is proposed to construct four additional shops and Council has resolved that the work be commenced when leases have been signed for two of the shops. The leases have been prepared and are in the process of being signed.

f) McGraths Hill Shopping Centre. C51-6

Mr.S.Gosis has a shop in the Centre but it has been closed for some considerable time and he has written asking if he can surrender the tenancy, and stating that the shop has a good potential but he has been unable to appoint a suitable Manager. He agrees that the unopened shop is a problem to the other shopkeepers in the Centre and asks if Council would let him know regarding the surrender of the key, payment of rental etc.

This shop has an area of 132m², and the question of dividing the shop into two has been considered, and although it would be desirable, the cost of providing another toilet to serve the new shop, suitable partitioning, and relocating the existing doors and providing new doors, is approximately \$12,000. It is felt that in view of the cost, action should not be taken at this stage to subdivide the shop and whether this will become necessary will depend upon the interest among prospective lessees.

It is also believed that Council should agree to the surrender of the tenancy subject to the existing tenant paying rental until such time as the shop has been relet.

IT IS RECOMMENDED THAT Mr.Gosis be advised that Council will agree to the surrender of the tenancy but not until the date of commencement of a new lease.

R.L.Rawson.
Shire Clerk.

SHIRE CLERK'S SUPPLEMENTARY REPORT.

ORDINARY MEETING - 9th FEBRUARY, 1982.

The President and Councillors.

Gentlemen :

1. SALE OF LAND TO McDONALDS. S13/28

Advice has been given to Council that discussions were taking place regarding the disposal of the area at the corner of Kable Street and Macquarie Street, Windsor to McDonalds for a restaurant. Unfortunately the discussions and/or negotiations had not been completed in time to submit this report with the business paper and therefore it has been necessary to make the report to the meeting as a late item.

A plan of the proposed development as prepared by Council's Planning Department and adopted by McDonalds is displayed on the noticeboard and a letter has been received from McDonalds stating that they are prepared to purchase this land for \$220,000 which includes the cost of land, parking contributions, approval fees, and the provision of all relevant services to within one metre of the site. The Company also states that if the proposal is acceptable to the Council and providing development approval is received by the end of March, they estimate that the building will commence in May/June and the restaurant will be operative by September.

The site under negotiation for \$150,000 with Windsor Municipal Council had an area of 530m² whereas the area of this site is 680m². This includes the areas required for driveway incorporating a take-away facility and landscaping. The parking area as now constructed provides for 141 spaces and with the extensions taking place this number will be increased to 160 spaces. However, with the disposal of the land to McDonalds, there would be a reduction of 29 spaces making a net total of 131 spaces.

The Windsor Chamber of Commerce has supported the establishment of a restaurant and considerable support has been received from citizens within the area. Earlier objections were principally concerned with the siting next door to the building owned by Mr. Ghantous and not with the proposal, whilst some objections were received in regard to the corner siting from adjoining owners. The necessary change in zoning has been gazetted and it is now necessary for Council to satisfy itself regarding price and the development application which will be submitted if the price is acceptable to Council.

The all-up cost for this parking area was \$362,801 which includes an estimate of \$35,000 for the extension now taking place. The disposal of portion of the area for a restaurant was adopted by Windsor Municipal Council to provide a facility within the commercial area and to reduce the considerable cost of the parking area.

Advice has been received regarding the value of the land and calculations have been made regarding the contributions for parking and towards Windsor Council's legal expenses. The latter contributions amount to \$71,000 and this therefore puts the land at a value of \$149,000.

IT IS RECOMMENDED THAT Council agree to the sale of the land for \$220,000, subject to the submission of a satisfactory development application, such sum to include all contributions and fees regarding the establishment of the restaurant.

R.L.Rawson
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 9th FEBRUARY 1982

The Shire Clerk,
WINDSOR.

1. GENERAL

Members of the staff have taken annual leave during January with the works programmed reduced accordingly. Repair and maintenance of plant has been undertaken by the mechanics to prepare equipment for the staff on return from leave.

2. BRIDGE CONSTRUCTION - TERRACE ROAD

The contractor has commenced work on the bridge over Redbank Creek.

3. CONSTRUCTION

March Street Richmond.

