G. FALSON

Hawkesbury Shire Council
BUSINESS PAPER

13/7/82

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 13/7/82

SECTION A - LETTERS FOR ATTENTION

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

Requesting exclusive use of the ramp area for the running of the Joe Smith/Tony Ryan Memorial Weekend to be held on 11th and 12th September, 1982.

Also states that the Club is running a Charity day in aid of the Thorndale Centre, which is the Nepean district branch of the Sub-normal Children Welfare Association, on 25th July and inviting any Council member to attend and watch the days racing.

(S.E.: A full report is submitted to this meeting regarding the operation and utilisation of the facilities of the Peninsula and boat launching ramp and consideration of this request should be made in relation to consideration of that report in Item 17.)

A2. UPPER HAWKESBURY POWER BOAT CLUB - DRAG COMMITTEE. C51/2, A7/23

Requesting closure of the ramp area for the Winter National Drag Boat Titles to be held on 15th August, 1982. Advising that Grant Torrens will be appearing as the Club's guest and will be doing 2 speed ski runs as a "Practice Run for Australia -V- U.S.A. Challenge" to be held later in the year and hoping that Council will extend to him the best of luck in this challenge.

The Chamber of Commerce has expressed its approval and also requested that an annual procession be held which the Club has decided to do. The Club intends to hold the Grand Nationals the first weekend in March 1983 which will be the gala event of the year, commencing with a very large procession on the Saturday. Council's views on this event are sought.

30% of the gate profits will be extended to Council.

Also asking if a decision has been made on a date for Council's festival for 1983 as the Club would like to include a drag boat meeting in the calendar of events.

(S.E.: A full report is submitted to this meeting regarding the operation and utilisation of the facilities of the Peninsula and boat launching ramp and consideration of this request should be made in relation to consideration of that report in Item 17.)

S.C. - IT IS RECOMMENDED THAT approval be given for the procession on Saturday, 5th March, 1983; the Club be advised that the date for the 1983 Macquarie Towns Festival has not yet been determined and the closure of the ramp be considered in conjunction with the Shire Engineer's report.

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

Requesting early settlement of the purchase of Lot 101, corner Ironbark and Woodlands Drive - Woodlands Park Industrial Estate. An office block and factory is in the process of being built on the site and a substantial amount of capital has been outlayed on this project.

The company has financial assistance from the Department of Industrial Dvelopment and are now in a position to make a progress claim from the department to enable further progress of the project. However, the department requires the purchase of the land be settled prior to allowing the claim. The amount outstanding in respect of the purchase is $23,850.

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

IT IS RECOMMENDED THAT early settlement be agreed to.

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

Advising that the car parking situation at Richmond is heavily taxed during peak trading periods and insufficient car spaces have been designated for the 2 hour parking restriction leaving a considerable number of spaces available for all day parking.

Requesting that 2 hour restrictions be imposed throughout the subject car park to enable customers to park within reasonable proximity to the commercial area, thus ensuring the retention of competitive trading.

(S.C.: This matter is being dealt with in Item 17 of the Shire Clerk's Report to the Finance Committee.)

IT IS RECOMMENDED THAT Coles be advised of Council's decision.

A5. LIVERPOOL CITY COUNCIL - DRUG USAGE. H103.

Advising that the Council has resolved to call a Special Meeting and invite State Members of Parliament in the West and South-West area, representatives of Councils also in those areas, State Ministers, representatives of Church groups and community organisations, to prepare a case on drug usage and also for additional Police protection and that the Police and/or the Police Association be asked to prepare a report for consideration by that Special Meeting, and inviting Council to be represented.

S.C. - IT IS RECOMMENDED THAT Council be represented.

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

Advising that Rural Press Ltd. has bought all the shares in Hawkesbury Press Pty. Ltd. and asking Council to initiate action to enable the contracts for the purchase of land to be in the name of the parent company.

IT IS RECOMMENDED THAT the request be agreed to.

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

Advising that the Organisation has resolved to write to all member Councils urging that representations be made to the Premier, Treasurer, Minister for Roads and the relevant local Members of Parliament for the commitment of funds in the 1981/82 State Budget for the five year special roads programme, which was announced in December 1980 as part of the Western Sydney Transport Improvement Programme. As yet, no funding has been made available except for the Parramatta by-pass and County Road 5020, which were already committed and underway prior to the announcements of December, 1980.

Forwarding a copy of a letter received from the Minister for Roads on this issue, which states that funding for those works which are not the financial responsibility of the Department remains undecided and the preparation of a Cabinet Minute in order to resolve the issue has been arranged.

Suggesting that representations be made as soon as possible for the allocation of sufficient funds to commence this important programme.

(S.E. - The above correspondence is symptomatic of the competition for the diminishing dollar, even funding from the classified Main Roads system where funds normally provided for minor works (improvements) are being reallocated to major projects. Examples of minor work which are affected are Main Road No. 184 (Bells Line of Road) at Kurrajong Heights and Berambing both areas of high accident/casualty incidence. Similarly, sections of Main Road No. 503 (Singleton Road) have a high casualty accident history.

The rapid urbanisation of the western Sydney suburbs has given rise to very high traffic volumes flowing through residential roads, the construction and maintenance of which are the responsibility of the affected local government authority. Whilst some of these routes are an inherent part of the region transportation system, their status, insofar as funding is concerned, is exclusive to the main roads classification.

Voluminous submissions have been made by local government and motorist associations regarding the total inadequacy of road funding but the results appear to be on an ad hoc, fragmented and most unsatisfactory approach to the national, particularly the N.S.W., roads improvements. The request by W.S.R.O.C. for representation to the Premier, Treasurer, Minister for Roads and local M.P.'s should be supported and further, it is considered that representation should be made and continued with Federal M.P.'s for the establishment of a constructive National Roads programme.)

IT IS RECOMMENDED THAT:

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

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

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

"I would like to thank you and Mr. Rawson for attending the luncheonat Parliament House recently to hear the proposal for a major festival of the performing arts in Sydney's Greater West.

As I explained at the luncheon, the Premier, the Hon. Neville Wran, Q.C., M.P., has indicated the N.S.W. Government's support following the completion of the feasibility study by Anthony Steel & Associates. The Premier has also committed the Government, at this stage, to a financial contribution of $80,000.

I am sure you will agree that the response to my call for support from the representatives of the nine Councils from our region was overwhelming and I am particularly grateful for your offer of support on behalf of your Council.

The indication of financial contributions from Councils to the sum of $10,000 each (i.e. $5,000 now $5,000 early 1983) is greatly appreciated and fulfils the Premier's wish that Local Government should also contribute financially. Formal acknowledgement of your Council's contribution would be appreciated.

For your information I have enclosed copies of my letter to the Premier dated 24th July, 1981 and the feasibility study undertaken by Anthony Steel which was presented to the Premier early this year and resulted in the Premier's support for the festival.

May I also take this opportunity to remind you that it is essential that the administration of the festival be formalised immediately and the nomination of a person from your area who is qualified to serve on the Festival's administrative committee is required as soon as possible.

I am now confidently looking forward to a successful festival in October, 1983 and know that the mutual co-operation of the Councils in our region will ensure the success of the festival."

(S.C. - The meeting at Parliament House was convened by The Hon. R.J. Mulock, M.P., Minister for Education, and was attended by Councils in the Western Area of Sydney. It is understood that nine Councils were present and all pledged to contribute $10,000 to the Festival - $5,000 in 1982 and $5,000 in 1983. A detailed proposal for the Festival has already been prepared and submitted to the Minister, and the summary of these proposals has been submitted by the Minister to the Premier - copies of the proposal and the summary's form have been received. The Minister has also issued a press release stating that a major festival of the performing arts is to be staged in Sydney's Greater West in October, 1983.)

IT IS RECOMMENDED THAT the President's action in advising that Council would make a contribution of $10,000 towards the festival be endorsed, and the appointment of a person to the Administrative Committee be made by the Shire President and Shire Clerk.

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

Seeking support to the Minister to ensure that the following matters are given priority -

1. The Generalist Community Nurse Action Group be allocated to fill all previously existing positions.

2. Generalist Community Nurse Action Group be appointed to all new housing estates and existing semi-rural areas in the Hawkesbury local government area.

3. An ongoing training scheme to ensure adequate provision of G.C.N.'s to these and future areas.

(S.H.S.: Council has previously made representation to the Health Commission of New South Wales regarding the appointment of more community or district nurses to this area.)

IT IS RECOMMENDED THAT in view of the valuable service provided by these nurses, representation be made to the Minister for Health as requested.

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

Advising of amendments passed at the last general Association meeting and requesting Council's approval of same. The proposed amendments are as follows -

Addition CLAUSE 22 (d)

The assets and income of the Association shall be applied solely in furtherance of its objectives and no portion shall be distributed to its members except as bona fide compensation for services rendered or expenses incurred on behalf of the Association.

Addition CLAUSE 25 (A)

Any loans made to the Association must be repaid at an interest rate not greater than current Bank interest rates.

Addition CLAUSE 7 (1) (a)

That General meetings of the Association shall be held not less than twice per year, including the Annual General Meeting.

Addition CLAUSE 16 (c)

That no paid employee of the Association shall have voting rights on the Management Committee, nor be eligible for membership of the Association.

Addition CLAUSE 28 (c)

Upon dissolution of the Association, all relevant Government departments be notified, and in particular the Department of Youth and Community Services, Taxation Department and Department of Services.

(S.H.S.: Council will recall that at its Ordinary Meeting held on 11th May, 1982, approval was given to a change in the Constitution of this Association to enable it to receive exemption from sales tax. The Department of Taxation has now advised the Association that these amendments are also required.

All the proposed amendments are additional clauses which are intended to keep members informed of the activities of the Committee of Management and to tighten monetary controls.

No objection can be seen to the proposed amendments.)

IT IS RECOMMENDED THAT approval to amend the constitution as requested be given.

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

Advising that the Commonwealth has established a Steering Committee to oversee the preparation of a report on water resources needs and problems to the year 2000. The study will be undertaken by a study directorate in the Department of National Development and Energy, Canberra. Extending an invitation to submit relevant suggestions and comments in accordance with the terms of reference and guidelines for the submission, by Monday 19th July, 1982.

(S.E.: Investigations are currently in hand for the re-use of effluent from the Mulgrave Treatment Works and an aspect of the study into the National Water Resources should have due regard to the re-use of water, particularly where such contains high nutrient levels.)

(S.H.S.: It is believed to be very important for the proposed Steering Committee to address itself to the water quality and health issues associated with streams such as the Nepean/Hawkesbury River system where heavy population increases and development has occurred, particularly when coupled with dry conditions and resulting low flow and virtually nil dilution factors give rise to real and potential problems.)

IT IS RECOMMENDED THAT the Committee be made aware of the forthcoming report of the recent study of this river system which was carried out by the State Pollution Control Commission which should be published shortly for its perusal and serious consideration.

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

Stating that Stage 1 of their factory building on the abovementioned land will be complete within 7-10 days and that on completion of the building the company's operation will be transferred from the premises at Oakville to Woodlands Park.

This company has obtained approval of a loan from the Department of Industrial Development and Decentralisation to be secured against the subject property. The company has been able to reach the present stage of building without drawing on that loan but is now in need of funds to enable the purchase of plant and equipment, so that they may commence operations at Wilberforce. The Department will not advance the monies until such time as the company has title to the property and the second mortgage can be registered.

(S.C.: Settlement of the purchase of these properties will be in the form of a first mortgage to Council for $37,800, and in order for the building to be completed it is considered that settlement of the purchase should be allowed to take place.)

IT IS RECOMMENDED THAT early settlement take place.

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

Advising that the Club is prepared to construct mens and womens toilets as part of its present extensions, which will be entirely self-contained with no access to the Club. Stating that on Council making a lump sum payment of the cost of $18,810, the Club is prepared to grant a thirty year lease of the toilets at no further cost, and would undertake to secure the premises at night, with maintenance and cleaning carried out by Council.

(S.C. - Toilet facilities are urgently required in this area and it is believed that this is the most economic method of providing the facility.)

IT IS RECOMMENDED THAT the Council make a contribution of $18,810; enter into the 30 year lease at a nominal rental; and the Seal of Council be affixed to the document.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME. G95/2.

Forwarding a copy of a second list of the 1981/82 W.S.A.A.S. grants and advising that no further grants have been supplied to the Hawkesbury Shire under this programme and expressing appreciation of Council's participation in this scheme.

(S.C.: The first list of nine projects was reported to Council on 9th February, for grants to the Hawkesbury area under the 1981/82 W.S.A.A.S. programme. Council was unsuccessful in obtaining further grants in the second list.)

B2. GROSE WOLD PROGRESS ASSOCIATION - RATES. A7/18.

Referring to the latest rate increases and suggesting that with valuations going up Council should be reducing the rate in the dollar not raising it. Also suggesting that when next considering its estimates Council reverses its usual procedure, and could take the present total budget figure, reduce it by 10% then work back from that and further the formation of a rating committee to discuss Council's escalating budgets with local organisations before finalising the estimates.

B3. WINDSOR CHAMBER OF COMMERCE - TOURIST INFORMATION CENTRE. 815, A7/20.

Advising that in the Chamber's opinion, the most suitable location for the establishment of a Tourist Information Centre is adjacent to Windsor Road east of McGraths Hill as this is the "gateway" to the Historic Hawkesbury.

B4. LOWER PORTLAND CEMETERY COMMITTEE - LAWN MOWER. C41/2.

Thanking Council for its advice that it will be providing the Committee with a ride on mower and stating that this action is very much appreciated and the mower will be a tremendous aid in helping to upgrade the appearance of the Cemetery. Conveying sincere thanks to the members of Council, Mr. O'Grady and Mr. Sheridan for their courtesy and friendly attention.

B5. DEPARTMENT OF LOCAL GOVERNMENT AND DEPARTMENT OF LANDS - RATE PEGGING LEGISLATION. R186, C44/2.

Acknowledging receipt of Council's letter concerning a circular from the Local Government and Shires Association of N.S.W. on the question of rate pegging legislation. Advising that the Minister has arranged for the matter to be investigated.

B6. COMLEROY ROAD PUBLIC SCHOOL - ISSUE OF TREES. S196/6, C45/17.

Thanking Council for its advice regarding the issuing of trees to local schools and advising that in this Year of the Tree their school is hoping to play a major part of developing the conscience of future generations towards environmental awareness and to this end has implemented an innovative education programme ranging from agriculture and horticulture to the establishment of a native forest and nature trail together, spanning some one and a half acres.

B7. WINDSOR DISTRICT R.S.L. FISHING CLUB - HAWKESBURY RIVER SKIING. H100.

Supporting Council's opposition to Water Skiing upstream from the Windsor Bridge for the same reasons as explained by the Engineer in the Gazette 14/5/82. Stating that they consider that skiers are well catered for in other areas of the river, and will be writing to the Maritime Services Board protesting along similar lines.

B8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR - MANAGEMENT SERVICES DIVISION - 1982 ANNUAL REPORT. C44/2.

Forwarding 1982 Annual Report.

B9. DEPARTMENT OF SPORT AND RECREATION - REPORT - VACATION PLAY CENTRES - MAY 1982. C43/8.

Forwarding details of the vacation play centres conducted in the Shire during May. McMahons Park operated for the first week only, whilst Oakville and Glossodia were open in the second week only. Hobartville and Windsor South were open for both weeks. A total of 429 children enrolled in the Play Centres in the Hawkesbury area.

Average daily attendances:

McMahons Park	38
Oakville Primary School	30
Glossodia Community Hall	57
Hobartville Primary School	49
Windsor South Primary School	44

Advising that Council's representative, Marguarite Sander was found to be very co-operative and provided valuable back-up support to the Centres. Facilities at all Centres met the standards set down by the Department.

B10. MINISTER FOR LOCAL GOVERNMENT AND LANDS - REPORT OF THE TASK FORCE ON PERSONAL AND COMMUNITY SERVICES. C45.

Advising that the Premier has now given his approval to the release of the Report. A copy will be forwarded to Council in due course.

B11. DEPARTMENT OF SOCIAL SECURITY - FAMILY DAY CARE SCHEME. C43/6.

Forwarding telegram advising that a number of representations have been received from family day care schemes seeking interim financial assistance. Stating that while the Government will be examining in the context of the 1982/83 budget the level of on-going funding to be provided to family day care schemes, it has been decided as an interim measure to make available on a one-off basis a grant of $1,500 to each family day care scheme to assist in meeting equipment requirements and/or operating expenses.

B12. HAWKESBURY AGRICULTURAL COLLEGE, COLO HIGH SCHOOL, ST. MATTHEWS SCHOOL, HOBARTVILLE PRIMARY SCHOOL, RICHMOND PRIMARY SCHOOL, OAKVILLE PUBLIC SCHOOL - LERN. L125/4.

Expressing appreciation to Council for the services made available to them through the Local Educational Resources Network. Thanking Mr. Poulson and his staff for the efficient and personal services extended to their school.

B13. TREASURY OF NEW SOUTH WALES - SPECIAL LIBRARY GRANTS. L125/11.

Advising that a Special Library Grant has been allocated from the 1981/82 Budget for the year of $26,000, comprising of $21,000 as an individual grant and $5,000 as a co-operative grant with Bankstown Agricultural College for an oral history project, and prebilling a charge for the total amount.

Stating that in providing this financial assistance the Government expects that the Council will maintain at least the same level of provision from its own resources for library services as in the past.

(Librarian: A report will be submitted on this matter at a later date.)

B14. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE LIGHTING SUBSIDY SCHEMES. E74/2.

Advising that the application for subsidy in respect of the lighting of Londonderry Road and Paget Street, Richmond, from Windsor Road to Lennox Street has been approved at an annual rate of $1,588 commencing from 1st January, 1982 with an aggregate of $15,910 over a period of 10 years.

The annual subsidy has been computed as $5,302. Payments will be paid half-yearly with the first payment covering the period 1st January, 1982 to 30th June, 1982 ($795.50) being paid as soon as possible. Prospect County Council's contribution will be $17,212 over the ten year period.

B15. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE LIGHTING SUBSIDY SCHEMES. E74/2.

Advising that the application for subsidy in respect of the lighting of Pitt Town Road, McGrath's Hill, from Windsor Road to Baldeley Street has been approved at an annual rate of $1,682 commencing from 1st October, 1982 with an aggregate of $16,820 over a period of 10 years.

The annual subsidy has been computed as $5,606.50. Payments will be paid half-yearly with the first payment covering the period 1st October, 1981 to 31st December, 1981 ($420.50) being paid as soon as possible. Prospect County Council's contribution will therefore be $16,820 over the ten year period.

B16. PITT TOWN PROGRESS ASSOCIATION - TRAFFIC LIGHTS AT McGRATHS HILL. S65/164. T.C.

Thanking Council for its continued endeavours to expedite the installation of traffic lights at McGraths Hill, and expressing appreciation of the benefits of these lights and the improved, safer conditions at this intersection.

B17. LETTER FROM 11 SIGNATORIES - COLO WILDERNESS MOBILE RESOURCES UNIT. C95/3.

Expressing support for the Colo Wilderness Mobile Resources Unit, in particular Yvonne Pearsall and Julian May.

Requesting that the Unit and two workers are funded again so that the current excellent work can be continued.

(S.C. - The Minister has approved a variation to the grant received under V.S.A.A.S. for the salary of the Children's Services Worker of a further $3,900 to cover her salary to 30th September, 1982. However, this is an interim funding only and the question of recurrent funding for N.S.A.A.S. initiated projects is still being considered by the Government.

The current funding for the Mobile Resource Unit is due to expire in October of this year and representations have been made to the appropriate Government departments for continuation of the funding for this worthwhile service.)

B18. MR. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - CONTROL OF DEVELOPMENT ON DIGHTS HILL. 2083-12(W).