Construction of kerb and gutter, footpath paving and ancillary works, together with the placement of the asphaltic concrete surfacing on the road shoulders at the Bosworth Street intersection completes the reconstruction from West Market Street to Bosworth Street.

Plans for the section Bosworth Street to end of the residential area are being prepared for submission to the Department of Main Roads.

Campbell Street, North Richmond.

Pavement gravelling and preparation of the shoulder ready for sealing at the south-western corner of William Street.

Main Road 181, Webbs Creek - St Albans.

Work has commenced on reconstruction and gravelling of the pavement 5.5m - 6.5m from Webbs Creek Ferry to provide for the extension of the bitumen seal.

4. CAR PARK CONSTRUCTION

Macquarie Street. Kable Street - Fitzgerald Street.

Work has commenced on the extension of the car park to complete the area behind the Post Office Arcade.

5. MAINTENANCE

Main Road 519, Kurmond Road.

Work has commenced on the reconstruction, chainage 5.9 - 6.1km.

Patching, Gravelling, Grading.

West Portland Road; Freemans Reach Road; Gorricks Lane; Hibberts Lane; Terrace Road; East Kurrajong Road; Blaxlands Ridge Road; Castlereagh Road, Wilberforce; Derring Lane, Kurrajong; Greens Road, Lower Portland; Valley Ridges Road, Bilpin; Pitt Town Bottoms Road; Wolseley Road & Saunders Road, Oakville; Old Pitt Town Road; Scheyville Road; Yarramundi Lane; Old Stock Route Road; Brennans Dam Road; Old Hawkesbury Road; Railway Road South, Vineyard; and The Terrace, Windsor.

Attention to drainage Crowleys Lane, Tizzana Road, Macquarie Place, and Chestnut Drive, Glossodia.

Slashers have been busy attending to roadside growth including attention to the growth on Kurmond Road and Wire Lane.

6. FLOOD MITIGATION MAINTENANCE

Clearing of Currency Creek has been completed and work has now commenced on South Creek.

7. PARKS & GARDENS

Attention has been given to many of the parks and gardens in the Shire with mowers and staff busy attending to the continuing good summer growth.

Spraying of a number of insect infestations has been undertaken and trees replanted, where vandalised at Colbee Park.

The fence has been altered at Smith Park, Richmond.

Reconstruction of the tennis courts at Maraylya Park has continued with the hotmix surfacing undertaken.

8. OTHER ACTIVITIES

Construction of kerb and gutter, corner Terrace Road & Bells Line of Road, North Richmond, and provision of access to the new milk depot has been attended to.

Staff have attended to restoration of public utility openings including the trench through the South Windsor Commercial Area.

Erection of a number of direction signs was undertaken in the road signposting programme.

Construction of vehicular entrance as requested including work for the Housing Commission at South Windsor.

9. COUNCIL CHAMBERS EXTENSION

Installation of the windows has been completed, electrical works and installation of airconditioning is completed, ready for commissioning. The ceiling has been installed and the carpets should be down by the date of the meeting.

10. OTHER BUILDINGS

Brinsley Park.

Erection of the brickwork on the kiosk for the Little Athletics.

East Kurrajong Waste Depot.

Construction of the attendants office has commenced.

Maintenance work has been undertaken at: The Rest Centre; amenities blocks McMahons Park & Tamplin Field; Lower Portland Ferry Master's Cottage; Richmond Neighbourhood Centre; Kurrajong Bushfire Shed; Toilet Block, Paull's Car Park (vandal damage); and replacement of water service to kiosk McQuade Park.

11. SUBDIVISION DEVELOPMENT

Private Subdivision, Macquarie Road, Wilberforce.

Gravelling of the pavement has been completed with preparation of the pavement for sealing in progress. Installation of water mains is being carried out by the Metropolitan Water Sewerage & Drainage Board.

Crown Subdivision, Ham & Berger Road, Windsor.

The sewer reticulation is now ready for pressure testing.

Extension of Coobah Road.

Roadworks for extension of this road to provide for further development has been completed.

12. FLOOD MITIGATION (F84/6)

A deputation of the Flood Mitigation Executive was received by Senator Carrick, Minister for National Development and Energy on 2 December, 1981.