"Thank you for your further letter dated 17th June, 1982 in reply to my representations on behalf of Mrs. R.A. Sharpe in respect of control of development on Dights Hill.

As the comments of the letter express a view diametrically opposed to that which I have endeavoured to put to Council over some months, I was rather amused by the final sentence, which says:- 'Trusting this information is satisfactory to you and your constituents'.

It is of course entirely unsatisfactory. I fail to see however what more I can do to bring the point of contention to such a focus that our point of view is accepted by Council. May I merely point out that your admission that compensation may be significant substantiates the view that the zoning and protection provisions which we seek are also a matter of significance, and not the contrary, as seems to be the view of Council.

I find it sad that a Council which has done much to protect the historic heritage of our district has on this instance been content to lapse into the bad ways of the past."

(S.P.: The matter of increased development controls over the area of Dight's Hill has been considered by Council on numerous occasions, most recently in December 1981 when the Council did not support the preparation of a local environmental plan over adjoining land to "Mountain View" to restrict further development.

Mr. K. Rozzoli has written twice on behalf of Mrs. R.A. Sharpe during 1982. Council's reply of 17th June stated, in part, that the erection of one or more dwellings in the main area of concern would not compromise the setting of "Mountain View" and, in fact, this area had a fall away to the north to a level at least 3 metres lower than "Mountain View" itself; that one or more dwellings sited at the rear of "Mountain View" would be barely visible, if at all, from its frontage to Inalls Lane and that there was the possibility of Council being involved in compensation. Further, that it was not considered that the erection of homes in the Hooker Estate had adversely affected the escarpment of the flood plain, nor was it considered that the development to the rear of "Mountain View" would affect its curtilage in the same way as the development in the vicinity of Hobartville's driveway. For those reasons, it was considered inappropriate to implement any further controls.)

B19. MINISTER FOR HOME AFFAIRS AND ENVIRONMENT - PUBLIC AWARENESS CAMPAIGN ON NATURE CONSERVATION. P182, N140.

Stating that the Government has launched a "public awareness" campaign on nature conservation to encourage and educate Australians to protect and conserve their natural environment. The campaign commenced on 31st May and will run for two months.

B20. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANT FUNDS 1981/82. G95/11.

Advising that under the category of Co-operative Projects, Council received a grant of $5,000 for the development of the Co-operative Oral History Project with Hawkesbury Agricultural College, and it should be noted that this allocation is conditional on the project being developed in association with Ms. B. Berzine, Mitchell Librarian, State Library of N.S.W., who has considerable expertise in the design of oral history programmes. Stating that the other two projects put forward did not receive approval, and funds for these might more appropriately be sought through the Education Department.

(Librarian - The two projects that did not receive funding were:

(a) co-operative project with Schools of the area to encourage community access and use of the library by the reluctant reader; and

(b) purchase of micro-computer to further encourage co-operation between the public library and schools in the area.)

B21. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - MEETING OF 7TH JUNE, 1982. A5, M275.

Thanking Council for its continued support and hospitality during the meeting held in the Cultural Centre on 7th June, 1982, which was attended by the State Minister for Health as well as members of the Western Sydney Regional Organisation of Councils and Hawkesbury Shire Council. Stating that the video show, refreshments and supper provided by Hawkesbury Shire Council were all excellent.

B22. WHEELBARROW LODGE - RIDINGS. C59/8.

"Thank you for your letter of June 10, 1982 C59/8/MP regarding the matter of ridings.

The result was entirely predictable and part of a carefully calculated program to produce this further decision.

I am somewhat surprised that you should attempt to impress me with the shallow argument that you have put forward in paragraph 3 of your letter. Council are entitled to the opinion that its sectional interests would be seriously impaired by a division into ridings.

You may be assured that I will not allow this matter to rest where it is, however please indicate urgently what action was taken to implement paragraph 2 of your letter 47/4/MoO of June 10, 1981."

(S.C.: Council resolved at the meeting on 13th October, 1981, that no action be taken to institute proceedings to introduce ridings at this time but the matter be reviewed again in six (6) months. The matter was again considered at the meeting on 8th June, 1982, when it was resolved that no further action be taken. Mr. Tomkins, in the last paragraph of his letter, is referring to public participation in any proposal to divide the area into ridings.)

B23. DEPARTMENT OF MAIN ROADS - APPOINTMENT OF CHIEF ENGINEER (SERVICES). M130.

From the Divisional Engineer, K.M. Robinson, advising that he has been appointed as Chief Engineer (Services), and will take up the position on 12th July, 1982. Expressing sincere appreciation for the assistance and support received from Councillors and members of staff over the past two years.

(S.C. - A letter of appreciation has been forwarded.)

B24. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - TREES IN THE VICINTY OF OVERHEAD POWER LINES. C44/2.

Referring to proposed standard arrangements for lopping, trimming and planting of trees in the vicinity of overhead power lines, and advising that the Energy Authority has been asked to advise concerning the stage reached in relation to any such proposals. Stating that the Associations have a long standing policy in relation to this, and in general arrangements should be a matter for discussion and agreement between the respective constituent councils and county councils, but where advice is sought it should be on the basis that:

(a) trees not planted by or with the concurrence of the constituent council may be removed and/or lopped by the county council at its own expense, after giving notice to the relevant constituent council;

(b) where a constituent council plants or concurs in the planting of trees after the installation of power lines, it should, at the request of the county council, remove or lop such trees at its own expense; where however, trees were planted prior to the installation of power lines, the cost should be met by the county council, the work to be done where so desired by the constituent council.

Advising that Councils will be kept informed regarding any developments.

(S.E. - This policy was adopted by this Council.)

B25. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 154 - MACQUARIE STREET, WINDSOR - RECONSTRUCTION AT RAILWAY OVERBRIDGE. R185/1.

Forwarding copies of the Department's plans for the reconstruction at the railway overbridge in Macquarie Street, Windsor; requesting Council to forward detailed plans showing any adjustments necessary to Council's water or sewer mains, and an itemised estimate of cost for any adjustments showing the apportionment of amounts between Council and this Department, and advising that the Department wishes to commence construction at the end of September, 1982.

B26. NATIONAL ADVISORY COUNCIL FOR THE HANDICAPPED - BROCHURE. C45/9.

Forwarding copies of a brochure titled "Disability and Your Community".

B27. ORGANISATION FOR ABORIGINAL UNITY - NATIONAL ABORIGINES DAY. C45.

Forwarding an Aboriginal Flag as requested by Council, to be flown on National Aborigines Day, Friday, 9th July, 1982. Thanking Council for its decision to fly the flag, and stating that at a time when Aboriginal people are striving for social justice and Aboriginal land rights in this State and throughout Australia, the flying of the flag is a welcome recognition of the struggle for Aboriginal rights in this country.

B28. LAND BOARD OFFICE - NOTIFICATION UNDER PUBLIC ROADS ACT, 1902. 665-2003-2.

Forwarding copy of Gazettal Resumption Notice of Lot 1 & 2 Terrace Road, Parish of Currency, County of Cook, Portion 124, D.P. 43734, for road purposes.

B29. MR. A.J. MESSNER, M.P., MINISTER ASSISTING THE TREASURER - SALES TAX ON BOOKS. T215.

Referring to representations by Mr. Cadman, M.P. on behalf of Council concerning the imposition of sales tax on books and the proposed amendments of the refund provisions of the Sales Tax Regulations. Advising that the legislation to give effect to the proposals has been rejected by the Senate and the 2.5% sales tax will not now be levied as intended.

B30. UNITED NATIONS ASSOCIATION OF AUSTRALIA - YEAR OF THE TREE. C45/17.

Expressing appreciation for Council's donation of $200, which is gratefully received by the Year of the Tree Committee.

B31. DEPARTMENT OF MAIN ROADS, N.S.W. - APPOINTMENT OF DEPUTY COMMISSIONER FOR MAIN ROADS. C44/4.

Advising that Mr. J.C. Crowe, B.E., M.Eng. Sc., M.I.E. Aust., was appointed Deputy Commissioner for Main Roads on and from 15th June, 1982.

(S.C. - A letter of congratulations has been forwarded.)

B32. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - NUMBERING OF PREMISES. C44/1.

Advising that the Board of Fire Commissioners has written to them concerning the difficulty experienced by emergency services in locating premises to which they are called due to numbers being indistinct, obscured or missing, and this has been responsible for a great deal of inconvenience and on occasions has resulted in serious consequences in cases of medical or other emergency. Suggesting that Councils ensure that houses and other properties within the area are easily identifiable pursuant to Section 249B of the Local Government Act.

(S.H.S.: This is an important matter and residents should be encouraged to prominently display street numbers on their premises where these have been allocated. There are still many areas of the Shire where street numbers have not been allocated and this will be progressively carried out as soon as possible.)

B33. HERITAGE WEEK COMMITTEE - HERITAGE WEEK, 1983. C40/8.

Inviting Council to participate in Heritage Week, 1983, which is being held in April. Suggesting that community interest be stimulated by holding displays, exhibitions and special functions related to the special historic or environmental links in the area, and stating that ideas and suggestions would be welcomed.

(T.P.O. - At its meeting of 6th July, the Hawkesbury Shire Tourism Committee resolved that letters be sent to all participants of Heritage Week for 1982, and other organisations who might wish to participate in the future, encouraging participation and early planning. Heritage Week in 1983 will be held from 10-17th April.)

B34. CAPTAIN D.R.C.S. FOX, A.M., R.A.N., H.M.A.S. NIRIMBA, QUAKERS HILL. A5.

Expressing appreciation for Council's congratulations and kind thoughts on his recent award of the Medal of the Order of Australia.

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

Advising in their report on the above properties the Valuers note the details of the planning scheme, the results of a random car parking survey, the approach by Coles to Council, their engagement of a real estate agent to approach landowners, the report of the Planning Department in April, the valuation base of Business 3(a) for the area and that Council would need to purchase both properties for the amounts required being $150,000 which in the circumstances outlined above is fair and reasonable, on the basis of an unencumbered fee simple interest, with vacant possession.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 29th June, 1982 commencing at 12.20 p.m.

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

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

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

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 R186-5)

CORRESPONDENT: COUNTRY WOMENS ASSOCIATION OF N.S.W. - KURRAJONG HEIGHTS BRANCH

SUBJECT: DONATION OF RATES

Requesting a donation of $131.25 being payment of 1982 rates as they are a community service whose profits are put back into helping the community.

S.C. REPORT

Provision has been made for a donation in 1982.

Recommendation

A donation of $131.25 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C51/32) (D64)

CORRESPONDENT: THE HAWKESBURY DISTRICT BAND

SUBJECT: UNIFORMS AND WEEK LONG MUSIC CAMP FOR BAND MEMBERS

Advising of the Band's continuing success and requesting financial assistance towards:-

1. The cost of transport, tutorial fees, etc., for a week long music camp during the August/September school holidays in excess of $2,000; and

2. The purchase of uniforms for new Band members at a cost of over $1,500.

S.C. REPORT

It is pleasing to note the continuing success of this Band. Council has made provision for a donation of $2,000 in the 1982 Estimates.

Recommendation

A donation of $2,000 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 921/10/11/12)

CORRESPONDENT: STATE BANK - WINDSOR BRANCH

SUBJECT: SALE OF LOTS 10, 11 AND 12 WOODLANDS PARK INDUSTRIAL ESTATE

Advising that their customer A. S. Wheeler Pty. Ltd. have been granted finance in order to assist in the erection of a factory on the above property and asking Council to agree to the registration of a third mortgage on completion of the purchase from Council.

S.C. REPORT

When the sale has been completed, the properties will be subject to a first mortgage to Council, a second mortgage to the Department of Industrial Development and Decentralisation and as the State Bank require security for their advance, Council's consent to a registered third mortgage is required.

Recommendation

Approval be granted to the registration of a third mortgage.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File D64)

CORRESPONDENT: THE XII COMMONWEALTH GAMES AUSTRALIA (1982) FOUNDATION LIMITED

SUBJECT: FUND RAISING CAMPAIGN FOR THE QUEEN ELIZABETH II JUBILEE SPORTS CENTRE FOR THE XII COMMONWEALTH GAMES

Advising that the Commonwealth Games Federation has unanimously decided that all Commonwealth nations will attend the XII Commonwealth Games in Brisbane on September 30, 1982.

Requests Council to participate in a promotion and fund raising campaign involving the main Games venue (the Queen Elizabeth II Jubilee Sports Centre). The venue has been subdivided into 2,000 'lots', each one being on sale for $100.

Donors purchasing a 'lot' will be provided with a copy of the aerial photograph depicting their 'lot' and a special Imitation Deed of Land Entitlement over the 'lot' signed by the Lord Mayor of Brisbane and the Chairman of the XII Commonwealth Games Foundation, and stamped with the Commonwealth Games Seal. The photograph is 30" x 40" and the deed is 8" x 12", both suitable for framing.

A large scale reproduction of the overall aerial photograph, plus an alphabetical list of donors will be prominently displayed in the Commonwealth Games Bar at the Q.E. II during the Games, from September 30 to October 3, 1982.

S.C. REPORT

It is felt that Council should support the XII Commonwealth Games of Australia, and that a donation of $100 be made.

Recommendation

A donation of $100 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R186/5)

CORRESPONDENT: FREEMANS REACH SCHOOL OF ARTS

SUBJECT: DONATION OF RATES

Requesting exemption from payment of rates on the Freemans Reach School of Arts Hall, Blacktown Road, Freemans Reach. Stating that the public has use of the toilets, which are cleaned by their members, and the School of Arts buys water for the tank during dry periods.

S.C. REPORT

Provision has been made in the 1982 Estimates for a donation equivalent to the amount of the 1982 rates.

Recommendation

Council pay the rates of $332.98 as a donation to the Freemans Reach School of Arts.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File D64, S197/5)

CORRESPONDENT: RICHMOND LITERARY INSTITUTE

SUBJECT: FINANCIAL ASSISTANCE

Stating that many groups are not aware of the availability of the Richmond School of Arts as a community owned facility for their use, and in order that this community asset is not underutilised the Committee requests Council's assistance to disseminate information about the School of Arts' availability to community groups in the district. Advising that the cost of printing and postal distribution of the information pamphlet is estimated at $510.00. The Committee made an unsuccessful submission to the Department of Youth and Community Services for the funding.

S.C. REPORT

It is felt that the promotion of the activities of the Literary Institute is a management activity and the production of information pamphlets is a cost resulting from that management decision. As there is no realisable cost benefit to Council it is difficult to justify making a donation.

Recommendation

Council advise the Richmond Literary Institute that it is felt the promotion of the activities of the Institute is a management activity and that Council is unable to provide a donation towards their information pamphlet.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625-20)

CORRESPONDENT: FREEMANS REACH TENNIS CLUB

SUBJECT: CHANGE OF OFFICE BEARERS AND FEES AND CHARGES OF 527 COMMITTEE

Advising that the following were elected to the Freemans Reach Tennis Club 527 Committee:

President	- Mrs. J. Earle, 160 Kurmond Road, Freemans Reach
Vice Presidents	- Mrs. C. Cuncliffe, 17 Dorothy Street, Freemans Reach
	- Mrs. C. Bateson, Reserve Road, Freemans Reach
Secretary	- O. Earle, 160 Kurmond Road, Freemans Reach
Treasurer	- P. Griffiths, 299 Macquarie Street, South Windsor
Committee Members	- R. Hair, Reserve Road, Freemans Reach
	- Mrs. J. Garniss, Silks Road, Kurmond
	- K. Northey, 292 Nightingale Square, Glossodia

Requesting appointment of all of the above as the 527 Committee and Council's approval to the following fees and charges:

Adult Membership	$5.00 ($1.00 increase)
Junior Membership	$1.00 (under 17)
Visitors	$1.00 each per day
Court Hire	$2.00 per hour (daytime)

Advising that the Committee has decided to accept Council's offer regarding the lighting of the courts, and requesting details of the proposal to be made available for comment prior to letting of any contract for the work.

S.C. Recommendation

The fees and charges as recommended by the 527 Committee be adopted, and the elected office bearers be appointed to the 527 Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File P177/2)

CORRESPONDENT: WISEMANS FERRY CHAMBER OF COMMERCE

SUBJECT: POLLUTION LEVELS OF HAWKESBURY RIVER

Stating that they would like to encourage Council to continue to press for pump out facilities for Cruiser and House Boats between Windsor and Brooklyn, and are vitally concerned as to the long term effects on the river. It is their view that immediate steps should be taken to stop the treatment works effluent water, industrial waste and other types of pollution from running into the Hawkesbury River. Requesting Council to consider the following:

(a) A Committee be formed jointly to be known as "The Hawkesbury River Advisory Authority Steering Committee".

(b) The Committee consist of representatives of each of the Councils adjoining the river, as well as 7 or 8 other interested groups, i.e. Wisemans Ferry Chamber of Commerce, Windsor Chamber of Commerce, Park Owner Proprietors, Australian Bass Fishing Club, Dr. Harry Recher of the Australian Museum, and three others

(c) Council to act as Secretariat and venue for meetings.

S.H.S. REPORT

There is no doubt that the matter of water quality of the Nepean/Hawkesbury River system raised by the Chamber is a most important one, and I am sure Council shares the concern expressed.

It is believed that the most appropriate and expeditious way for Council to act in this matter is, subject to the participation of the State Pollution Control Commission and the Health Commission of New South Wales, to convene a meeting of representatives of the Councils affected to hear and consider reports from both authorities regarding the condition of the river and to determine the steps required to be taken to effect necessary improvements.

The local authorities involved are Camden, Penrith, Blue Mountains, Blacktown, Baulkham Hills, Hornsby, Gosford and Hawkesbury, and it is suggested that the Mayor or President, together with the Engineer and Health Surveyor of each of these authorities would be the appropriate representatives.

It is strongly believed that this matter must be considered objectively, utilising the best advice and resources available in order that appropriate conclusions may be reached, and well advised and properly researched solutions may be found.

Recommendation

An approach be made to each of the Council's adjoining the river with a view to a meeting being convened as soon as possible of representatives of the above, to hear and consider reports from the State Pollution Control Commission and the Health Commission of New South Wales regarding condition of the river and determine steps required to be taken to effect necessary improvements.

COMMITTEE'S RECOMMENDATION

AN APPROACH BE made to each of the Council's adjoining the river with a view to a meeting being convened as soon as possible of representatives of the above to hear and consider reports from the State Pollution Control Commission and the Health Commission of New South Wales regarding condition of the river and determine steps required to be taken to effect necessary improvements, and a letter be forwarded to the Joint Councils' River Advisory Committee inviting the Committee to be represented.

ITEM 9: (File 625-136)

CORRESPONDENT: WOODLANDS PARK RESERVE MANAGEMENT COMMITTEE

SUBJECT: CHANGE OF OFFICE BEARERS AND FEES AND CHARGES FOR 527 COMMITTEE

Advising that at the Annual General Meeting held on 15th March, 1982 the following positions of the 527 Committee were filled:

Chairman	Mr. T. Fowler
Secretary	Mr. C. Brown
Treasurer	Mr. C. Juleff
Committee Members	Mesdames H. Kenny, R. Byrnes, Messrs G. Matherson, A. Lindo and T. Brill

Stating that the Charges for Hire of the Complex were reviewed and are as follows:

A. Fees for use of turf wicket, excluding normal competition matches - $45, of which $30 is to go to the Club preparing the wicket, and $15 to the Park Committee.

B. Hawkesbury District Cricket Association be charged $200 for use of the concrete wicket and field for normal seasonal competition use.