The purpose of the deputation was to seek support from the Minister for continuing an increased Government financial subsidy for a long term programme of flood mitigation construction works 1981-86.

The Minister advised that he was unable to provide an undertaking on the funding of the programme except on a year to year basis. However, the current \$35m water resources programme includes flood mitigation work and that an overview is in progress to determine a course of the action on water resources through to the year 2000.

The minister also advised that the priority of works within the subsidy programme are in most instances that priority as proposed by the State Government.

✓ IT IS RECOMMENDED THAT the information be received.

13. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

FILE S81/134. Applicant: Gary Antaw & Associates Pty Limited.
Owner: A M Phillis. Subdivision of Lot 2 DP 282482 Carters Road, Grose Vale, creating two allotments having areas of not less than 10ha.

FILE S81/128. Applicant: D P Bonnefin. Owner: D P Bonnefin.
Subdivision of Lots 4 & 5 DP 253697, Greens Road, Lower Portland, creating two allotments having areas of 7.09ha and 7.90ha.

FILE S81/137. Applicant: P S Graham & Associates. Owner: N Shepherd.
Subdivision of Part Portion 57 Parish of Currency, Shepherds Road, Glossodia, creating two allotments, having areas of 10ha and 13.47ha.

FILE S81/129. Applicant: P S Graham & Associates. Owner: D Munro.
Subdivision of Portion 509 Stannix Park Road, Wilberforce, creating six allotments having areas of 10ha each Lots 2-6, and Lot 1 11.6ha.

FILE S81/140. Applicant: P S Graham & Associates.
Owner: R G & F M Sedgman & M G Smith. Subdivision of Lot 3 DP 588042 Terrace Road, North Richmond, creating four allotments, two residential sized lots having areas of 3325m² and 3800m², public reserve and road widening.

FILE 202/15/80. Applicant & Owner: Cultivated Turf Pty Limited.
Subdivision of Part Portion 93 Parish of Wilberforce, Gorricks Lane, Freemans Reach, creating two new allotments having areas of 20ha approximately.

14. DE-SNAGGING - CURRENCY CREEK. (C49)

Council received a letter from Native Fish Australia, advising that this organisation is a national body of individual caring anglers whose objectives include the encouragement of propagation and conservation of Australian native fish in their natural environment and habitat, promoting scientific investigation and research assisting such bodies in research and assisting other fishing clubs and associations.

Expressing concern of Council's action in bulldozing the banks of the Currency Creek as the swamp is vital to the survival of bass.

Requesting Council to advise the above organisation of the following:

- "(a) Were local residents advised publicly that you would be carrying out the work?
- (b) Were the hundreds of anglers in your Shire consulted?
- (c) Were there environmental impact studies conducted and what were the answers! If any, we would appreciate a copy.
- (d) Were the Water Resources Commission, the Planning and Environment Department, State Pollution Control and the Fisheries Departments consulted? If so were their reports favourable? May we have copies?"

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

Since that time, minor tree lopping maintenance has been carried out on two occasions, once in 1970 and again in 1976.

The original work completed in 1965 had the concurrence of the Water Conservation and Irrigation Commission (now Water Resources Commission). An understanding existed whereby any flood mitigation works constructed under agreement between the Minister for Public Works and Council could be regarded as approved works by the Commission, thus not requiring licensing.

In recent years considerable growth had regenerated with large fallen trees and other debris causing severe channel blockages leading to retardation of post-flood flows, thus resulting in temporary unfavourable backwater buildup.

The full extent of this problem was witnessed during the months of March and April, 1981, when severe storm activity occurred throughout the district. The post-flooding problems associated with these events prompted the three main affected land holders to instigate some form of urgent remedial action through Council. The minister-approved 1981/82 Flood Mitigation Maintenance Programme included the de-snagging of Currency Creek as part of the approved works.

Council approved the de-snagging of Currency Creek in the 1981/82 Flood Mitigation Maintenance Programme. This programme was approved by the Minister on 29 October, 1981, and the work (now completed) commenced on Wednesday, 18 November, 1981.

IT IS RECOMMENDED THAT Native Fish Australia be informed that the flood mitigation works as carried out in Currency Creek are necessary for the provision of post-flood drainage of considerable holdings and such has previously been carried out at approximately five year intervals since 1965.

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 9/2/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received since 1st January, 1982. Applications received for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
21 (43)	New Dwellings	\$863 631	(\$1 759 515)
29 (27)	Additions to Dwellings	232 588	(191 926)
- (1)	Residential Flat Buildings	-	(50 000)
20 (29)	New Buildings other than Residential	401 637	(210 877)
2 (6)	Additions to Buildings Other than Residential	34 000	(168 500)
8 (15)	Swimming Pools	59 340	(111 233)
80 (121)		<u>\$1 591 196</u>	<u>(\$2 312 051)</u>

2. SCHOOL MEDICAL SERVICE - COUNCIL SCHEME. H103-6.

Free medical examination of school children outside the Metropolitan Area will be continued during 1982 and the programme includes the full examination of children commencing school during the year.

The medical examination of children under this scheme has been favourably received by parents generally.

During the period of school attendance children are exposed to situations and undergoing developmental changes which call for special supervision. The course of change may be influenced positively in the direction of improvement beyond an assumed average or negatively through the presence of disease or defect, physical or mental.

Preventative measures undertaken during the period of growth may have a beneficial effect throughout the life of the individual and may be more easily carried out than if deferred until growth is complete. It is essential that attention be given to physical fitness and efficiency, specific prevention against disease and balanced and adjusted social and emotional growth. Children require good health in order to learn effectively.

2.

Visual and hearing defects and other handicaps can make learning difficult. Education in health instruction means more than classroom exercise and planned formal instruction and health knowledge and health practices are acquired more easily and become a part of a child's equipment for living when they have been gained through real experience and personal care and community hygiene during school years.

The medical examination of school children carried out at periodic intervals is a highly valuable procedure and one of the most important functions of School Medical Service.

IT IS RECOMMENDED THAT the report be received.

3. VACATION PLAY CENTRES. C43/8.

Council in conjunction with the Department of Sport and Recreation conducted five play centres between the 4th and 29th January, 1982. Each of the centres was of two weeks duration and were held at Windsor, Richmond, Oakville, Glossodia and Kurrajong.

Advice will be forthcoming from the Department in due course on the actual enrolment and attendance figures however each of the centres appear to have been well supported and the supervisors in each case conducted well planned and enjoyable activities.

Although special emphasis was made in the pre-publicity of these centres to encourage handicapped children to attend it was noted that only a few handicapped children took part. Perhaps this aspect will improve in future.

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,
Shire Health & Building Surveyor.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 9TH FEBRUARY, 1982

The Shire Clerk,
WINDSOR.

1. PROPOSED PUMPING STATION - CATHERINE STREET, WINDSOR (S206, L1/67, A6/225

Council is referred to item 5 of the Shire Planner's report to the Development Committee and the Committee's recommendation that a further report giving consideration to the proposal of building a pumping station where the State Emergency Services building now stands, be submitted.

The land on which the State Emergency Services building presently stands in Catherine Street is a battle axed shaped lot and belongs to the Metropolitan Water Sewerage and Drainage Board. In 1972 the Board agreed to allow the Council to establish a building for emergency purposes on the subject land subject to a number of conditions. In 1980 the Board notified Council that it would require the possession of their land in order to establish a pumping station for the Freemans Reach/Glossodia water supply. There were subsequent discussions with the Board regarding a possible exchange of land, leaving the State Emergency Services building in its present location with the Board using adjacent land being acquired fronting Catherine Street.

In November 1980 the Board advised the Council that it was prepared to accept the alternative site in accordance with a layout plan then submitted indicating a building having dimensions of 7m x 15m. At its meeting on 10th February, 1981, Council resolved that the Metropolitan Water Sewerage and Drainage Board be advised that the Council was prepared to exchange land owned in Catherine Street, whereby the State Emergency Services building remained in its present site and the pumping station was established on the land acquired by Council fronting Catherine Street directly in front of the Emergency Services building.

Council is referred to the Shire Engineer/Controller's comments regarding the adequacy of the existing building/site in the Development Committee report.