C. Hire of soccer fields for the season $125 overall.

D. Fees for use of complex by Primary Schools, $10 per year, excluding carnivals, functions, to be charged $10 each.

E. Koala Tennis Court Hire - $1.50 per hour.

F. Tennis Club Membership Fees - Annually - $2.50 per child, $5.50 per adult.

G. Hire of complete complex - $25 per day.

S.C. Recommendation

The fees and charges as recommended by the 527 Committee be adopted, and the elected office bearers be appointed to the 527 Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LETTERS SUBMITTED FOR INFORMATION

It is recommended that the letters in this section be received and appropriate replies forwarded where necessary.

1. SHIRES ASSOCIATION OF NEW SOUTH WALES - REGRADING OF CHIEF LIBRARIAN. S205/26.

Referring to Council's application for regrading of Council in respect of the Chief Librarian, and advising that following an inspection of the library operations by the Committee of Review, the Committee resolved to regrade Council's library to a Grade 6 operative on and from 1 April, 1982. Advising that the Association will apply to formally vary the award.

(S.C. - This will result in a cost to Council of $1,232.40 per annum.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1 : (File C51/15A)

SUBJECT : LEASE OF "TOXANA" WINDSOR STREET, RICHMOND TO AUSTRALIAN ELECTORAL OFFICE.

The Australian Electoral Office currently leases from Council, the ground floor of "Toxana" Windsor Street, Richmond, and as the three (3) year lease expired on 22nd April, 1982, the Department of Administrative Services acting on behalf of the Australian Electoral Office have advised Council of their desire to take up the three (3) year option as provided in the original lease.

The original lease in 1979 provided that the rental would be $9,000 per annum ($27,000 for 3 years) and represented a rate of $7.50 per square foot. As a result of negotiations, the proposed lease provides that rental will be $14,283 per annum ($42,849 for 3 years) and represents a figure of $11.85 per square foot.

Recommendation

The rental of $14,283 per annum be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (Files S205-18, S1/8P)

SUBJECT : TELEPHONE ACCOUNTS.

The Shire Planner and Deputy Shire Planner are required to use their telephones for official calls and it is felt that Council's policy for payment of accounts should extend to these Officers - the Shire Planner's account being paid in full and the telephone rental being paid in the case of the Deputy Shire Planner.

Recommendation

The telephone account policy apply to the Shire Planner and the Deputy Shire Planner - the Shire Planner's account being paid in full and the telephone rental being paid in the case of the Deputy Shire Planner.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3 : (File C51/23)

SUBJECT : HAWKESBURY DISTRICT TENNIS ASSOCIATION - PROPOSED PRO-SHOP/CANTEEN.

The Hawkesbury District Tennis Association proposes with Council's concurrence to establish a pro-shop/canteen within the existing clubrooms at the tennis complex Windsor Street, Richmond. The proposal requires alterations to the building layout by provision of a counter and roller shutters in order to accommodate this facility.

The agreement as submitted, provides that the resident coach be given first priority to run a pro-shop/canteen which will be open seven days a week between 9.00 a.m. and 8.30 p.m. and during all competitions and tournaments.

The purpose of the pro-shop/canteen being the collection and receipting of all hire and registration fees with the operator being paid a weekly retainer of $50 as well as 25% of all court hire fees. The operator of the pro-shop shall also be responsible for keeping the Clubhouse clean and tidy and maintaining the grounds in an acceptable condition.

The Hawkesbury District Tennis Association pays Council $2,000 per annum towards the rent of the tennis courts and by establishing a pro-shop/canteen, the Management Committee are of the opinion that this operation will greatly assist the Association in meeting its commitment to Council and will provide better management of the complex.

Under the terms of the lease with Council, the Association must obtain approval for alterations. The Engineer raises no objections.

Recommendation

Council concur with the proposal providing the agreement does not conflict with the terms of the lease between Council and the Association.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4 : (File [illegible]/259)

SUBJECT : ACQUISITION OF "THE SPEEDWAY", ARGYLE STREET, WINDSOR.

This property is owned by the Windsor R.S.L., and discussions have taken place with representatives regarding the purchase by Council. Council's valuation on 6th March, 1981 was $[illegible]. The R.S.L.'s valuation on 24th August, 1981 was $132,000.

Alcorn Lupton Nicholson for Council and Realty Appraisals Pty. Ltd. for the R.S.L. were asked to have discussions regarding the valuations and subsequent to the meeting of the Valuers, Alcorn Lupton Nicholson forwarded a long report on 3rd December, 1981, advising that it would not be unreasonable for Council to purchase at an amount up to $75,000 subject to final survey of the area to be acquired.

The Valuer for the R.S.L. has indicated that his clients are not prepared to accept this figure and Alcorn Lupton Nicholson have advised that they believe that a further conference with the other valuer would not serve any purpose.

In view of the substantial difference between both valuations and the fact that the discussions have not been conclusive, it is felt that Council should now make a formal offer of $75,000 to the Windsor R.S.L.

Recommendation

The Windsor R.S.L. be advised that Council is prepared to purchase The Speedway, Argyle Street, Windsor, for $75,000 subject to survey of the area to be acquired.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5 : (File A6/251)

SUBJECT : WIDENING OF PART OF COMMERCIAL ROAD, VINEYARD.

An area of 1934m^2 was resumed on 12th February, 1982 and Mrs. F.R. Godfrey has lodged a claim for $2,500.

Recommendation

The amount of $2,500 be offered and the Seal of Council be affixed to all documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6 : (File 665/2309/2)

SUBJECT : RESUMPTION OF LOTS 12 AND 13, D.P. 42750 - WEST PORTLAND ROAD, LOWER PORTLAND FOR ROAD WIDENING.

The above properties were resumed on 25 September 1981 from Professor H. Messell for road widening purposes.

The matter of compensation was to have been considered by a Local Land Board hearing, however as a result of a meeting between all parties, it has been agreed that compensation arising out of the resumption be $2,000. The owner had claimed $10,000.

The Valuer confirms that the sum of $2,000 is reasonable and suggests settlement in this amount.

Recommendation

The sum of $2,000 be offered to Professor H. Messell as compensation and the Seal of Council be affixed to all documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7 : (File 807)

SUBJECT : LOT 110, CORNER PALMER & GEORGE STREETS, WINDSOR.

This property is a parcel of approximately half an acre and adjoins land either owned or being acquired by Council for inclusion in the overall recreation complex on The Peninsula.

In its present state, the property is heavily overgrown with weeds, trees and part of an old building and generally detracts from the works that Council has undertaken in the adjoining area.

Correspondence and discussions for the purchase of this land have taken place over many years but it has not been possible to reach agreement.

At the Ordinary Meeting on 8th December, 1981 it was resolved that a further letter be forwarded to the owner advising that Council is prepared to purchase the property and that the price be the matter of negotiation between the Shire President, the Shire Clerk and the owner. No reply has been received.

In the circumstances it would appear that acquisition can now only proceed by resumption.

Recommendation

Notice of Intention to resume be served on the owner of Lot 110, Corner Palmer and George Streets, Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8 : (File 665/369)

SUBJECT : RAILWAY LAND ADJOINING WINDSOR RAILWAY STATION.

Advice has now been received by Council that the State Rail Authority has finalised its investigation of Council's proposal to incorporate the above land within the adjacent reserve.

The Authority is not prepared to sell the land, however is prepared to grant Council a yearly tenancy on the basis that the land is used for beautification and reserve purposes. Rental would be $150 per annum plus all outgoings being Council's responsibility.

A condition of the tenancy is that a sign will be erected by Council indicating that the land was made available for community use by the State Rail Authority of New South Wales.

The parcel of land has an area of 1487m^2 and adjoins the railway line at the South Windsor underpass. The land is in an unkempt state with Council's request to purchase emanating from the State Rail Authority being continually asked to maintain the area. Council will now maintain the area. It is felt that the value of the land would be negligible because it forms part of the bank of the railway line. The request to pay a rental and erect a sign is unreasonable.

Recommendation

The Authority be advised that Council is prepared to agree to a lease on a nominal rental only and without the condition that a sign be erected.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 812)

SUBJECT: PROPOSED PURCHASE OF 27 CHURCH ROAD, WILBERFORCE - A.B. SHERIDAN

Mr. A.B. Sheridan, Deputy Health and Building Surveyor, has written asking if he could purchase the house in which he lives and it was resolved by Council to obtain a valuation. The valuation is $55,000.

Recommendation

The property be sold and the Seal of Council be affixed to all documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 511(C)

SUBJECT: LEASE OF COUNCIL LAND - PART LOTS 1, 2, 3 AND 4, D.P. 22500 BELLS LINE OF ROAD, KURRAJONG

An agreement made in 1973 for a period of five years between Colo Shire Council and Mobil Oil Australia Limited provided that the Council would lease to the Company certain lands that were resumed by the Department of Main Roads for road widening purposes. The lease was occasioned as a result of the awning of the service station now encroaching over the road reservation and the vesting of the road in Colo Shire Council. No roadworks have been undertaken on the land and the owners of the Service Station, now C.H. & D. Holman, request Council to grant a further lease. The matter has been overlooked by all parties since the date of termination of the prior lease.

Recommendation

(a) A lease for a further period of 5 years be granted to C.H. & D. Holman for that area of land where the awning of the Service Station encroaches on to the public road, with such lease to rest on correspondence.

(b) The Lessee indemnify Council in respect of any loss or injury to or damages occasioned by the use of such land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File P160/21)

SUBJECT: PROPOSED ACQUISITION - LOT 19 BELLS LINE OF ROAD, NORTH RICHMOND

A report dealing with the above property was considered at the Ordinary Meeting on 13th October, 1981. The property is affected by the Development Control Plan for that part of the North Richmond Commercial Area in that, the present zoning namely "3 Business (a2) Business Comprehensive Redevelopment", will be varied to "5 Special Uses 'A' (Parking)" and resolved to enter into negotiations to purchase the land for car parking.

Prospect County Council, the owners of the subject property have now agreed to sell the property to Council at the current market value and in this regard Council's Valuer considers that the current fair market value based on a business zoning in terms of Section 116 of the Environmental Planning and Assessment Act is $95,000.

Recommendation

The sum of $95,000 be offered for the purchase of the land subject to a mortgage over three years at 15% interest per annum with a deposit of $35,000 being the first year's instalment, and the Seal of Council be affixed to all documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 921-34)

SUBJECT: LOT 34 WOODLANDS PARK INDUSTRIAL ESTATE

A request has been received that settlement on the above purchase take place prior to completion of building works. This is a variation of the terms of the Contract for Sale, however the building has been substantially commenced and settlement enables earlier use of the monies outstanding ($21,600).

Recommendation

Settlement be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File A6/230)

SUBJECT: LOT 58 MILEHAM STREET, SOUTH WINDSOR

The owner of the above property has now advised that he is prepared to accept $2,750 for the sale of the property, subject to Council meeting the payment of all outstanding rates and legal fees associated with the transfer. Outstanding rates are presently $741.48 and legal fees should be approximately $110.

The land is subject to flooding and is proposed in the Varying Scheme as Open Space and under the circumstances Council should purchase the land.

Recommendation

The purchase price include the outstanding rates and payment of legal fees. Further, all documents associated with the purchase be completed under seal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 14 : (File 815)

SUBJECT : ACQUISITION OF PT.PORS. 165 & 166 WINDSOR ROAD, McGRATHS HILL - TOURIST INFORMATION CENTRE.

At the meeting of Council on 13th April, it was resolved :

> "Negotiations be authorised for the purpose of purchasing a suitable site at McGraths Hill for land on which there is to be established a tourist information centre as indicated on Council Plan No. 82-T220."

A valuation has been obtained from Alcorn Lupton Nicholson, who indicate that a fair and reasonable compensation for the acquisition of an area of 1.2 ha. at the corner of Curtis and Windsor Roads, would be $25,000. The Valuers have also indicated that in their opinion the current fair market value of the total site containing 5.2 ha. is $140,000.

Letters have been forwarded to Mr.G.Maguire, the owner of the land, advising that it is desired to establish a Tourist Information Centre on portion of his land and requesting advice as to whether he wishes to sell and the price required. A reply has been received from Messrs. John J. Paine Ross & Co., Solicitors acting on behalf of the owner, stating that their client, having given an option to purchase the whole of the land to another, cannot treat with Council whilst that option is current.

An application for a variation of the current planning scheme has been received from Maikara Pty.Ltd. for the purpose of establishing a recreational and commercial complex on the total area of this land, and it is proposed by the applicant that a tourist information centre be included in this complex.

If it is still proposed to provide a tourist information centre at this location, it is felt that the proposal for a tourist information centre within the complex as proposed by Maikara Pty.Ltd. would not be satisfactory.

Recommendation

It is not possible to make a recommendation until several other issues have been determined.

COMMITTEE'S RECOMMENDATION

A FURTHER REPORT be submitted.

ITEM 15 : (File R186/9)

SUBJECT : SALE OF LAND FOR UNPAID RATES, 1982

Section 602 of the Local Government Act provides that where any rate levied in respect of any land is overdue for more than five (5) years Council may, in accordance with the provisions of the Act, sell the land where the rate is owing.

SHIRE CLERK'S REPORT

ITEM 15 Continued :

It is considered opportune that this year the annual sale of land for unpaid rates commence. The procedure involves Council appointing an Auctioneer, fixing a convenient time, giving notice in the prescribed form by advertisement in the Government Gazette and local newspapers, making a search and giving notice to persons having an interest in the land.

Previous Councils have used John Kershaw of C.J. & John Kershaw, as Auctioneer with success, and no reason is seen to alter this for the 1982 sale. The matter has been discussed with Mr.Kershaw who is prepared to accept the duty, if appointed. Some time is required to comply with all the requirements of the Act, and Saturday, 30th October, 1982 would appear to be a suitable date.

In view of the diverse areas in which the properties are located, it is considered the Council Chambers to be a reasonable venue.

The properties suggested for sale are :

Owner	Address	Description of Land	Amount Owing
H.R.&J.L.McLeish	C/- Post Office Kurrajong	Lot 1, DP 525506 Bells Line of Road	$2,033.60
P.Markou	148 Elizabeth Street Ashfield	Lot 55, DP 214752 Rose Crescent	1,386.65
T.Swarbrick	6/20 Cremorne Road Cremorne	Lot 17, RP 2014 Settlers Road	1,022.39
A.Moore	20A Brabyn Street Windsor	Lot 66, DP 9478 Wallace Road	1,428.15
J.Edwards	57 Hall Street Bondi Beach	Lot 59, DP 32260 Rifle Range Road	1,229.66

Recommendation

1. In accordance with the provisions of Section 602 of the Local Government Act, 1919 as Amended, Council resolve to sell the properties listed for overdue rates.

2. Mr.J.Kershaw of C.J. & John Kershaw, be appointed Auctioneer.

3. The sale be held at 10.30 a.m. on Saturday, 30th October, at the Council Chambers, Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 16 : (Files S200-13, A7/16)

SUBJECT : GLOSSODIA SEWERAGE

A letter was received from the Glossodia Progress Association giving details of the resolutions carried at the public meeting held on 7th February, as follows :

"1. That the present proposal for a sewerage scheme in Glossodia be rejected as the cost is considered excessive and beyond the means of the majority of residents.

2. That the proposal to sell any part or portion of the land known as the "Woodbury Estate" for the purpose of further residential subdivision to offset costs of sewerage.

3. That the Council be requested to hold a referendum to ensure that all residents have the chance to record their vote."

At the Ordinary Meeting on 8th June, it was resolved :

"The letter be received, and a further report be submitted."

A letter drop was made on 26th November, 1981 to all ratepayers who would be affected by the proposed scheme for sewering Glossodia. In the final paragraph of the letter it was stated :

"Ratepayers are invited to seek further information on the proposal and submit their comments and representations, preferably by forwarding a letter to the Shire Clerk. It should be noted however that Council will not proceed with further investigations without the support of the Glossodia community."

The estimated cost of the scheme is $2.5 million and the estimated annual cost per assessment based on the existing subdivision development of 630 properties is $670, which with subdivision infill would reduce to $586 per annum. In the letter it was proposed that if Council developed and subdivided portion of Council's land in that area, the estimated annual cost would be reduced to $418 and with further subdivision $365 per annum.

The meeting of 7th February was convened by the Glossodia Progress Association and it is understood that the resolution was carried possibly by most of the people in attendance. It is believed that that meeting was premature and it was unfortunate that it was called because it was originally proposed at an appropriate time for Council to convene a public meeting with Officers in attendance who would be in a position to make explanations and answer questions.

Whilst it would appear that the proposal does not at this stage have the support of the Glossodia community, it is felt that it would be quite wrong to ignore the effluent problems in Glossodia and the aggravated situation which will arise with reticulated water about the middle of 1984 and take no further action to advance a sewerage scheme for Glossodia. Until such time as the town is sewered there will be no satisfactory means of overcoming the problem and it is believed that although the annual cost for sewerage seems high, the costs of effluent disposal could cause even greater hardship in the future.

SHIRE CLERK'S REPORT

ITEM 16 Continued :

Possibly the worst feature will be the unfortunate conditions which will arise from the illegal disposal of effluent in the streets and elsewhere with a consequent odour and the attempts which will be made in unsuitable areas to dispose of effluent in backyards.

It is therefore proposed that Council continue with its investigations and enquiries in an effort to sewer the area as quickly as possible being mindful at all times of the annual cost which property owners will have to pay. The question of disposing of portion of the land need not be an issue and that was proposed with the intention of reducing annual costs. However, the subdivision and development of this land can be looked at at a later stage without decision until a proposal is well advanced.

Recommendation

The Shire Clerk, Shire Engineer and Shire Planner have discussions with Officers of the Metropolitan Water Sewerage & Drainage Board regarding the possibility of Government assistance and methods of construction.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 17 : (File P155)

SUBJECT : OFF-STREET PARKING - PAULLS PARKING AREA, WOODHILLS PARKING AREA & BAKER STREET PARKING AREA

Surveys have been made approximately every day since 1st May until 17th June regarding the parking loading in each of these parking areas. These are the results :

Paulls - total 257 spaces

	Restricted (2 hour) - 113	Unrestricted - 144
Average loading - vehicles	90.12	121.09
" " - percentage	79.75%	84.09%

Woodhills - total 200 spaces

	Restricted (2 hour) - 64	Unrestricted - 136
Average loading - vehicles	23.8	55.7
" " - percentage	37.18%	40.95%

Baker Street - total 59 spaces

	Unrestricted - 59
Average loading - vehicles	36.7
" " - percentage	62.2%

The above averages do not indicate the extent of use at peak periods.

Some Saturdays and Thursday evenings reveal the following use :

Paulls Carpark

	Restricted		Unrestricted	
	Vacant	Occupied	Vacant	Occupied
Saturday 15th May	Nil	Full	Nil	Full
Thursday 27th May	Nil	Full	7	137
Saturday 29th May	Nil	Full	25	119
Thursday 3rd June	Nil	Full	Nil	Full
Saturday 5th June	4	109	Nil	Full
Thursday 17th June	Nil	Full	Nil	Full

Woodhills Carpark

Saturday 15th May	21	43	50	86
Thursday 27th May	11	53	100	36
Saturday 29th May	24	40	56	80
Thursday 3rd June	30	34	68	68
Saturday 5th June	54	10	95	41
Thursday 17th June	45	19	74	62

Baker Street

Saturday 15th May	45	14
Thursday 27th May	54	5
Saturday 29th May	43	16
Thursday 3rd June	18	41
Saturday 5th June	49	10
Thursday 17th June	18	41

SHIRE CLERK'S REPORT

ITEM 17 Continued :

It will be seen that the parking situation in the Paulls Parking Area is critical, and it has been observed that on Saturday mornings cars are travelling round numerous times in a circuit waiting for vacant spaces. Some double parking is also taking place and motorists are becoming very concerned. It is believed that urgent steps should be taken to relieve the situation.