The subject land fronts one of the old well-established residential streets of Windsor and is land well suited to medium density housing. It would be unfortunate for it to be utilised for a public utility installation when another suitable alternative was available. In addition, there are the enlarged functions of the State Emergency Services to be considered. The land is zoned Residential 2(a) and could be currently developed by the erection of a single dwelling although, considering the surrounding circumstances and services, it could be utilised for a well-designed medium density housing building.

Recommendation

1. That the Metropolitan Water Sewerage and Drainage Board be advised that Council favours an exchange of land in Catherine Street, Windsor, whereby the proposed pumping station for the Freemans Reach/Glossodia water supply is established on Lot Part 38 Catherine Street, Windsor - site of the present State Emergency Services building.
2. That the Board be requested to submit a development application for the proposed pumping station and associated development and authority be delegated to the Shire Clerk to approve such application.
3. That the State Emergency Services headquarters function be transferred to the old Council Chambers building in George Street, Windsor.

SHIRE PLANNER'S REPORT CONTD

- R.R./P. Deane ✓
4. That a design be prepared and advertised for comment proposing suitable medium density development of Lot B in F.P. 160842 Catherine Street, Windsor.
 2. PROPOSED SUBDIVISION OF LAND AT CLARENDON - RALVON STUD (A6-264, DA 761/81, DA 762/81, DA 763/81)

The Council is referred to two previous reports regarding the matter, and two meetings on 8th December, 1981 and 24th November, 1981.

The proposed subdivision of the property has been submitted in three separate stages as three separate applications. The first of these was approved by Council in December 1981 and this excised two lots from the Richmond Road frontage of the land. Stage 2 proposes the opening of a new road off Richmond Road and the creation of an additional five lots in the area between the railway and Richmond Road. Stage 3 proposes an extension of a new road across the railway line into the residue of the land of some 47ha and the creation of nine lots in this area.

The State Rail Authority has advised Council that it is not agreeable to the establishment of a public level crossing as proposed by P.S. Graham and Associates. Further, the Authority considers that a proposal submitted by Council for the upgrading of the level crossing with automatic flashing lights further to the west at Clarendon is a better arrangement. The Authority states that its policy is to reduce the number of railway crossings wherever practicable, particularly those involving public access.

Considering the future residential development of the area and the desirability of upgrading the railway, the matter of public level crossings should be an important consideration for Council.

The Department of Main Roads agreed to the opening of the proposed new road in a letter to Council dated 22nd September, 1981, following a direct approach to the Department by the applicant, P.S. Graham.

With respect to the State Rail Authority's decision, the Department of Main Roads has now replied as follows:

"I refer to your letter of 7th January, 1982 relating to the subject subdivision. The Department notes that the State Rail Authority does not agree to the crossing. My letter to Council of 22nd September, 1981 set out conditions which the Department requires concerning the junction of M.R. 184 (Richmond Road) with the proposed new access road as shown on Plan S7162 submitted by P.S. Graham & Associates on 15th September, 1981. This application did not contain details of a railway level crossing where this new road abutted the railway reserve. Your letter of 8th December, 1981 first brought to notice the proposal to have a new road across the railway, but it was not a consideration in my letter of 15th September, 1981 as suggested in your letter of 7th December, 1981 received in this office on 12th January, 1982.

The Department will not, however, object to the subdivision provided it is in accordance with Council's requirements for subdivision of non urban land, i.e. the frontage of any such allotment to a main or county road is not less than 200m and provided the requirements set out in my letter dated 22nd September, 1981 are complied with."

There are a total of seven lots to be created in accordance with the plans submitted in the area between the railway line and Richmond Road. This is only possible with the opening of the new road. Without this, only three lots could be created due to the frontage requirement along the main road. Due to the poor amenity of the lots, as a result of their location near, and noise from, the runway of the R.A.A.F. Base, main road and railway,

SHIRE PLANNER'S REPORT CONTD

only the minimum number of lots should be created. This point was discussed before the Assessor from the Land and Environment Court and he did not consider that Council would be successful in sustaining the argument at any subsequent appeal. As the applicant is most likely to continue the appeal and involve Council in considerable legal costs, it is not considered desirable to press the issue.