The Woodhills Parking Area has a much lesser use whilst the Baker Street Parking Area has an average use of 62% and the lowest vacancy is usually 15 or more. The question was asked if there was a need to extend the parking area in Baker Street on to Council's property and the survey indicates that there is ample provision in the existing parking area.

The problem in the Paulls Parking Area cannot be resolved by using excess space in Woodhills Parking Area but in any case, the use of that parking area will increase greatly with the two-storey construction proposed by Flints. However it is believed that where it is necessary to transport large quantities of goods to cars by trolleys, then Woodhills Parking Area would not be convenient for shoppers at Coles New World Supermarket and to a lesser extent from Jewels.

It is common knowledge that Coles made earlier investigations regarding the construction of a K-Mart and an Agent submitted offers to a number of property owners in Francis Street. It seems that many months, if not longer, will elapse before this development is given further consideration. When interest was being shown in this development it was then proposed by the Shire Planner that a decked parking area be constructed which could be done by contribution from the developer. It is believed that this is the future answer to the problem but because considerable time will elapse before any further action is taken, urgent temporary parking accommodation must now be found.

The cost of a one deck parking area would be approximately $700,000 and $1.2 million for a two deck parking area. If Council were now to proceed to construct such a facility, apart from considerable inconvenience to the existing commercial area, there is no guarantee that Council would ever receive a contribution to cover the cost.

The most suitable area for temporary accommodation is in Francis Street and parking is permitted in the present Francis Street zoning between West Market Street and Bosworth Street. Property acquired in this area could be sold for subsequent development and the cost and possible profit used for the construction of the major parking facility. As the parking area would be of a temporary nature only, it would only be necessary to regrade and gravel the surface together with laying of kerb logs and some landscaping.

Two properties are immediately available, being those situated immediately on the line of access to the entrance to Coles Supermarket. These properties would hold 70 cars and it should be noted that surveys have also revealed that there are about 70 employees' cars parked in this parking area. The two properties are available for $150,000 each and they are :

Lot 14, 124 Francis Street - R.J.Hadfield - 758.4m^2
Lot 1, 122 Francis Street - P. Dunn - 1009.5m^2

It is proposed that these properties be purchased and when the temporary parking area becomes available, a sign be erected inviting permanent parkers to use the area and the existing two hour restriction be extended over the whole of the parking area.

SHIRE CLERK'S REPORT

ITEM 17 Continued :

Besides providing space for approximately 70 cars, the acquisition of the properties would give pedestrian access from Francis Street which would also accommodate approximately 30 cars.

Indications were given by an Agent acting for Coles that $150,000 would be paid for most of the properties in the area and whilst an approach was not made to Councillor P.Dunn, such an approach was made to Mr.Hadfield. These approaches have therefore determined the acceptable market amount and any proposal to acquire the properties for a smaller amount would not be successful.

122 Francis Street is substantially larger than 124 Francis Street and it is believed that the value of $150,000 is reasonable in view of the amounts sought for a number of smaller properties in Francis Street.

Discussions have taken place with both owners and they have indicated that there would be no delays in completion. The total cost of the two properties is $300,000 and Council has in hand approximately $100,000 in the Parking Reserve Account. It would be intended that the $200,000 be carried by way of overdraft until it is reimbursed from a future allocation for acquisition of property or from future parking contributions.

Consideration has also been given to the effect the new shopping centre at North Richmond will have on the Richmond Shopping Centre. The new centre will provide approximately 70 spaces and it could be estimated that approximately 30 will be occupied by permanent parkers. It is believed that there could be considerable parking problems with the new Centre and an investigation will be made as soon as possible into means of easing this situation. It is not felt however that the new Shopping Centre will bring about any significant reduction in the loading in the Paulls Parking Area.

Recommendation

Lot 1, 122 Francis Street be purchased for $150,000 and Lot 14, 124 Francis Street be purchased for $150,000 and upon completion of regrading, gravel surfacing etc., the two hourly restriction be extended over the whole of the area.

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

COMMITTEE'S RECOMMENDATION

LOT 1, 122 FRANCIS STREET be purchased for $150,000 and Lot 14, 124 Francis Street be purchased for $150,000; upon completion of regrading, gravel surfacing etc., the two hourly restriction be extended over the whole of the existing area; and a report on the price for the purchase of both properties be sought from Council's Valuer.

Councillor Dunn returned to the meeting.

SHIRE CLERK'S REPORT

ITEM 18 : (File I112/9)

SUBJECT : COUNCIL'S INSURANCES - APPOINTMENT OF BROKER

Australian Insurance Brokers Ltd. were appointed by the Local Government Association as Insurance Brokers for Local Government approximately 5½ years ago. The Brokers already have 44 Councils as their clients. A percentage of Council premiums is paid to the Local Government Association and part of this is then returned to participating Councils.

The question of the appointment of a Broker has been under consideration for at least a year and I have had discussions with representatives of Australian Insurance Brokers Ltd. on a number of occasions. On all occasions the Australian Insurance Brokers recommended that Council does not make a change in the Government Insurance Office as its insurers, and I firmly agree with this principle. Although the Government Insurance Office is affected by economic problems which can befall the insurance industry, the possibility of Council's position as the insured would not be in jeopardy which could be of some concern in the case of some companies. Also, and most importantly, the Government Insurance Office has an excellent record of strongly supporting local government in advancing substantial loans to client Councils. If other insurance companies have made loans to Local Government, the amounts have been insignificant. In 1979 and 1980, Windsor Municipal Council received loans totalling $997,000, and since then Hawkesbury Shire Council has received loans of $200,000.

Ken Wilson is Council's Insurance Officer and he has been involved in this work for many years. He is an excellent employee and I thought it desirable that he have discussions with Mr. Imlay of the Australian Insurance Brokers Ltd. and then submit his recommendations. He has reported :

"Report of discussions with Mr. Imlay of Australian Insurance Brokers on 21st June, 1982.

After discussing various aspects of Council Insurances and the roll of a Broker, it appears to me as follows :

1. The Broker is there to mediate between Council and the Insurance Company as Council's agent and advise Council.

2. Cost to Council

   If Council should appoint a Broker there would be no cost to Council as they receive a Brokerage Fee from the Insurance Companies which they deduct before paying premiums to the Company.

3. Claims

   It is not necessary to forward claims through the Broker as they will obtain a monthly summary from the Insurance Company and in turn will advise Council of any trend in a particular area so that Council may be able to take steps to alleviate a particular problem such as an excessive number of compensation claims from a certain area of Council's work force.

4. Valuation of Buildings

   This will still be a matter for Council but Mr.Imlay has suggested that as Council's three main buildings, i.e. the Cultural Centre, Central Library and Administrative Centre/Council Chambers, make up approximately 40% of Council's fire cover, it may be a good idea to have these buildings valued by a reliable valuer to confirm whether Council is over or under insured.

SHIRE CLERK'S REPORT

ITEM 18 Continued :

5. Motor Vehicle Insurances

The valuing of vehicles would still be the responsibility of Council. All vehicles are now covered for full value without any excess but the Brokers could recommend a different method such as Council paying an excess of say $100 on certain items such as large plant. This would depend on the savings in premium obtained by this method and the number of accidents Council's vehicles were involved in during the previous year.

6. Public Liability and Professional Indemnity

The amount of cover required on this type of policy would depend on amounts being awarded by the Courts and from this the Brokers would advise Council as to the amount of cover required based on the facts available.

7. All other insurances such as Burglary, Multi Risks, Personal Accident they would investigate our present policies and make a recommendation based on the facts available and the trends within the Insurance network.

Summary

After making a thorough analysis of Council's current Insurances, the Brokers would possibly make some recommendations if they find any discrepancies, but would not recommend any change in Insurance Company for the first year but would make sure that the premiums charged were competitive with other companies.

As Council seeks the advice of a Solicitor where legal matters are concerned, I think Council should have the services of an expert in the insurance field for advice and to keep Council up to date with new trends and regulations."

The report covers a number of areas particularly the availability of expert professional advice on the question of insurance. By not using Brokers some risk is incurred in that insurance trends as a result of local and overseas experience may not become known to Council Officers and this could have serious consequences.

It is proposed to have a valuation made of the several buildings as proposed by Ken Wilson in Item 4 of his report and it is felt that his recommendation regarding the appointment of Australian Insurance Brokers Ltd. should be adopted.

Recommendation

Australian Insurance Brokers Ltd. be appointed by Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File C41)

SUBJECT: CEMETERY RECORDS

At a recent Council meeting Councillor Henry raised the matter of keeping a comprehensive record of interments in the various cemeteries within the Shire, owing to the increasing demand for such information, particularly in relation to early settlers of the area. It was stated at the meeting that such records would provide a valuable public facility and that a further report would be submitted.

Some records are presently held at the Library relating to the following cemeteries within and adjacent to the Shire:

Wisemans Ferry	Old St. Josephs
Our Lady of Loretto	St. Albans Old
St. Albans New	St. Matthews, Windsor
Wilberforce	St. Thomas, Sackville
Windsor Catholic	Ebenezer
Richmond Presbyterian	Kurrajong Heights Presbyterian
St. Phillips, North Richmond	St. Peters, Richmond

These records in many cases may not be complete and there are several cemeteries where no records at all are held at present.

In order to develop worthwhile records it will be necessary for a layout plan of each cemetery to be drafted to enable grave sites to be located, information enabling identification taken from the various memorial stones and to collate this information into a records system which will enable enquiries to be answered.

Layout plans are presently held for St. Matthews, St. Peters, Wilberforce and Richmond, and the Shire Engineer has indicated that his survey staff will be able to progressively prepare plans for the other cemeteries as time permits. It is proposed that as these plans are prepared the necessary information will be gathered and collated for records purposes and entered on Council's computer.

It will be appreciated that to complete these records will be a time consuming task, however if as proposed this matter is approached systematically it will result in the progressive establishment of very worthwhile records.

Further reports will be submitted from time to time to advise Council of progress in this matter.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received, and an application be made for a grant to carry out the work.

SHIRE PLANNER'S REPORT

ITEM 1: (File A6/264)

SUBJECT: APPEAL BY P. S. GRAHAM - SUBDIVISION AT CLARENDON.

The Committee will recall previous reports regarding an appeal by P. S. Graham with respect to an application to subdivide land at Clarendon including the provision of a crossing of the Windsor/Richmond Railway Line.

The Land and Environment Court, earlier this year, upheld Council's decision not to approve the subdivision. Subsequently, the applicants instituted proceedings in the Court to recover costs against the Council.

The Court's decision is now to hand and that is that there be no order as to costs. In the judgement the Court has indicated that the appellant did not provide Council with sufficient time to reasonably consider an amended application, however, it saw that he was entitled to pursue the alternative proposal. Overall the conclusion drawn was that the circumstances were not sufficient to warrant any departure from the general rule that parties to actions of the nature before the Court should meet their own costs.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P7/44)

SUBJECT: PROPOSED MOTOR VILLAGE ZONE - WINDSOR ROAD, VINEYARD

Pursuant to Council's previous resolution regarding the establishment of a motor village zone on land fronting Windsor Road between Park Road and Groves Avenue, the landowners involved have been notified and the Department of Environment and Planning requested to advise their attitude towards the proposal.

To date the owners of over half the allotments have made verbal and written enquiries regarding the proposal. The owners concerned have expressed a willingness to make their land available for the purpose subject to a favourable valuation. Developers have also shown an interest in the proposal, both in the development stage and the final use of the land.

Council's role in the development of the village was described in the prior report as one of "co-ordination" with the primary objective being the removal of car dealerships from the towns of Windsor and Richmond. With this objective in mind, the extent of Council's participation in the proposal should be such as to ensure sufficient land is available for the relocation of dealerships from the two towns. Therefore, Council's involvement at minimum should be to ensure that an area of land large enough to satisfy the demands of the local dealerships is available. The remaining area should be made available to other developers and/or Council to accommodate commensurate type uses new to the Shire.

Development would be in conformity with the plan drawn by the Planning Department and in this regard a development control plan would be prepared in conjunction with the necessary local environmental plan.

Given the potential benefits of the motor village proposal, and the interest which has already been shown on the part of the landowners and developers, it is recommended that the following actions be taken: the Department of Environment and Planning be requested to expedite the matter; development costs be assessed; a development control plan be prepared including site guidelines; landowners involved and local motor vehicle dealerships be advised accordingly. Additionally, as some interest has been shown in the project by the private sector, Council undertake the role of development co-ordinator particularly regarding the provision of services, including the service road, with the residue land being freely available for acquisition and development by individuals and organisations. The development rate could be monitored and Council's involvement reviewed at regular intervals.

Recommendation

Council endorse and authorise the actions recommended in the above report in relation to the proposed motor village zone at Vineyard. In addition, appropriate action for the preparation of a draft local environmental plan be initiated if and when the appropriate indications are given by the Department of Environment and Planning.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 82/83)

SUBJECT: TAKE-AWAY FOOD OUTLET - CNR. KABLE & MACQUARIE STREETS, WINDSOR

The Committee is referred to previous reports regarding the proposed sale of land at the corner of Kable and Macquarie Streets, Windsor to Macdonalds for a take-away food outlet. Most recently the Council agreed to the sale of the land for $220,000 subject to the submission of a satisfactory development application. Since that time there have been numerous discussions primarily with the designers of Macdonalds in an endeavour to achieve a satisfactory layout for their proposal and the parking area. Throughout the discussions the company has been insistent on a drive-through facility with the proposed restaurant that incorporated holding lanes for 10-12 vehicles.

Due to the combination of a restaurant size and drive-through facility incorporating holding lanes for 10-12 vehicles, an acceptable solution has been unachievable and, as a result, Macdonalds have advised that it does not appear feasible to them to undertake their proposal, having regard to the existing car park facility.

Most recently, representatives of Kentucky Fried Chicken Pty. Ltd. have approached Council regarding the availability of the site. Following their initial approach they presented various layouts for a Kentucky Fried Chicken outlet on the site. Again the company has indicated their desire to install a drive-through facility, although a layout without such a facility has been presented. Overall the main building occupied by Kentucky Fried Chicken is smaller than that of Macdonalds due to different marketing and operational modes.

It is considered that a fast food outlet of one of the major operators is desirable adjoining the main commercial area of Windsor, both as a basic service facility for the population generally and as an encouragement to shoppers to extend their shopping hours in the town, particularly on Thursday evenings. With the benefit to the town in mind, the proposals of Kentucky Fried Chicken have been assessed and discussed with their representatives.

The facility without a drive-through operation incorporates a restaurant with 52 seats and involves the loss of approximately 27 spaces from the existing car park. That, with the drive-through facility, involves the loss of around 46 vehicular spaces.

The company has indicated their willingness to enter into a lease arrangement whereby the area for the facility would be leased to the company over a period of 15 years, then reverting to Council. The basis of the lease would be, initially, a base rent with a minimum set at $15,000 and being subject to C.P.I. adjustment every three years. This would be the minimum payable to Council with the actual payment based on 3% of gross sales. It could be expected from other operations of the company that in the first year the rental payment would exceed the $15,000 minimum. The building would revert to the company at the end of the lease period.

The above proposal would be for the facility without a drive-through operation, with that for the drive-through operation based on a similar lease with a once only first year payment as a contribution to car parking based on the car spaces lost, being directly attributable to the drive-through facility at a rate of $3,200 per space. The location of the restaurant with the drive-through facility is slightly different to that for the restaurant without, and being further into the car park. At this initial stage, the loss of spaces directly attributable to the drive-through facility is estimated at 12. Either proposal provides for a lesser loss of vehicular parking spaces than the proposals of Macdonalds, mainly due to the smaller restaurant area.

Recommendation

Kentucky Fried Chicken Pty. Ltd. be advised that Council is prepared to make a site available in the land zoned for the fast food outlet at the corner of Kable and Macquarie Streets, Windsor, on the basis of an acceptable development application as follows:

1. Without drive-through facilities generally as submitted - lease of 15 years at 10 years plus 5 years, with a base rent of $15,000 subject to C.P.I. adjustment every 3 years with actual rent of 3% of gross sales;

2. With drive-through facility as in 1 with an initial contribution of $3,200 per space for each vehicular space lost as a direct result of the drive-through facility.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8. LATE CORRESPONDENCE

RICHMOND COLLECTIVE

The Shire Clerk advised that a letter had been received from the Richmond Collective, who are currently leasing Macquarie Park. He stated that in the lease the Collective is not permitted to sub-let and they asked if it was possible for them to run a course for 15 unemployed persons on work skills for 12 weeks. He stated that Penrith Technical College, who would be involved in the course, would be contributing $20 a week with the course commencing on 12th July.

COMMITTEE'S RECOMMENDATION

APPROVAL BE GRANTED.

9. QUESTIONS WITHOUT NOTICE

Councillor Rose referred to a number of abandoned cars on Council owned land near the golf course at Richmond.

The Shire Clerk stated that the lease of the golf course land had been extended and he would check out whether the abandoned vehicles were on Council land or land leased by the Golf Club.

Councillor McEwan asked if anything further had been heard regarding the surplus [illegible] Road Market [illegible], Richmond

The Shire Planner stated that he had rung the State Rail Authority again yesterday and at this stage the lease documents had not been finalised.

Councillor Michael asked [illegible] were the possible sites for the new high school.

The Shire President stated that, as far as he was aware, there were only two alternatives, one at the corner of Hibberts Lane and Kurmond Road, Freemans Reach, and the other at Glossodia, being part of the Council land which was originally intended for a high school.

Councillor Michael asked if there had been any consideration regarding the site adjacent to the Woodlands Park on the other side of Wilberforce.

The Shire President stated that it had been mentioned to the Department some time ago and at that stage the Department were looking at the volume of population.

The Shire Clerk advised that an investigation would be carried out and a further report submitted to the next Committee meeting, together with advice on the current position regarding the lease of the land at Wilberforce.

Councillor Henry referred to the North Richmond shopping centre and the retailing from factories in Terrace Road.

Shire Planner for investigation.

Councillor Knight referred to the two hour parking restriction in Richmond and stated that a lady had rung him and advised that she had been booked when the car park was only half full. He asked if the Inspectors normally carry out their activities during slack times or whether their efforts are contained to Thursday night and Saturday mornings.

The Health Surveyor stated that the times vary, but if the person concerned was parked in a restricted area for in excess of two hours, they would have been booked.

Councillor Horrex referred to the problem in Bowen Mountain in connection with young people converging on a place called Magnetic Hill, and the harrassment of neighbours and properties. He asked if the matter could be taken up with the local police.

The President advised that this would be done.

The meeting terminated at 1.25 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 29th June, 1982 commencing at 9.32 a.m.

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

An apology for absence was received from Councillor Knight that he would be late attending the meeting, and accepted.

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File A7/5, R190/10)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: PITT TOWN BY-PASS

Referring to the dangerous part of the road near Hortons Bridge at Pitt Town and stating that as Council cannot help them further, they feel that the need grows greater all the time for the by passing of traffic around Pitt Town and the construction of Main Road 181 Pitt Town By Pass as soon as possible.

Seeking Council's help once more in pushing this matter with the Department of Main Roads.

S.E. REPORT

There is no question that a by-pass of Main Road 181 at Pitt Town would considerably improve the through traffic over and above the potential hazards that exist at the intersection of the main road with Bathurst Street and Eldon Street, Pitt Town.

Recommendation

Council support the residents of Pitt Town in their endeavour for the establishment of the by-pass of Main Road 181 at Pitt Town.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-201, M134-13, R190-29)

CORRESPONDENT: MARAYLYA PROGRESS ASSOCIATION

SUBJECT: MARAYLYA PARK

Seeking the following action:

a. Signs be erected at Maraylya Park asking people to deposit rubbish in the bins provided with wording to the effect that the residents of the area would be grateful if people using the park could keep it clean.

b. Provision of 30 trees to the Progress Assocation for planting on the Dunns Road side of Maraylya Park. In this connection they are planning a tree planting day in September, and any trees provided by Council will assist greatly in ensuring the success of this venture.

Also seeking advice on whether Council would be prepared to provide a water mains downpipe at the corner of Cusack and Boundary Roads.

S.E. REPORT

The Maraylya Progress Association generally have the oversight and control of the Maraylya Park. Over the past 18 months there has been considerable improvements to the Park with the co-operation of the members of the Maraylya Progress Association and the requests in (a) and (b) above are commendable.

In regard to the request for a water standpipe to be erected at the intersection of Boundary Road and Cusack Road, a full investigation is necessary in respect to this request to ensure that:

1. an adequate water supply is available for the service; and

2. that the traffic generated at this locality will not create a hazardous situation with the considerable through traffic utilising both roads.

A further report on details of this standpipe will be submitted for Council's consideration.

Recommendation

(a) Appropriate signs be erected at Maraylya Park for the utilisation of litter bins which are provided in the park incorporating the appreciation of the local community in "doing the right thing".

(b) Thirty trees of suitable species be provided to the Maraylya Progress Association for planting in Maraylya Park along the Dunns Road frontage now suggesting that the tree planting be carried out during Earth Week 1982.

(c) Maraylya Progress Association be informed that the matter regarding the provision of a water standpipe at the junction of Cusack Road and Boundary Road has been referred to the Engineer for a full investigation in regard to the availability of suitable water pressure and the provision of this facility without the introduction of hazards to the considerable traffic utilising these roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-809)

CORRESPONDENT: LETTER WITH 92 SIGNATURES

SUBJECT: HORANS LANE

Forwarding a request to Council to have the rubbish and trees cleared off the banks, the corner to Horans Lane widened and the electrical light pole moved from its present location. Stating that they appreciate the work carried out on Horans Lane, but it had nothing to do with their request.

S.E. REPORT

Horans Lane at its junction with Westbury Road is in considerable cut which restricts vision of vehicles at this junction. The relocation of the light pole would not in itself make any significant improvement to this situation which requires considerable benching on each side of the junction to improve sight distance. This will involve a detailed survey and land acquisition apart from the necessary construction funds. Instructions have been issued for the investigation and upon completion the matter will be referred for consideration of Council.

Recommendation

The signatories to the request for improvements to the junction of Horans Lane and Westbury Road be informed that the Engineer has initiated the necessary investigation for improvements to the junctions of Horans Lane and Westbury Road and further this investigation will also include the junction of Carters Road and Bowen Mountain Road and Council's consideration will be given on the finalisation of these investigations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File [illegible])

CORRESPONDENT: RICHMOND ROTARACT CLUB

SUBJECT: USE OF McMAHONS PARK, KURRAJONG

Requesting the use of McMahons Park, Kurrajong on Saturday, 11th September, to hold their Club's Australian Beer Festival, activities to include bush ranging re-enactments, historic motorcycle display, woodchop, blacksmith, Hawkesbury District Band, bush band, folk dancing, food stalls and children's games. The festival is to commence at 11.00 a.m. and conclude at approximately 12 midnight after a bush dance. Also requesting permission to charge an entrance fee of $2.50 for adults and children free; all proceeds of the festival will be donated to a local organisation yet to be decided.

S.E. REPORT

No objection is seen to the closing of McMahons Park and the charging of the proposed entrance fee of $2.50 between 11.00 a.m. and 12 midnight on 11th September, 1982 subject to the concurrence of the McMahons Park Committee.

Recommendation

Subject to the concurrence of the McMahon Park Committee, the Richmond Rotaract Club be given permission to close McMahons Park between the hours of 11.00 a.m. and 12 midnight on Saturday, 11th September, 1982 and charge an admission fee of $2.50 for adults.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File T216)

CORRESPONDENT: TELECOM AUSTRALIA

SUBJECT: PUBLIC TELEPHONE - PUTTY ROAD, COLO HEIGHTS

Advising that it is proposed to install a public telephone in Putty Road, Colo Heights and seeking Council's concurrence in the adoption of the proposed site.

S.E. REPORT

Any public telephone in this locality is most welcome.

Recommendation

Council concur to the proposed installation of the public telephone on Singleton Road, Colo Heights at the Shell Service Station.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 665-1201, 717-8)

CORRESPONDENT: GLOSSODIA PUBLIC SCHOOL

SUBJECT: REQUEST FOR BUS TURNING BAY

Advising that the existing bus bay in Creek Ridge Road, Glossodia is only suitable for use by pupils in the mornings as in the afternoon the buses arrive in another area along Lamrock Avenue, beside the school hall. During inclement weather this area becomes a quagmire.

Requesting that the Lamrock Avenue bus area be bitumen sealed 30 m north of the single gate, 10 m south of the gate and 9 m wide. No kerb and guttering is intended.

S.E. REPORT

Currently there are negotiations with the Education Department for provision of the Glossodia Public School within the land acquired for community purposes, Spinks Road, Golden Valley Drive, Glossodia. It is understood that subject to satisfactory completion of negotiations that the new school premises would be available in approximately two (2) years.

The embarkation point at the existing Glossodia Public School in Lamrock Avenue has been inspected and there are difficulties at this site due to the nature of the ground for the embarkation of students, particularly in wet weather. The construction for the full provision of a bus bay providing for kerb and guttering separating vehicular and pedestrian movement is $9,500. Some considerable improvement could be made by extending the bitumen surface and retaining an earth kerb for a cost of $5,000.

Recommendation

Provision be made for a bus loading bay in Lamrock Avenue by the extension of the bitumen surfacing opposite the pedestrian gate of the Glossodia Public School in Lamrock Avenue at an estimated cost of $5,000, such amount to be provided from the rural local roads (sealed maintenance vote).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625-7)

CORRESPONDENT: McMAHON PARK COMMITTEE

SUBJECT: ELECTION OF NEW COMMITTEE AND INSPECTION OF THE PARK

Advising that the Committee met for the first time this year on 9th June, at which time the Secretary, Mrs. P. Goodacre, tendered her resignation. The Treasurer was absent due to an illness which has continued for some time.

Due to the seeming lack of formal membership and inactivity this year of the Committee a new committee was elected and is forwarded to Council for approval.

Also requests Council to inspect the park and meet with the Committee.

S.E. REPORT

A previous Committee did provide a quite useful function in the co-ordination of activities at McMahon Park, however, the performance of the Committee, due to absences and changes of residents did lead to some recent confusion and it is pleasing to note that the community has re-activated this Committee.

Recommendation

It is recommended that the Committee as elected be endorsed by Council, that is:-

President	Mr. Barry Garnham
Secretary and Stand-in Treasurer	Mr. John Mison
Council Representative	Clr. Roy Rotherham
Other Members	Mr. Keith Dubber Mr. John Casserly Mr. Ross Matheson Mr. Colin Carmody Mr. Bernie Gorman

It is further recommended that the Works Committee meet the McMahon Park Committee at its next meeting to be held on 27th July, 1982 on site for inspection of the park and its facilities.

COMMITTEE'S RECOMMENDATION

THE COMMITTEE AS elected be endorsed by Council, that is:-

President	Mr. Barry Garnham
Secretary and Stand-in Treasurer	Mr. John Mison
Council Representative	Clr. Roy Rotherham
Other Members	Mr. Keith Dubber Mr. John Casserly Mr. Ross Matheson Mr. Colin Carmody Mr. Bernie Gorman

THE WORKS COMMITTEE meet the McMahon Park Committee at its next meeting to be held on 27th July, 1982 on site for inspection of the park and its facilities and a letter of appreciation be forwarded to Mrs. Prue Goodacre.

ITEM 8: (File 625-3)

CORRESPONDENT: BILPIN PUBLIC SCHOOL

SUBJECT: PUBLIC RESERVE, BILPIN

The following letter has been received from Leanne Horan, School Captain, Bilpin Public School:-

> "On behalf of the pupils of Bilpin I am writing to ask if you might restore the toilets on the Bilpin Oval. It is used quite often. If this wish is granted it will be greatly appreciated."

S.E. REPORT

The existing toilets are cess pits, the accommodation being timber framed with fibro cladding. Considerable damage has been occasioned to the accommodation on these toilets and photographs are displayed on the noticeboard at this meeting. The cost for refurbishing the toilets is $1,300. The Health Surveyor, in regards to these toilets, has suggested that:-

(a) The existing buildings be demolished and cess pits lime treated and backfilled with earth.

(b) Provision be made in the 1983 Estimates for a new amenities building with drainage connected to a septic system.

Recommendation

It is recommended that -

1. The existing toilets be refurbished at an estimated cost of $1,300, and

2. Provision for proper amenities with septic waste disposal be considered for the Bilpin Oval in a future capital works programme.

The Shire Engineer advised that in his report he had indicated that no funds were available and he had since discussed the matter with the Shire Clerk and there are sufficient funds in the public reserve fund to construct a toilet block and recommended that Council authorise the construction of the toilets and a septic tank estimated at a cost of $10,000.

COMMITTEE'S RECOMMENDATION

A TOILET BLOCK and septic tank system be constructed at an estimated cost of $10,000.

ITEM 9: (File 665-2309)

CORRESPONDENT: BRYDENS, SOLICITORS AND ATTORNEYS

SUBJECT: WEST PORTLAND ROAD, EBENEZER - ACCESS TO PROPERTIES LOTS 2, 3, 4, 5, 6, 7 AND 8 IN D.P. 203975

Brydens, Solicitors and Attorneys, on behalf of the propietors of the abovementioned land, have applied to Council for approval for rock excavation to be carried out on West Portland Road, opposite Lot 1, D.P. 203975, however they seek that Council meet the cost of the said excavation for the reasons that it is claimed that Council has been in error in:-

1. Allowing the erection of a dwelling partly on a right-of-carriageway; and

2. Subdivision of adjoining land without imposing a condition requiring a right-of-way.

S.E. REPORT

The subject properties front the Hawkesbury River downstream from Roberts Creek. The access road leading from the carriageway of West Portland Road to the commencement of the right-of-way has been in existence for many years. The encroachment of this access on to the adjoining land was not known until a survey was carried out in 1981. The encroachment is approximately triangular to a maximum of 1.8 metres at the boundary of Lot 1, D.P. 203975. At some time in the mid 1970's the access track was surfaced with bitumen by the benefitting landholders.

It would be possible to relocate the access within West Portland Road leading to the commencement of the right-of-way, however some 20 cubic metres of rock excavation would be involved and adjustments would need to be made to the surface of the access road following the rock excavation. The estimated cost of carrying out the necessary works for the relocation of the accessway to West Portland Road leading directly on to the right-of-carriageway is $2,500. It is not considered that the situation of this accessway has been due to any neglect of Council and the cost of any necessary works should be at the expense of the benefitting landholders.

Recommendation

That Brydens, Solicitors and Attorneys, be informed that permission is granted to the necessary works on the accessway located in West Portland Road serving Lots 1 - 8 inclusive, D.P. 203975, subject to such works being carried out to the satisfaction of Council's Engineer at no cost to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File 665-2309)

SUBJECT: BRYDENS, SOLICITORS AND ATTORNEYS - WEST PORTLAND ROAD, EBENEZER - ACCESS TO LOTS 2, 3, 4, 5, 6, 7 AND 8 IN D.P. 203975 - (REFER ITEM 9 CORRESPONDENCE)

The Shire Engineer has reported in respect of the right-of-way and the work necessary for relocation of the accessway to West Portland Road.

The correspondent claims that Council was in error in allowing the erection of the dwelling partly on the right-of-way.

A Building Application was lodged with Colo Shire Council on 15th November, 1968, for approval to erect a dwelling on the subject land being Lot 1, D.P. 203975. The Application showed the existence of a right-of-way and the proposed building set back clear of that right-of-way.

A condition of consent issued on the 4th December, 1968 states -

> "The building be sited precisely as shown on the site plan accompanying the application."

The Application referred to a single storey, timber framed building, however, recent inspection has revealed that the dwelling is obviously larger than that approved, is a two storied structure and the outer walls are of brick construction.

No record of any subsequent approval is held and it would appear that the dwelling was substantially added to without approval.

It is not considered that the situation of the subject dwelling being erected partly on the right-of-way has been due to any error on the part of Council.

Recommendation

That the correspondent be advised of the facts of the matter and it is considered that Council is in no way in error in this regard.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 10: (File 665-1352, D66)

CORRESPONDENT: HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION

SUBJECT: STORMWATER DRAIN - MILEHAM STREET

Requesting Council to extend the existing stormwater drain that discharges under Mileham Street between Forbes and Brabyn Street and filling of the land to the road level.

S.E. REPORT

Drainage from a catchment extending up to the top side of McQuade Park drains under Mileham Street at a point just to the south of Forbes Street.

Underground drainage has been provided through Lot 24 Mileham Street owned by Council. Discharge is then under Mileham Street through a drainage reserve beside portion 326 and land fronting Forbes Street and onto the South Creek flood plain. This land is owned by Mrs. L. Dean and the stormwater discharge follows a twisting path through the land to a point of discharge into the creek below sewer pump station "C" off Macquarie Street.

Mrs. Dean, over the years, has made many complaints to Council regarding the discharge of stormwater onto and over her land and work has been undertaken to clear and form the drainage outlets. It would be necessary to consult with Mrs. Dean in regard to the means of discharge in conjunction with the further extension of the pipeline and on the basis of extension through to the end of the drainage easement (250 m) a preliminary estimate of cost if $65,000.

Funds are not available in current votes and the work will have to be referred to a future programme.

Filling of the land would impound water on adjacent property without spur drainage lines from the main channel.

Recommendation

That the extension of the pipe drain from Mileham Street over Lot 24 be referred for consideration in a future drainage programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File D66, 665-826, 665-2335)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: OPEN DRAIN - CORNER WELLS AND HAWKESBURY STREETS

Requesting piping of the open drain at the corner of Wells and Hawkesbury Streets, Pitt Town and expressing concern to the danger of any child falling into the existing drain.

S.E. REPORT

A small depression in Hawkesbury Street drains under the bitumen pavement, then along Hawkesbury Street for a distance of 26 metres to the corner of Wells Street and then down Wells Street for a distance of 190 metres in an open drain to the low point where drainage is directed through the orange orchards.

Priority for the work requested would be low in relation to the need for drainage works within the Shire.

To provide for improved safety an inlet pit is required on the inlet side to the pipe under Hawkesbury Street and maintenance cleaning of the other drain is required. An instruction will be issued for this work.

Recommendation

The Pitt Town Progress Association be informed that -

1. Provision will be made for an appropriate drainage inlet structure in Hawkesbury Street with cleaning of open drain.

2. Provision for completing the drainage system by underground pipe work will be considered in conjunction with future drainage proposals.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. WINDSOR CHAMBER OF COMMERCE - KERB & GUTTER, GEORGE STREET, WINDSOR. 665-731, A7/20.

Drawing attention to the dangerous condition of the footpath on the north western side of George Street, following the installation of the Natural Gas Pipelines and requesting that the footpath be restored to a safe condition.

(S.E.: A separate report is submitted to this Committee outlining the kerb and guttering and footpath paving programme which includes George Street, Windsor, in the interim maintenance is being carried out on a weekly basis to maintain a safe footpath area.)

B2. CONSERVATION SOCIETY OF NEW SOUTH WALES - JOINT COUNCIL RIVER ADVISORY COMMITTEE. H100-4.

Referring to the Shire Engineer's Report to Council Meeting of 11th May, where reference was specifically made to the fact that the Board had studied the possibility of land irrigation with waste water and the implication was that the land areas required were too large for such a proposition to be feasible. Stating that they do not believe that this is the case and seek Council's support in pressing the Board and other authorities responsible for the treatment of waste water, to look more closely at the feasibility of land irrigation with waste water. An area of 3,000 hectares is an area 5.5 kilometres by 5.5 kilometres and an area of 15,000 hectares is an area of 12.2 kilometres by 12.2 kilometres. Stating that they do not consider that it is unreasonable to expect that a Council or Statutory Authority could negotiate with the owners of land holdings of this magnitude to supply waste water for irrigation to support intensive grazing or horticultural operations.

(S.E.: The area of land required for the effective disposal of treated waste water by irrigation is dependent upon a number of parameters. Considerable investigation in this regard has been undertaken by the State Pollution Control Commission and as a result of this research the Commission has produced a Design Guide for the Disposal of Waste Waters by Land Application.

Investigation into the suitability of effluent disposal by the use of spray irrigation at Council's Waste Water Treatment Works at McGraths Hill is currently being undertaken and will be the subject of a further report.)

B3. RICHMOND INFANTS' SCHOOL MOTHERS CLUB - PAVING OF FOOTPATH IN MORAY STREET. 665-1328, S196/20.

Seeking the inclusion in the next Works Programme of the paving of Moray Street footpath between Windsor Street and Francis Street, Richmond which is presently covered with heavy grass, causing the school children using the Moray Street entrance to the school to walk on the road.

(S.E.: This proposal has been included in the separate report to this committee regarding foot paving and kerb and guttering programme.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORTS

ITEM 1: (File B6/88)

SUBJECT: WATER SUPPLY AND IRRIGATION - McQUADE PARK, WINDSOR

The existing irrigation system for McQuade Park consists of 119 Buckner hydrants on a pipe system pressurised by a 15hp delivery pump from the ornamental lake located adjacent to George Street. The lake is replenished by a 50 mm connection from the reticulated water supply, however, the irrigation system can deplete the water level in the ornamental lake with a pumping sequence of some 15 hours.

The lake is subject to considerable algae bloom and the complete turnover of the stored water effectively removes algaecides.

Although there are an existing 119 spray heads the design requirement indicates a total of 176 spray heads to effectively spray the surface of McQuade Park, however an effective irrigation could be provided by an additional 25 spray heads with associated pipe work giving a total of 144 spray points.

Investigation has been made of utilising the water intake facilities of the Metropolitan Water Sewerage & Drainage Board located in the Terrace, Windsor, where the existing raw water pumps have insufficient capacity to activate the spray irrigation system at McQuade Park. The Metropolitan Water Sewerage & Drainage Board have indicated that the Board would still require the use of the raw water pumps for emergency supplies to the reticulation system.

To provide sufficient capacity for this purpose it would be necessary to install a new two-stage pump with an independent high pressure outlet rising main to McQuade Park.

Route of the rising main would be from the pumping station parallel to the river from Argyle Reach Park, thence via an irrigation system through the Rectory paddock crossing to Moses Street. The estimated cost is $70,000 which with minor additional expenditure could be extended to irrigate the Civic Precinct.

Relative operation costs for the existing system is $5,500 including water charges.

For the alternate irrigation supply system the operation costs are estimated at $550.

Recommendation

1. Authority be given to proceed with design and negotiations with M.W.S. & D. Board and affected landholders for the implementation of a raw water irrigation system servicing McQuade Park and Civic Precinct.

2. Funding of the scheme be considered in the Capital Works Programme 1983/84.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 3435-32)

SUBJECT: WARKS ROAD, NINA PLACE, KURRAJONG HEIGHTS

Following complaints regarding surface water drain affecting Lot 2 Warks Road, Kurrajong Heights, an investigation was carried out by the District Health Surveyor Robinson, arising from which a recommendation was made that an easement be created through Lots 5 and 6 Nina Place to provide interallotment drainage for Lots 1 - 4 Warks Road.

An investigation has been carried out from which it has been ascertained that it is feasible to provide for a drainage line sufficient to cater for the surface water drainage arising from Lots 1 - 4 inclusive, however, it would be necessary to create a common line easement for drainage and the construction would involve the expenditure of some $5,000. This cost does not include survey or legal costs for the establishment of the easement.

At this meeting there are other reports regarding drainage problems in aggregate representing a considerable expenditure for which no provision has been made in the Estimates.