Recommendation

That development approval be granted to the Stage 2 subdivision application, being Application 761/81, for the creation of five non urban sized lots with a residue of approximately 47ha on the southern side of the railway line subject to the following conditions:

- 1.-9. Standard conditions (subdivision) 1, 2, 3, 4, 6, 8 (\$2000), 9 11 and 12.
10. The width of the accessway to the proposed Lot 2 being a minimum of 6m.
11. Submission of details indicating satisfactory legal access to the proposed Lot 8.
12. Provision of a turning circle at the end of the proposed new road to the satisfaction of Council's Engineer.

That the Stage 3 application, being 763/81, proposing the opening of a new road from Richmond Road incorporating a level crossing at the railway line and involving the creation of 16 lots be refused on the grounds that:

1. The State Rail Authority has refused permission to establish the public level crossing as proposed.
 2. The size and shape of the lots proposed to be established on the southern side of the railway line are undesirable.
 3. The proposed subdivision is not in the public interest.
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3. DEVELOPMENT APPLICATION. DA585/81, S81/94

APPLICANT: P.S. GRAHAM & ASSOCIATES
 OWNER: R. & B. WEATHERSTONE
 LAND & LOCATION: LOT 1 BUCKINGHAM STREET AND BOOTLES LANE, PITT
 TOWN, BEING LAND IN CONVEYANCE NO. 129, BOOK 2569
 ZONING: W.P.S. - NON URBAN 1(b)
 APPLICATION: SUBDIVISION INTO SIX (6) ALLOTMENTS EACH MORE THAN
 2 HA. IN AREA

Council at its meeting of 8th December, 1981 granted development consent for a five lot subdivision on the above land.

The applicant has made a further submission requesting a six lot subdivision.

The revised proposal is satisfactory each lot has sufficient area above R.L. 16m and are satisfactory in linear dimensions and shape. The proposed lot 3 does not comply with Council's code in that it has a 12m frontage whereas 20m is required however the reduced frontage is satisfactory due to the "fan" shape of the lot.

Lots 3-6 have additional access by right of way in times of flood to the Bootles Lane frontage through Lot 1. Lot 2 is to front Bootles Lane and has flood free access.

IT IS RECOMMENDED THAT approval be granted in accordance with the revised plan submitted and dated 22nd December, 1981 subject to:

- A. 1.-5. Standard conditions (subdivision) 2, 4, 8 \$1200, 9 and 12.
- 6. Creation of an easement for access 4m wide over Lot 1 in favour of lots 3-6, for use in time of flooding.
- B. 1.-5. Conditions of approval A(i), A(ii), A(iii), A(v) and B(i).
- 6. Half width road construction Bootles Lane adjacent to Lot 1 and 2 in accordance with Council's requirements for rural roads complete with a bitumen sealed surface complete with road widening as determined after consideration of the detailed engineering plans.

G.M. McCully,
Shire Planner.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9th FEBRUARY, 1982.

4. RESIDENTIAL RELEASE PROGRAMME - RURAL LAND POLICIES (P160/35)

Further to Council's submission to the Department of Environment and Planning of its Residential Release Programme and Rural Lands Policies, the Department of Environment and Planning have now advised as follows:

"I refer to my letter of 23rd December, 1981 and Council's report on a Release Strategy for Residential Development.

The January meeting of the Urban Development Committee considered a report by the Department of Environment and Planning on Council's Release Strategy and has asked for further information on its servicing implications to be provided by other Departments represented on the Committee.

I, therefore, regret that I will not be able to give Council a definite response to its proposals until after the Urban Development Committee has met again in early March and has then reported to the appropriate sub-committee of Cabinet.

The Department's report on Rural Fringe Areas, which is relevant to Council's strategy for Rural Residential Development, is also to be reconsidered by the Urban Development Committee in early March and so a response on that matter will also be delayed.

May I stress again how welcome Council's strategic approach to planning is. I hope you will appreciate that growth in the Hawkesbury Shire must be fitted into a regional context and that it is that consideration which has delayed our response to Council's strategies."

.....R.B. Smythe.

As indicated by the Department the reason for the delay in resolving the matters before them is the expanded consideration of Hawkesbury's role in the Western Sydney Region and its place in the major residential release programme.

Recommendation

That the information regarding the Residential Release Programme and Rural Land Policies be received.