Recommendation

The drainage of Lots 1 - 4 Warks Road, be referred for consideration in a drainage programme to be incorporated in a future drainage programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File D66/1)

SUBJECT: DRAINAGE - TYNE CRESCENT, NORTH RICHMOND

At the Ordinary Meeting on 8th January, 1982 Councillor Knight indicated that there were problems in the North Richmond area relating to open drains. One area affected is Lot 31, Tyne Crescent, which is a public reserve affected by two large open earth drains. The presence of these drains severely restricts the practical usage of the public reserve and it is noted that some rubbish has been deposited in the open drain.

The open drains form part of the major North Richmond drainage and to enclose these drains over Lot 31 would involve the installation of 146 metres of 1200 mm pipes at an estimated cost of $25,000.

Investigation is in hand in relation to an open drain that exists adjacent to Monti Place, North Richmond. A further report in respect of the costs will be submitted.

No funds have been provided for this drainage in the current programmes.

Recommendation

The enclosing of the open drain of Lot 31 Tyne Crescent, estimated cost $25,000, be referred to a future drainage works programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 5556-00007)

SUBJECT: DRAINAGE - LOT 7, D.P. 259985 SETTLER'S ROAD, WISEMANS FERRY

The owner of the above property, Mr. R. Fraser, has complained regarding the drainage discharge over Lot 7 which emanates from a road culvert under Settler's Road. The discharge generally spreads over a depressed area between Lots 6 and 7 and due to the steep nature of the drain it is scouring the subject land. To alleviate the scour problem adjacent to the existing cottage on Lot 7 it will be necessary to provide 36 metres of 600 mm R.C.P. at an estimated cost of $2,900.

No funds have been provided for this work in the Estimates for 1982.

Recommendation

The drainage of Lot 7, D.P. 259985 Settler's Road, Wisemans Ferry, estimated to cost $2,900, be referred for consideration in a future drainage programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190-18)

SUBJECT: PROPOSED ROAD NAME CHANGE - HAM STREET, SOUTH WINDSOR

In consideration of the Engineer's report, Council at the Ordinary Meeting on 13th April, 1982 resolved that the procedure for changing the name of Ham Street, South Windsor be implemented.

Part of this procedure is to advertise the proposal following which Council, in consideration of any objections, may then resolve to proceed with the matter.

Advertising regarding the proposal to alter the name of that part of Ham Street between Mileham Street and Cox Street, to Hudson Street received 10 objections and a petition of 181 signatories objecting to the proposed road name change. In view of the strong objections received it is considered that the proposal for the re-naming of Ham Street between Mileham Street and Cox Street not proceed, however, to overcome the initial problem, Ham Street between Stewart Street and Fairey Road should be re-numbered to avoid confusion with the numbers on the western section of Ham Street.

Recommendation

The proposal to alter the name of Ham Street between Mileham Street and Cox Street not proceed and further that house numbering between Stewart Street and Fairey Road be re-numbered to avoid duplication of house numbers in Ham Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 6: (File R190-2)

SUBJECT: KERB AND GUTTER PROGRAMME

A survey of the area has been undertaken and a programme of work drawn up to be carried out over five years. Increased funding will be required to complete the whole of the works listed and costs are estimated on current rates. Funding is provided for the sealing of the shoulders and essential drainage work where required.

The programme has been based with preference given to works on the approaches to the major urban areas in the Shire.

As a result of the installation of conduits in George Street, between Fitzgerald Street and Baker Street to provide for the future installation of underground power cables, it is considered that action should proceed to reconstruct the footpath along this section of George Street. Action should also be taken to adjust the height of the kerb to current standards which have been evolved in relation to the design of the modern motor vehicle.

At the same time extension of this work should be undertaken through to New Street.

Although the main utility lines have been laid under the path access will still be required to provide for the property connection at the time the owner/occupier request installation of gas or for work in conjunction with the other services located under the path.

One of the advantages of concrete pavers, cobblestones in this case, is that reinstatement work can be undertaken such that there is no change in the finish surface appearance.

WINDSOR

1. M.R. 184 - Moses Street to West

A. North Side

Kerb and Gutter 320 m	14,400
Associated Roadworks	19,200
Drainage	7,000

B. South Side

Kerb and Gutter 190 m	8,550
Associated Roadworks	14,250

2. Macquarie Street, Drummond Street - Ham Street (Both Sides)

Kerb and Gutter 560 m	25,200
Associated Roadworks	50,400
Drainage	8,500

3. Macquarie Street - Ham Street to Yarrawonga Street

Kerb and Gutter 290 m	13,050
Associated Roadworks	52,200
Drainage	8,000

4.	Macquarie Street Railway Bridge to Brabyn Street (Both Sides)			
	Kerb and Gutter 220 m			9,900
	Associated Roadworks			19,800
5.	Macquarie Street, Brabyn Street - M.R. 184 (West Side)			
	Kerb and Gutter 200 m			9,000
	Associated Roadworks (Both Sides)			36,000
	Drainage			9,500
6.	George Street - Yarrawonga Street - Rickaby Street (Both Sides)			
	Kerb and Gutter 1,030 lin.m.			46,350
	Associated Roadworks			92,700
	Drainage			25,000
7.	Mileham Street - South of A.C.I.			
	Kerb and Gutter 80 m			4,000
	Associated Roadworks			2,800
8.	George Street Windsor			
	A. West Side			
	1. New Street to Johnston Street			
	Concrete kerb 172 m	7,740		
	Paving 440 m^2	17,600		
	Less A.G.L. Contribution		7,204	18,136
	2. Johnston Street to Fitzgerald Street			
	Work Completed	4,800		
	Less A.G.L. Contribution		2,725	2,075
	3. Fitzgerald Street to Baker Street			
	Concrete Kerb 243 lin. m	10,935		
	Paving 560 m^2	22,400		
	Less A.G.L. & P.C.C. Contribution		12,821	20,514
	B. East Side			
	1. Coles to Fitzgerald Street			
	Concrete Kerb 76 lin. m.	3,420		
	Paving 180 m^2	7,200		10,620
	2. Christie to Suffolk Street			
	Concrete Kerb and Pavers (Council Resolution)	26,000		
	Less A.G.L. Contribution	5,000		21,000
9.	The Terrace Reconstruction - Kerb and Gutter			13,147

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RICHMOND

1. M.R. 184 Windsor Street, Richmond

A. North Side Hobart Street - Bourke Street

Kerb and Gutter 580 m	26,100
Associated Roadworks	55,000
Drainage	25,000

B. South Side - Tennis Courts to Bourke Street

Kerb and Gutter 710 m	31,950
Associated Roadworks	63,900
Drainage	20,000

2. Moray Street - Windsor Street to Francis Street (West Side)
Convenience of School Children

Kerb and Gutter 130 m	6,000
Paving	4,000

3. Bourke Street - St. Monicas Gate to Francis Street

Paving	3,500

4. S.R. 2063 Londonderry Road - West Side Cameron Street to Southee Road

Kerb and Gutter 810 m	36,450
Associated Roadworks	72,900
Drainage (Conc. Invert) etc.	20,000
Seal Adjacent to Existing Kerb and Gutter - Cameron Street - Paget Street	23,400

5. Castlereagh Road

A. East Side Lennox Street - Hereford Street

Kerb and Gutter 280 m	12,600
Associated Roadworks	25,200
Drainage	8,000

B. East Side Hereford Street to Long Street

Kerb and Gutter 430 m	19,350
Associated Roadworks	38,700
Drainage	11,000

C. East Side Long Street to Southee Road

Kerb and Gutter 550 m	24,750
Associated Roadworks	49,500
Drainage	7,500

D. West Side Inalls Lane to Bosworth Street

Kerb and Gutter 1,260 m	56,700
Associated Roadworks	113,400
Drainage	18,000

6. Windsor Street Richmond South Side

Commercial Bank to Searchers Restaurant

Kerb and Gutter 91 m	4,095
Paving	11,000

NORTH RICHMOND

1. M.R. 184 Bells Line of Road - North Side Hanna Match to Existing

Kerb and Gutter 120 m	5,400
Associated Roadworks	12,600

2. M.R. 184 Bells Line of Road - North Side
Construct Traffic Island to Separate Accessway

Kerb and Gutter 220 m	9,900
Associated Roadworks	16,500

3. M.R. 184 Bells Line of Road - North Side
Terrace Road to Redbank Creek

Kerb and Gutter 290 m	13,050
Associated Roadworks	26,100
DRainage	6,500

4. M.R. 184 Bells Line of Road
Grose Vale Road to Charles Street

Kerb and Gutter 220 m 9,900 Less contribution by Schmidt (61.41m) 2456.40	7,445
Associated Roadworks 19,800 less contribution by Schmidt 8,300	11,500
	9,500

5. M.R. 184 Bells Line of Road South Side
Charles Street to Redbank Creek

Kerb and Gutter 230 m	10,350
Associated Roadworks	21,000

6. Charles Street East Side M.R. 184 to North

Kerb and Gutter 100 m	4,500
Associated Roadworks	7,500

7. Terrace Road East Side M.R. 184 To North

Kerb and Gutter 500 m	22,500
Associated Roadworks	37,500
West Side Kerb and Gutter 70 m	3,200
Associated Roadworks	8,000
Drainage	9,000

CLARENDON

1. M.R. 184 Richmond Road

A. North Side

Kerb and Gutter 570 m	25,650
Associated Roadworks	51,300
Drainage	15,000

B. South Side

Kerb and Gutter 480 m	21,600
Associated Roadworks	43,200
Drainage	8,000

McGRATHS HILL

1. M.R. 184 - Windsor Road - End of D.M.R. to McGrath Road

Kerb and Gutter 420 m	18,900
Associated Roadworks	45,000
Drainage	6,500

2. M.R. 181 Pitt Town Road - Molsely Road - Old Hawkesbury Road South Side

Kerb and Gutter 350 m	15,750
Associated Roadworks	31,500

3. M.R. 181 Pitt Town Road - Old Hawkesbury Road to M.R. 184 Windsor Road

Kerb and Gutter 600 m	27,000
Associated Roadworks	54,000
Drainage	10,500

PITT TOWN

1. Eldon Street (M.R. 181)

A. South Side Mawson Place - Wellesley Street

Kerb and Gutter 200 m	9,000
Associated Roadworks	19,800

B. North Side - 160 m East from Liverpool Street

Kerb and Gutter 160 m	7,200
Associated Roadworks	21,600

C. South Side Wellesley Street Into And Including Chatham Street

Kerb and Gutter 220 m	9,900
Associated Roadworks	29,700
Drainage	8,000

D. North Side Liverpool Street to Chatham Street

Kerb and Gutter 115 m	5,175
Associated Roadworks	12,075

E. Chatham Street - West Side

Kerb and Gutter 130 m	5,850
Associated Roadworks	13,650

F. Eldon Street Continuation

a) South Side

Kerb and Gutter 250 m	11,250
Associated Roadworks	26,250

b) North Side

Kerb and Gutter 150 m	6,750
Associated Roadworks	15,750
	$201,950

WILBERFORCE

1. Intersection of Old Sackville Road and Church Street

A. South West Corner

Kerb and Gutter 230 m	10,350
Associated Roadworks	17,500

2. Old Sackville Road, Church Road to Coburg Road

North Side

Kerb and Gutter 230 m	10,350
Associated Roadworks	17,500

3. M.R. 182 - King Road, Woodlands Park Road to East

North Side

Kerb and Gutter 240 m	10,800
Associated Roadworks	18,000

4. M.R. 182 - King Road - Church Road to West

North Side

Kerb and Gutter 90 m	4,050
Associated Roadworks	6,750

5. M.R. 182 - King Road - Existing Kerb and Gutter to M.R. 503 William Street

A. North Side

Kerb and Gutter 221 m	9,945
Associated Roadworks	20,000

B. South Side Including Return Into David Street

Kerb and Gutter 210 m	9,450
Associated Roadworks	19,000

6. King Street

A. South Side - Existing Kerb and Gutter at Shop to West

Kerb and Gutter 135 m	6,075
Associated Roadworks	13,500

B. North Side - Existing Kerb and Gutter to West

Kerb and kGutter 113 m	5,085
Associated Roadworks	8,475
	$186,830

GLOSSODIA

1. Spinks Road Both Sides Urban Area

Kerb and Gutter 2320 m	104,400
Associated Roadworks	174,000
Drainage	75,000

FREEMANS REACH

1. Kurmond Road South Side
Marlene Street to West

Kerb and Gutter 770 m	34,650
Associated Roadworks	57,750
Drainage	18,500

2. Kurmond Road North Side
Dorothy Street To Creek Ridge Road

Kerb and Gutter 510 m	22,950
Associated Roadworks	38,250
Drainage	11,000

KURRAJONG

1. Grose Vale Road

A. West Side From Existing Kerb and Gutter

Kerb and Gutter 550 m	24,750
Associated Roadworks	41,250
Drainage	14,500

B. East Side

Kerb and Gutter 1060 m	47,700
Associated Roadworks	79,500
Drainage	25,000

2. Old Bells Line of Road Reconstruction

Kerb and Gutter	23,350

KURRAJONG HEIGHTS

1. Wanks Road

A. North Side M.R. 184 To Existing

Kerb and Gutter 220 m	9,900
Associated Roadworks	16,500
Drainage	4,500

B. South Side M.R. 184 To Existing Kerb and Gutter

Kerb and Gutter 370 m	16,650
Associated Roadworks	27,750
Drainage	6,500

Funds amounting to $207,338 are available for expenditure in 1982/83 and approval to proceed with the following works is proposed.

1982/83 PROGRAMME				207,338
George Street, Windsor				
Item 8.	A.	1.	New Street to Johnston Street	18,136
		2.	Johnston Street to Fitzgerald Street	2,075
		3.	Fitzgerald Street to Baker Street	20,514
Item 8.	B.	1.	Coles to Fitzgerald Street	10,620
		2.	Christie to Suffolk Street	21,000

Kurrajong

Item 2.	Old Bells Line of Road	23,350

Windsor

Item 9.	The Terrace Reconstruction	13,147
Item 2.	Macquarie Street, Drummond Street - Ham Street (Both Sides)	84,100

Richmond

Item 6.	Windsor Street, Richmond	15,095

To achieve construction of the remainder of the programme at an expenditure rate of approximately $200,000 per annum a time period of approximately 15 years would be required.

A suggested list of priorities for the next five years is listed hereunder.

1983/84

Windsor

Item 6.	George Street - Yarrawonga Street - Rickaby Street (Both Sides)	164,050	

Richmond

Item 2.	Moray Street - Windsor Street to Francis Street (West Side)	10,000	
Item 3.	Bourke Street - St. Monicas Gate to Francis Street	3,500	

North Richmond

Item 1.	M.R. 184 Bells Line of Road - North Side Hanna Match to Existing	18,000	
Item 4.	M.R. 184 Bells Line of Road Grose Vale Road to Charles Street	28,445	
			$223,995

1984/85

Richmond

Item 1.	A.	Windsor Street -North Side Hobart Street - Bourke Street	106,100	

North Richmond

Item 6.		Charles Street East Side M.R. 184 to North	12,000	

McGraths Hill

Item 1.		M.R. 184 - Windsor Road - End of D.M.R. to McGrath Road	70,400	

Pitt Town

Item 1.	A.	Eldon Street (M.R. 181)	28,800	$217,300

1985/86

Richmond

Item 1.	B.	M.R. 184 Windsor Street - South Side - Tennis Courts to Bourke Street	115,850	

North Richmond

Item 7.		Terrace Road East Side M.R. 184 to North	60,000	

McGraths Hill

Item 2.		M.R. 181 Pitt Town Road - Wolsely Road - Old Hawkesbury Road South Side	47,250	223,100

1986/87

Pitt Town

Item 1.	B.	Eldon Street (M.R. 181) - North Side	28,800	
	C.	Eldon Street (M.R. 181) - South Side Wellesley Street into and including Chatham St.	47,600	

Wilberforce

Item 5.	A.	M.R. 182 - King Road - Existing Kerb and Gutter to M.R. 503 William Street - North Side	29,945	
Item 5.	B.	M.R. 182 - King Road - Existing Kerb and Gutter to M.R. 503 William Street - South Side	28,450	

McGraths Hill

Item 3.		M.R. 181 Pitt Town Road - Old Hawkesbury Road to M.R. 184 Windsor Road	91,500	$226,295

1987/88

Pitt Town

Item 1.	D.	Eldon Street (M.R. 181) - North Side Liverpool Street to Chatham Street	17,250	
Item 1.	E.	Eldon Street (M.R. 181) - Chatham Street - West Side	19,500	
Item 1.	F.a)	Eldon Street (M.R. 181) - Eldon Street Continuation - South Side	37,500	
Item 1.	F.b)	Eldon Street (M.R. 181) - Eldon Street Continuation - North Side	22,500	

Wilberforce

Item 6.	A.	King Street - South Side	19,575	
	B.	King Street - North Side	13,560	

Kurrajong Heights

Item 1.	A.	Warks Road - North Side M.R. 184 to Existing	30,900	
Item 1.	B.	Warks Road - South Side M.R. 184 to Existing Kerb and Gutter	50,900	$211,685

Recommendation

That the programme works listed for 1982/83 - 1987/88 be approved.

COMMITTEE'S RECOMMENDATION

THE WHOLE OF the programme be referred to the Management Executive Committee for consideration together with any comments from Councillors as to other projects that they would like to be considered.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson asked if the Engineer could arrange for urgent maintenance work to be carried out in Bourke Street, Richmond.

Engineer for attention.

Councillor Buttsworth asked if something could be done regarding the rubbish at the back of A.C.I. Plastics and Speedo Knitting Mills in the industrial area at South Windsor. He stated that it was a definite fire hazard.

Health Surveyor for attention.

Councillor Horrex sated that the advisory speed signs on Grose Vale Road had either been knocked down or twisted by vandals.

Engineer for attention.

Councillor Henry referred to the road widening at Vineyard in front of his shop and stated that the Department of Main Roads had indicated that the two palm trees would have to be removed. He asked if the Engineer could investigate whether the trees could be removed to perhaps Vineyard Park where there is no shade whatsoever.

Councillor Michael stated that in March Street, Richmond on the northern side on the corner of East Market Street there is a bus zone for children's buses in the afternoon and pointed out that when the buses are parked there, they completely obstruct the use of the left hand lane turning left from March Street into East Market Street and asked if the Local Traffic Committee could give consideration to moving the bus stop zone about 100 yards further west along March Street on the same side of the road.

Councillor McEwan referred to his previous request regarding the intersection of Comleroy Road and Bells Line of Road and asked if the Engineer had any further advice in regard to future plans by the Department of Main Roads in regard to this intersection.

The Shire Engineer stated that he did not have any further information but he would be meeting the Assistant Divisional Engineer early next month regarding the Kurmond Shopping Centre and the junction of Main Roads 519 and 184 and he would take the matter up at that time.

Councillor Rose expressed concern regarding the number of vehicles travelling at a high speed from the Hawkesbury Agricultural College where the road connects with Bourke Street and asked if the Local Traffic Committee could give consideration to the erection of speed signs to control the traffic.
Councillor Rose stated that it was difficult to find street signs in North Richmond particularly around the Monti Place area.

Engineer for attention.

Councillor Sullivan stated that in Grose Vale just past St. John of God's Hospital the signs had been knocked over as well as others in the district.

Engineer for attention.

Councillor Rotherham asked if the Engineer could bring forward a report concerning ways and possible cost estimate of improving the street lighting in the commercial centre of George Street, Windsor.

Engineer for report.

The meeting terminated at 10.05 a.m.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

(b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(t) A contribution of $... towards Parks and Recreation Areas based on $400.00 per unit.

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

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

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

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

(y) Buildings to be demolished as part of a this approval as shown on the application as submitted.

(z) Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within six calendar months of erection.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.

2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.

3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.

4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.

5. The provision of road widening free of cost to the Council to the requirements of the Council's Engineer.

6. The provision of road widening to the requirements of the Department of Main Roads.

7. Dedication to the Council as public reserve the land shown on the approved subdivision plan.

8. The payment to the Council the sum of ... being a contribution towards the establishment and embellishment of public reserves in lieu of provision of adequate public reserve within the subdivision.

9. The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.

10. The payment to the Council the sum of ... being a contribution for construction of downstream drainage.

11. Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.

12. Provision of access to each of the lots to the requirements of the Shire Engineer.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

(i) The submission of the plan of subdivision, together with nine (9) exact copies thereof, suitable for lodgement with the Registrar General.

(ii) The dedication, free of cost to Council, of road widening to the requirements of Council's Engineer.

(iii) The submission of a Certificate from the Metropolitan Water, Sewerage and Drainage Board stating that the requirements, relating to the plan of subdivision of Section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1964, have been satisfied.

(iv) Satisfactory arrangements being made with the Council for the provision of sewerage to the subdivision.

(v) The construction of vehicular access, free of cost to Council, to each lot in this subdivision, such construction to be to the requirements of Council's Engineer.

(vi) The creation of easement/s to drain water for conveyance of stormwater to the requirements of Council's Engineer.

(vii) The construction of underground drainage, adequate to cater for stormwater discharge, as assessed by "Australian Rainfall and Runoff", to the requirements of Council's Engineer. Satisfactory provision is to be made for the discharge of upstream drainage across the subdivision and discharge of drainage downstream of the subdivision through to the natural watercourse complete with easements as required.

(viii) The construction of kerbing and guttering opposite to and for the full frontage of the residential lots together with the building of footway with paving and sealing of the road shoulder, to the requirements of Council's Engineer.

(ix) The provision of common drainage lines and easements 1.2m wide in favour of the allotment served thereby for the conduct of roof water to the nearest appropriate stormwater drain, where applicable.

(x) Submission of a plan and specification of any land regrading and/or filling. Topsoil to be stockpiled and respread over the finished surface.

(xi) Construction of access to battleaxe allotments (complete with a dust free surface) in accordance with the requirements of the Council's Engineer.

5 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, 29th June, 1982 commencing at 10.05 a.m.

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

An apology for absence was received from Councillor Knight that he would be late arriving which was accepted.

Councillor Knight arrived at 10.49 a.m.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA189/82)
APPLICANT:	M.B. COGHLAN
OWNER:	C.W. CROFTS
LAND & LOCATION:	LOT 5, D.P. 242319, PITT TOWN ROAD, McGRATHS HILL. LOCATED ON THE SOUTH EASTERN SIDE OF ROAD BETWEEN WOLSELEY STREET AND GARFIELD STREET
ZONING:	W.P.S. - RESIDENTIAL 2(d) V.W. - RESIDENTIAL 2(a)
APPLICATION:	CONVERSION OF THREE ROOMS OF THE EXISTING DWELLING TO BE USED FOR THE PURPOSE OF PROFESSIONAL CONSULTING ROOMS

S.P. REPORT

The applicant proposes to convert three rooms of the existing dwelling to be used for the purposes of professional consulting rooms for a medical practitioner. The remainder of the dwelling will continue to be used for residential purposes.

The proposal indicates that three off-street parking spaces will be provided which complies with Council's Code. Suitable landscaping of the site is proposed.

The application complies with the requirements of the Windsor Planning Scheme Ordinance and may be approved.

Recommendation

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

1.-7. Standard conditions (a), (c), (i) 3, (j), (l), (p) and (v).
8. The proposed car parking area is to have surface stormwater discharged to the street table drain.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 2:	(File DA182/82
APPLICANT:	B.R. & F.T. GROGHAN
OWNER:	B.R. & F.T. GROGHAN
LAND & LOCATION:	LOT 2, D.P. 538816, ON THE EASTERN SIDE OF MULGRAVE ROAD, MULGRAVE, ABOUT 160 METRES NORTHERLY FROM THE INTERSECTION OF CURTIS ROAD
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a) V.S. - PART INDUSTRIAL GENERAL, PART RESERVATION COUNTY ROAD - PROPOSED
APPLICATION:	THE APPLICATION IS FOR THE FOLLOWING: 1. MANUFACTURE OF TRUCK TABLE TOPS - INDUSTRY SCHEDULE 5 2. PANELBEATING - INDUSTRY SCHEDULE 4 3. MECHANICAL REPAIRS - CAR REPAIR STATION 4. WRECKING YARD - JUNK YARD 5. TRUCK SALES YARD - MOTOR SHOWROOM

S.P. REPORT

The use of the land for the purposes of a motor showroom is not permissible under the Windsor Planning Scheme. The other uses may be permitted. Truck bodies, being an ancillary use to the industry, may be displayed and sold.

The land is substantially affected by flooding and in order to comply with Council's Flood Policy the building will need to be relocated further back on the site above the natural surface level of 12.2 metres and the floor level then filled to a minimum of 13.5 metres.

The land is affected by the Windsor Varying Scheme which proposed a strip zoning of Reservation County Road - Proposed running diagonally across the north-eastern corner and substantially affecting the subject land.

The part of the land affected by the proposed County Road is not to be used for any purposes and no improvements are to be made without the consent of the Department of Main Roads. Also any proposed building or work is not to be located closer than 15 metres from the boundary of the proposed County Road.

Subject to compliance with a 10 metre building line to the streets fronting the site, there are no contraventions of Council's industrial code.

Although the application is for a multiplicity of uses, by virtue of the limited scale of each use it is considered that ten (10) parking spaces will be adequate.

Recommendation

A. Council refuse that part of the application pertaining to the sale of trucks - motor showroom - for the reason that this use is not permissible in the Industrial General Zoning under the provisions of the Windsor Planning Scheme.

B. Council consent to the remainder of the application subject to the following conditions:

1. The proposed building is to be relocated on the site above the 12.2 metre natural surface level. The minimum floor level of the building is to be 13.5 metres with filling to be carried out to the requirements of the Council. Details of any proposed filling are to accompany the building application.
2. No building or work is to be located closer than 15 metres from the boundary of the proposed County Road.
3. That part of the land affected by the proposed County Road by the Windsor Varying Scheme is not to be used for any purpose, buildings erected or improvements made without the consent of the Council and the Department of Main Roads.

4. No building or work is to be located closer than 10 metres from the boundary of the roads fronting the site with both ten (10) metre strips being landscaped in accordance with approved landscaping plans.
5. A details level plan to A.H. Datum, prepared and signed by a suitably qualified person, is to accompany the building application. This plan is to show existing watercourses, the existing dam and is to show contours at not greater than 1/2 metre intervals.
6. No goods may be displayed for sale or sold from the premises other than goods manufactured on the premises in accordance with the above consent and in accordance with the Department of Environment and Planning guidelines on "Retailing in Industrial Areas".
7. The existing dam which forms part of the natural drainage system is to be retained.
8.-20. Standard conditions (b), (c), (d), (e) building lines and the street alignments, (g), (i) 10 spaces, (j), (l), (m) the road shoulder is to be splay sealed to conform with the existing bitumen pavement in Mulgrave Road, (p), (q), (r) and (w).
21. All vehicle dismantling is to be undertaken within a suitably screened area and no more than six (6) trucks either awaiting dismantling or bodies awaiting disposal after stripping are to be stored on the property at any one time.
22. The uses of the property contained in this consent are not to commence until such time as the above conditions and any further conditions that may be imposed on the building permit have been completed to the satisfaction of the Council

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA171/82)
APPLICANT:	DR. R.P. STUBBS
OWNER:	DR. R.P. STUBBS
LAND & LOCATION:	LOT 2, D.P. 211010 ON THE NORTH-WESTERN SIDE OF STOCK ROUTE ROAD, OAKVILLE, ABOUT 660 METRES NORTH-EASTERLY FROM THE INTERSECTION WITH SCHOFVILLE ROAD
ZONING:	W.P.S. - NON-URBAN C
APPLICATION:	TO USE PART OF THE DWELLING HOUSE, PRESENTLY BEING CONSTRUCTED, FOR THE PURPOSE OF PROFESSIONAL CONSULTING ROOMS

S.P. REPORT

Under the provisions of the Windsor Planning Scheme the proposed use is permissible with the consent of the Council. The subject dwelling, presently being constructed, has been approved by Council.

The subject land has an area of 2.203 hectares and therefore adequate parking will be available and also the proposed use will not be likely to cause any disturbance to the amenity of the area.

Recommendation

Council consent to the application subject to the following conditions:

1.-2. Standard conditions (c) and (v).
3. The access driveway and parking area is to be constructed to the requirements of the Shire Engineer.

4. Standard condition (b) - nothing in this condition shall prevent the erection of a professional plaque indicating the name and occupation of the occupier.
5. The subject professional consulting rooms are only to be used by one medical practitioner at any one time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA143/82)
APPLICANT:	NORTH RICHMOND BAKERY PTY. LTD.
OWNER:	NORTH RICHMOND BAKERS PTY. LTD.
LAND & LOCATION:	LOTS 17-18 SECTION A AND LOT 8, SECTION B, D.P. 17017 BELLS LINE OF ROAD, AND RIVERVIEW STREET, NORTH RICHMOND
ZONING:	I.D.O. 3 COLO - BUSINESS COMPREHENSIVE REDEVELOPMENT 3(a2)
APPLICATION:	ERECTION OF A BUILDING INCORPORATING AN EXISTING BUILDING OF THREE SHOPS TO PROVIDE AN ADDITIONAL 9 SHOPS WITH OFFICE SPACE ABOVE

S.P. REPORT

The site presently contains a single storey building containing three shops. The proposal is to extend to this and to build a two storey development over the existing shops and five of the proposed new shops with new single storey development for four shops.

The proposal results in an arcade type development and conforms with Council's Development Control Plan recently adopted and presently with the Department of Environment and Planning for final determinations. However, the current I.D.O. controls over the land prohibit development with the building set backs and landscaping widths proposed and as such the applicant has subsequently submitted a letter of objection under State Environmental Planning Policy 1 requesting Council to approve of the development on the grounds that the landscaping and building setbacks are unreasonable in the circumstances.

It is considered that this objection is warranted as identified within the development control plan.

The proposal generates a demand for an additional 30 car parking spaces, 26 of which are indicated on the plan, 13 of these are on the land fronting Riverview Street owned by the applicant and an additional 13 of which half each are on this land and half each on adjoining land not owned by the applicant but identified for parking in the control plan.

While this overall parking layout has still to be determined, it is considered that the subject proposal is desirable development, and as such, a conditional consent can be issued subject to the Department's concurrence under State Environmental Planning Policy 1.

Recommendation

Council support the development as proposed under State Planning Policy No. 1 and upon the concurrence of the Department of Environment and Planning to the development under this policy in relation to building setbacks and landscaping widths, approval be granted subject to the following conditions:

1.-16. Standard conditions (a), (b), (c), (e), (f), (g), (h), (i) 13 full spaces and 13 half spaces as delineated on the application, (j), (l), (p), (q), (r), (u) each shop/office, (v) and (w).

17. The payment of a contribution of $33,600 toward the provision of off-street parking not provided by the development calculated at the rate of $3,200 per space for the additional 10.5 spaces required under Council's code.

18. The charges in condition 17 above are to be subject to six monthly review intervals to take into account rising costs and the payment in relation to the condition shall be at the amount adopted by Council and in force at that date.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA/192/82, 68A/215/80)
APPLICANT:	INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS
OWNER:	JOHN EDWARD MULDER
LAND & LOCATION:	LOT 11, D.P. 553674 ON THE SOUTH-WESTERN SIDE OF UPPER COLO ROAD APPROXIMATELY 2.8 KM FROM THE INTERSECTION OF SINGLETON ROAD
ZONING:	I.D.O. 3 COLO - NON-URBAN 1(a)1
APPLICATION:	THE ESTABLISHMENT OF A CARAVAN PARK TO CONTAIN TWELVE SITES

S.P. REPORT

The subject land has an area of 45.6 hectares which is in excess of the minimum 40 hectare requirement set down by I.D.O. No. 3 - Colo. Council may consent to the application.

The proposed caravan park is located along the western boundary of the site with access from Upper Colo Road by a driveway 180 metres approximately in length. The width of this driveway is not indicated on the plan but will need to be a minimum width of six metres in order that two vehicles can pass. Similarly the driveway giving access to the caravan sites will need to be widened to a minimum of six metres.

The location of the turning circle at the north end of the caravan park area will require vans to be backed up to 100 metres to gain access to the most southerly spaces. To alleviate this probelm a turning circle should be provided at the southern end.

Apart from the above the proposed development is in accordance with Council's Code.

In respect of traffic generation, the proposed development is only of a minor nature in terms of a caravan park and the amount of traffic generated is not likely to cause any additional adverse affect on the area.

Recommendation

That the Council consent to the application subject to the following conditions:-

1. The access road to and through the caravan park area is to be widened to a minimum of six (6) metres with a turning circle being provided at the southern end.

2. - 9. Standard Conditions (a), (b), (c), (h), (q), (v) (z).

10. Laundry and clothes drying facilities are to be provided in accordance with the requirements of Council's Code for caravan parks and camping areas.
11. Details of method of disposal of waste water from individual caravan sites are to be submitted to and approved by Council's Health Surveyor prior to commencement of any works.
12. Details of supply and storage of both potable and non-potable water are to be submitted to and approved by Council's Health Surveyor.
13. Satisfactory arrangements are to be made with Council's Health Surveyor for the disposal of sewage effluent.
14. The access driveway, storage area and caravan sites are to be constructed to the requirements of the Shire Engineer. Detailed engineering plans and specifications for all engineering works are to be submitted to and approved by the Council prior to commencement of any works.
15. The caravan park is not to be occupied until such time as the above conditions and any further conditions which may be imposed on the building permit have been complied with to the satisfaction of the Council.

COMMITTEE'S RECOMMENDATION

COUNCIL CONSENT TO the application subject to the following conditions:-

1. The access road to and through the caravan park area is to be widened to a minimum of six (6) metres with a turning circle being provided at the southern end.
2. - 9. Standard Conditions (a), (b), (e), (h), (q), (v) (z).
10. Laundry and clothes drying facilities are to be provided in accordance with the requirements of Council's Code for caravan parks and camping areas.
11. Details of method of disposal of waste water from individual caravan sites are to be submitted to and approved by Council's Health Surveyor prior to commencement of any works.
12. Details of supply and storage of both potable and non-potable water are to be submitted to and approved by Council's Health Surveyor.
13. Satisfactory arrangements are to be made with Council's Health Surveyor for the disposal of sewage effluent.
14. The access driveway, storage area and caravan sites are to be constructed to the requirements of the Shire Engineer. Detailed engineering plans and specifications for all engineering works are to be submitted to and approved by the Council prior to commencement of any works.
15. The caravan park is not to be occupied until such time as the above conditions and any further conditions which may be imposed on the building permit have been complied with to the satisfaction of the Council.
16. The vehicles being maintained in a registerable condition.

ITEM 6: (File DA/148/82)
APPLICANT: C.J. ALDERTON
OWNER: QATAR PTY. LTD.
LAND & LOCATION: LOT 1, D.P. 416598 GREGGS ROAD, KURRAJONG. SOUTH SIDE OF ROAD. DIRECTORY D8 MAP 8
ZONING: I.D.O. 3 COLO - NON-URBAN 1(b1)
APPLICATION: THE ESTABLISHMENT OF A STOCK HOME AND RESIDENTIAL RIDING SCHOOL

S.P. REPORT

The subject land has an area of 12.20 hectares, is regular in shape and is considered adequate to contain the proposed development.

The applicant proposes two separate but related uses, that of a 'stock home', being a riding school, and a boarding house, both permissible within the zone.

Recommendation

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

1. - 9. Standard Conditions (a) in respect of any proposed alteration and/or addition to the existing dwelling for the bunk style accommodation. (b), (c), (g), (h), (i) 6. (p), (v), (w).
10. The subject premises are to be licensed annually in respect of the boarding house riding school.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA/174/82)
APPLICANT:	FRANK HERMANS
OWNER:	FRANK HERMANS
LAND & LOCATION:	LOT 10, D.P. 596732 HAM STREET, SOUTH WINDSOR. NORTH SIDE OF ROAD, DIRECTORY C6 MAP 26
ZONING:	W.P.S. - INDUSTRIAL 4(a)
APPLICATION:	ADDITIONS TO WORKSHOP

S.P. REPORT

The addition of an area of approximately 430 m^2 to the established workshop generates a need for an additional 5 car parking spaces on the basis of one space for each 90 m^2 of gross floor area.

The submission is in accordance with Council's Code for the control of industrial development, is an extension of an approved use and may be approved.

Recommendation

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

1. - 7. Standard Conditions (a), (b), (c) (i) an additional 5. (g), (p), (q).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 8:	(File DA/792/81)
APPLICANT:	L.B. & B.V. MARSHALL
OWNER:	L.B. & B.V. MARSHALL
LAND & LOCATION:	PORTION 29, PARISH OF WONGA. ON THE WESTERN SIDE OF WEBBS CREEK ABOUT 2.3 KILOMETRES SOUTH EASTERLY FROM THE INTERSECTION OF WEBBS CREEK ROAD
ZONING:	I.D.C. 3 (C1) - NON-URBAN 1(a)1
APPLICATION:	TO ESTABLISH A YOUTH CAMP - CLASSIFIED UNDER I.D.C. NO. 3 AS A RECREATION ESTABLISHMENT

S.P. REPORT

The subject land contains approximately 12.2 hectares. Clause 28 of I.D.O. No. 3 waives the 40 hectare minimum area requirement in respect of recreation establishments.

The main problem associated with the development is the access. The existing road from Webbs Creek Road is of single land mainly with a gravel pavement but in some places on natural formation. The road in some sections is outside the surveyed road and amongst other things this aspect would need to be corrected. Parts of the road would also be subject to flooding.

The applicant has advised at the time of a joint site inspection that the main usage of the camp is by children who walk in from the existing recreation establishment on portion 44 approximately 1 km by road to the south of the subject land with the road from the north being used mainly by service vehicles. On infrequent occasions when the camp site is used by older youths or adults an estimated maximum of fifteen cars would enter and leave the site in relation to any one camping period.

The access road would need to be reconstructed to the requirements of the Shire Engineer with properly approved drainage. Where the road is outside the existing surveyed road, either the road is to be reconstruction so as to be within the boundaries of the existing surveyed road or alternatively a new road will need to be opened to ensure legal access. Where a new road is to be opened it should be the applicant's responsibility to obtain the consent of the affected owners so as to absolve Council of any involvement in resumption proceedings or the payment of any compensation.

Generally the site itself is considered ideal for the applied purpose and by virtue of its isolation is not likely to cause any undue disturbance to the amenity of the area.

Recommendation

That the Council consent to the application subject to the following conditions -

1. The access road (Doyle's Creek Road) is to be reconstructed to the requirements of the Shire Engineer from the intersection with Webbs Creek Road to the proposed campsite on portion 29. Where the road is not contained within the boundaries of the surveyed road either

   (a) the road is to be fully constructed within the boundaries of the road; or
   (b) a road opening is to be effected along the line of the existing constructed road with all survey and legal costs to be borne by the applicant. The applicant is to obtain the consent of all owners affected by any road opening so as to completely absolve the Council of any compensation or involvement in resumption proceeding.

2. - 8. Standard Conditions (a), (f), (g), (h), (i) 5, p.3.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA113/82)
APPLICANT:	CROWN LANDS OFFICE
OWNER:	CROWN LANDS OFFICE
LAND & LOCATION:	PORTION 63 PARISH KURRAJONG, KURRAJONG ROAD, KURRAJONG
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	SUBDIVISION INTO 26 RESIDENTIAL ALLOTMENTS AND THE OPENING OF A NEW ROAD

S.P. REPORT

This application by the Crown is covered by Section 6 of the Environmental Planning and Assessment Model Provisions 1980 which states, inter alia, that the consent authority (Council) on any application by the Crown shall:

(a) not refuse to grant its consent, and

(b) not attach any conditions to its consent except with the approval of the Minister.

The proposal is adequate in terms of lot size and shape and conforms with I.D.O. 3 requirements. The proposed road is shown as being 15 metres wide and this should be widened to 17 metres to conform with Council's normal requirements and other road widths in the locality. There appears adequate area to maintain this width and still have each lot at or above 1000m^2 as required although this will entail slight repositioning of proposed boundaries.

Whilst a 150mm diameter water main fronts the property for its entire length along Kurrajong Road, it is believed that the existing water supply is not of sufficient volume to cater for the proposed lots. In this respect all resultant dwellings would require on-site storage tanks at the normal capacity in the locality, presently 22,400 litres.

There is no indication in the proposal of land being set aside for open space, and as a result a contribution should be sought.

There is also a need for inter allotment drainage of some of the lots.

The Crown Lands Office propose to undertake half width road construction of Kurrajong Road and this is acceptable.

Recommendation

Council approve of the application generally as submitted and seek the Minister's approval to attach the following conditions:

1.-4. Standard conditions (subdivision under Environmental Planning and Assessment Act) 2, 4, 8 $21,000, and 11.
5.-11. Standard conditions (subdivision under Part 12 of the Local Government Act) A (i), (iii), (v), (vii), (viii), (x) and (xi).
12.-15. Standard conditions (road opening application) B (i), (iii), (vi) and (vii).
16. The provision of reticulated water to those of the proposed lots able to be served from the existing water mains.
Should any, or all, of the proposed lots be not so able to be served then a restriction-as-to-user shall be placed on these lots restricting residential development until such reticulation or unless an adequate on-site storage is supplied to each of the lots and in accordance with the Council policy in force at the time (presently 22,400 litres for each dwelling).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 2:	(File DA173/82)
APPLICANT:	MR. R.J. COX
OWNER:	1. MR. R.J. COX (LOT 2) 2. J.G. & D.G. COX PTY. LIMITED (LOT 1)
LAND & LOCATION:	LOT 2 AND PART LOT 1, D.P. 219455 ON THE NORTHERN SIDE OF PITT TOWN-DURAL ROAD OPPOSITE THE INTERSECTION OF BOUNDARY ROAD
ZONING:	W.P.S. - NON URBAN C
APPLICATION:	SUBDIVISION INTO 6 LOTS

S.P. REPORT

The proposed subdivision incorporates Lot 7 of the proposed subdivision over the adjoining Lot 1 in D.P. 219455 into eight lots which is presently being constructed. Access to the proposed Lots 1-5 will be from the extension of the road under construction through Lot 1 (proposed to be named Forrester Place) with the proposed lot 6 having direct access to Pitt Town-Dural Road. Provided all the proposed lots have a minimum area of two hectares the subdivision may be permitted under the provisions of the Windsor Planning Scheme.

Recommendation

Council consent to the application subject to:

1.-5. Standard conditions 2, 4, 8 ($900), 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

CORRESPONDENCE

ITEM 3: (File 87R)

CORRESPONDENT: MR. R. E. TIDSWELL

SUBJECT: EXTRACTIVE INDUSTRIES - MACDONALD VALLEY

Referring to a recent court decision limiting Council's authority to control extractive industries and the announcements regarding the Penrith Lakes Scheme. Requesting Council to state its disapproval of sand and other mining from the creek and river beds of the Macdonald River, Wrights Creek systems and their tributaries.

S.P. REPORT

Early in 1981 Council resolved not to support extractive operations in areas other than the beds of several rivers in the Shire until such stage as an overall plan was available.

Since that time there has been a considerable amount of work undertaken by both Council's staff and that of the Departments of Mineral Resources and Environment and Planning. The Department of Environment and Planning have had three staff almost full time on the preparation of a regional policy for the extraction of natural resources in the Central Coastal Region of New South Wales for the last 12 months. The documentation has been completed by the Department and is currently awaiting approval prior to publication for comment.

It is believed that this documentation points out the location of deposits of any significance within the Region and then assesses the general impact of their extraction within the demand framework as currently known, and expected environmental impacts. It is considered desirable for Council to make any policy decision until it has had time to assess the Regional proposals.

At the same time there has been considerable concern expressed by residents and groups involved with the Macdonald Valley over mining leases made available to Bleam Holdings Pty. Ltd. A recent advice from the Department of Mineral Resources is that these leases have been cancelled as they were deemed abandoned. Presently within the Macdonald Valley there are a number of small quarry sites that provide material for Council's roadworks. In addition, there is the larger basalt deposit that is operated by Hymix Pty. Ltd. at Mogo Quarry north of St. Albans. It is essential for any most effective maintenance and construction that the smaller quarries be maintained in the area.

Recommendation

Mr. R. E. Tidswell be advised that Council will review its extractive policy following the publication of the plan currently being prepared by the Department of Environment and Planning proposing a Regional policy for the extraction of natural resources in the Central Coastal Region of New South Wales.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 2: (File BA354/80)

CORRESPONDENT: WINDSOR LEAGUES CLUB LTD.

SUBJECT: EXTENSION OF BUILDING PERMIT

Seeking an extension of Building Permit No. 354/80 for a further twelve months, and advising that the extension is sought due to difficulties being experienced by the Club in obtaining suitable finance to bolster its current funds. Stating that it is hoped the situation will be overcome in the near future due the their successful application to the Licencing Court recently, and the continued efforts in raising necessary funds.

H.S. Recommendation

The twelve months extension as requested be granted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA/11/82)

CORRESPONDENT: HAWKESBURY COUNTRY CLUB

SUBJECT: STRATA SUBDIVISION OF RESORT COMPLEX

Council at its meeting of 13th April, 1982 consented to the establishment of a private sporting and recreation club subject to conditions.

The applicant has written requesting Council's consideration to the strata titling of the units and the basis for his request is that if the units are sold as a tenancy-in-common situation as originally envisaged difficulty would be had for individuals obtaining finance. He further states that

> "We wish to emphasise that this would be a recreational strata subdivision and the by-laws of the strata plan would be such to ensure that the villas are used for holiday and weekend accommodation only so as to protect the overall recreational concept for all club members.
>
> Your consideration of the concept in principle would be most appreciated."

No real objection is seen to this concept depending on the articles of incorporation of the resultant body corporate.

Recommendation

That the applicant be advised that Council agrees in principle to the strata subdivision of the resort complex but requires further details of the articles of the proposed strata plan and body corporate in order to have its solicitor's comments prior to formal consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 4:

COST TO

SUBJECT: ESTABLISHMENT OF WINDSOR RIVER CRUISE VESSEL

The correspondence has related principally to the alteration of some of the conditions of Council consent of the meeting of 11th May, 1982 (D.A. Item 22).

The conditions sought to be varied are those requiring the construction of a wharf and the provision of parking areas and the correspondent seeks use on a trial basis of the existing wharf structure adjacent to the old boat ramp. In circumstances the correspondent indicates his willingness to construct a railing around and stairway and railing to the wharf and to keep the adjacent area clean and tidy and grass mown.

In discussions the correspondent has indicated that while he does not seek Council subsidy, he does seek dispensation with costly money contributions or conditions involving heavy expenditure at least in the short term until the project is fully operational and he can ascertain its future viability.

The indications at this stage are that the vessel would be used for approximately 51 weeks of the year and can cater 9 trips per week of a maximum of 87 passengers per trip. Information from tour operators and Council's tourist promotion officer indicate that the majority of users during the week would be by chartered bus and on weekends a combination of bus and car. The vessel can accommodate car capacity or one bus which could be catered for near the wharf and cars using the facility especially on weekends could park in existing bitumen parks.

As the whole proposal is [illegible] tourist facility for the shire it is considered that the correspondents request be agreed to.

Recommendation

That Council Consent No. 164/82 issued on 12th May, 1982 be altered by the deletion of conditions 12 and 13 and the substitution of the following-

12. In consideration of the use of Council's existing wharf structure for a period of 12 months from the start of operations the applicant at his expense shall -

(a) Construct a suitable stairway and hand rail to the wharf to the Shire Engineer's satisfaction.

(b) Construct a handrail around the wharf to the Shire Engineer's satisfaction.

(c) Keep the grass verge adjacent to the wharf cut and tidy and remove all rubbish after each day or operation from the close vicinity of the wharf area.

(d) Obtain insurance that is to the satisfaction of Council's solicitors indemnifying Council against any damage or injury arising out of the applicants use of the wharf and surrounding area.

13. Pay to Council an amount of $2,000 being for the use of the wharf for the period of 12 months.

NOTE: Council reserves its right to renew this agreement and monetary amount on an annual basis or alternatively to require the provision of alternate wharf structures and parking facilities at another site at the expiration of 12 months. Additionally the applicant is notified that nothing in this development consent gives him exclusive use of the wharf for the periods mentioned nor enables him to have permanent mooring at the wharf this only to be utilised for the embarkation and disembarkation of passengers. In this respect the applicant should approach the Maritime Services Board for a mooring site when the vessel is not in use.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

It is recommended that the letters in this section be received and appropriate replies forwarded where necessary.

1. NATIONAL TRUST OF AUSTRALIA - PROPOSED CHURCH HALL - ST. MATTHEWS, WINDSOR. H105/3, 3104.

The correspondent has advised that it has seen proposals for a church hall to be erected between St. Matthews Church and the Rectory. The proposal is totally opposed by the National Trust on the basis that they see the church precinct as being not only of importance to Windsor, but to the nation also. No development applications have been received by Council to date.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

SHIRE ENGINEER'S REPORT

ITEM 1: (File S81/122)

SUBJECT: APPLICATION TO SUBDIVIDE LAND IN CT VOL. 8451, FOL. 81 & 82, LOT C, D.P. 160847 KNOWN AS PRESTONVILLE, WINDSOR ROAD, CLARENDON

This application proposes to create five (5) lots having areas between 2 and 4.4 hectares, leaving a residue of approximately 47 hectares, and involves the opening of a new road between Richmond Road and the railway. This subdivision is covered by Development Consent No. 61/82 approved by Council at the Ordinary Meeting held on 9th February, 1982. The frontage of two of the proposed lots is to Richmond Road which may be affected by widening proposals of the Department of Main Roads. No splayed corners are indicated on the junction of the new road with Richmond Road and no provision has been made for a turning area at the dead-end of the new road at the railway. There is sufficient area on the Lots above RL16 to enable the erection of dwellings above the 1:100 year flood frequency.

Recommendation

It is recommended that the application to subdivide land in CT Vol. 8451, Fol. 81 & 82, Lot C, D.P. 160847 known as Prestonville, Windsor Road, Clarendon, creating five (5) lots having areas of not less than 2 hectares be approved subject to:

1. - 8. Subdivisions A (i), (ii), (iii), (v), (vi), (vii), (ix), (xi) minimum width six (6) metres.
9. - 15. Road Opening B (i), (ii) secondary, (iv), (v), (vi), (vii), (viii).
16. Provision of splay corners 5 each way at the junction of the new road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA804/81)

SUBJECT: EXTRACTION OF MATERIAL ADJOINING CLARK ISLAND, HAWKESBURY RIVER - BORAL RESOURCES (N.S.W.) PTY. LIMITED

Council, at its meeting held on 13th April, 1982, approved the extraction of sand and gravel subject to, among other conditions:

"1. The extraction of a Deed between Boral Resources (N.S.W.) Pty. Ltd. and Hawkesbury Shire Council incorporating all of Councils standard conditions with the payment at item 3(y) of the deed of agreement being 20 cents."

Boral Resources (N.S.W.) Pty. Limited are objecting to the payment of 20 cents per tonne contribution and have requested permission to address the Committee regarding this charge.

The length of haul affecting Council's road, in part Yarramundi Lane and Old Kurrajong Road, for the raw materials to the crushing plant is 2 km.

Recommendation

A representative from Boral Resources (N.S.W.) Pty. Limited be granted permission to address the Committee regarding the amount of contribution toward the maintenance of the access haulage road under Council's control.

Mr. Bruce Blackwell addressed the Committee and asked Council to reconsider its decision regarding the contribution payable and bring it back to 5c per tonne.

COMMITTEE'S RECOMMENDATION

THE CHARGE REMAIN at 20c per tonne.

SHIRE PLANNER'S REPORT

ITEM 1: (File 815)

SUBJECT: TOLL HOUSE - WINDSOR, GRAHAM EDDS & ASSOCIATES

Correspondence has been received from Mr. Graham Edds, Architect from Kurrajong, regarding the utilisation of the Toll House and its surrounds as an information facility. His proposal has the backing of the Tourism Promotion Committee. His letter in part is as follows:

"The proposed site is situated at the entrance to Windsor and incorporates three (3) heritage items within its boundaries.

i.e.:

1. The Toll House,
2. The Gaol site,
3. The Old Fitzroy Bridge.

The total site area is approximately 2.5 hectares and comprises four (4) allotments fronting Court Street, the Toll House site and land zoned Recreational 8(a) on the southern side of Fitzroy Bridge.

It is proposed that the Information facility occupy the land above the 16 metre contour level fronting Court Street and Pitt Street. The Toll House, Gaol ruins and the Old Fitzroy Bridge are heritage structures and will retain their individuality as tourist attractions. A passive recreation facility occupying recreational reserve and overlooking South Creek is envisaged surrounding Toll House and to the south of the Old Fitzroy Bridge.

For vehicles travelling west, access is obtainable from the left hand side of Main Road 184 by means of utilising the Old Fitzroy Bridge. Vehicles travelling east would gain access via Court Street.

The proposal as above creates a starting point for tourists to leave their cars and walk the historic streets of Windsor then experience further afield other attractions within the Shire.

I see this proposal as presenting a prime location for a Tourist Information facility, a passive recreational facility coupled with the conservation and viable useage of heritage items."

Mr. Edds has discussed the matter briefly with the Shire Clerk and the Shire Planner and has requested time to address the Development Committee. He has been advised that suitable time would be made available to him.

Mr. Graham Edds addressed the Committee and outlined his proposal for the development of the Toll House and surrounding area.

Councillor Knight arrived at this stage, the time being 10.49 a.m.

COMMITTEE'S RECOMMENDATION

COUNCIL OFFICERS CONDUCT a full investigation of Mr. Edds' Scheme and report to Council prior to any firm decision being made on the alternative proposal, and Mr. Edds be thanked for his interest.

ITEM 2: (File 68A/191/77)

SUBJECT: EXTRACTIVE INDUSTRY - EAST KURRAJONG, GOLAC PTY. LIMITED

Since the last report to Council on this matter in May, the Company has instructed new solicitors and they in turn have discussed the operations and outstanding orders in detail with the Shire Planner. As a result a considerable amount of works have been undertaken on the site in order to rectify a number of problems round the working area and in addition the orders sought by Council in the Land and Environment Court have been signed with the exception of that agreeing to pay Council's costs. This matter is still being discussed between Council's solicitor and the respondents.

On Friday 11th June, the company appeared before the Court in Windsor to answer summons' issued by the State Pollution Control Commission. As a result the company gave written undertakings before the court to engage a professional civil engineer, have him prepare a report on the current workings, discuss these with the State Pollution Control Commission, agree to remedial works and have these carried out in a restrictive time scale being prior to the adjourned matter being placed before the court later this year.

The company's solicitor has further indicated the engagement of a consultant geologist to review the current and proposed workings. While the site is difficult to work within the constraints of the most reasonable environmental conditions a practical working solution to the current problems appears achievable.

Recommendation

The information regarding the extractive industry at East Kurrajong be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

13/7/82

ITEM 3: (File 68A/112/78 & 68A/91/78)

SUBJECT: REDEVELOPMENT OF PORTION 67, PARISH OF NEPEAN, SPRINGWOOD ROAD (MAIN ROAD NO. 570), YARRAMUNDI

The following report was submitted to the Ordinary meeting of 10th November, 1981:

"Council has received correspondence from P.S. Graham & Associates regarding a proposal to remove material from the above land. The matter has been considered by the former Shire Council on a number of occasions and by the present Council earlier this year. The most recent correspondence from the applicants provides information from the Water Resources Commission and the Department of Agriculture regarding regrading of the land and the removal of topsoil.

The original proposal before the former Shire Council was for the regrading of the land to enable the establishment of a turf farm with the grade of the land being suitable for flood irrigation. The initial proposal was seen as a sham in an effort to achieve an extractive industry. Extractive industries are prohibited within the current zone on the land.

As a result of previous submissions the former Shire Council requested specific details from the applicant should he wish to pursue the matter including substantiation of his claims regarding the agricultural suitability of the land, the effect on the flood plain and future uses of the area. This resulted in considerable detail being submitted in the form of plans and information from various authorities including the Soil Conservation Service, the Department of Agriculture and the Water Resources Commission.

Additionally, the New South Wales Department of Environment and Planning have identified this land as part of an overall major recreation area being at the confluence of the Grose, Nepean and Hawkesbury Rivers. Verbal discussions have been held with officers of the Department and they see some merit in the application, in part, being allowed to proceed with subsequent dedication of a substantial area between the Springwood Road and the Nepean River being dedicated as public reserve.

The matter involved is properly considered as an extractive industry with subsequent uses. As with most extractive industries the major consideration is the end land use and in this circumstance it is considered that there are reasonable controls that can be implemented to achieve a satisfactory result for a subsequent agricultural and recreational use. The appropriate authorities have identified criteria and in general supported the proposal.

The recommendation made here is similar to that made and adopted by the former Shire Council in February, 1980.

Recommendation

Tilmunda Pastoral Company Pty. Ltd. be advised with respect to the proposal to regrade and remove material from Part Portion 67 in the Parish of Nepean that Council is prepared to concur with the proposal provided that the works are in accordance with the following criteria:

- a minimum of two metres of topsoil is to remain over the alluvial deposits along the river terrace of the property;

- a minimum of one metre of topsoil is to remain or be established over the alluvial podsolic soil areas of the property;

- the maximum grade to be established within the area to be regraded is not to exceed eight per cent;

- the requirements of the Water Resources Commission;

- no removal of vegetation within the provisions of Council's Tree Preservation Order without the prior approval of Council.

Should the applicant concur with the proposal and submit the following:

- Engineering plans in accordance with the above criteria;

- cross-sections indicating the depth of soil to be retained on the property;

- quantities of material to be removed from the property;

then Council will support a variation to the current planning instrument to provide for the removal of the surplus material from the property as an extractive industry. Plans to be submitted with the rezoning application is to include the dedication of an area adjacent to the present extractive industry on the northern end of the property for public open space with the residue area shown as being subdivided into lots of not less than ten (10) hectares."

The above recommendation was adopted.

The following report was then submitted to the Ordinary Meeting of 9th March, 1982:

"Council has resolved to advise Tilwanda Pastoral Company, the owners of the above land, that it is prepared to concur with a proposal to regrade the subject property and remove material from the land subject to the following criteria:

- a minimum of two metres of topsoil is to remain over the alluvial deposits along the river terrace of the property;

- a minimum of one metre of topsoil is to remain or be established over the alluvial podsolic soil areas of the property;

- the maximum grade to be established within the area to be regraded is not to exceed eight per cent;

- the requirements of the Water Resources Commission;

- no removal of vegetation within the provisions of Council's Tree Preservation Order without the prior approval of Council.

In addition, the following information was requested:

- Engineering plans in accordance with the above criteria;

- cross-sections indicating the depth of soil to be retained;

- quantities of material to be removed from the property;

Council further resolved that should these be received then it would support a variation to the current planning instrument to provide for the removal of the surplus material as an extractive industry. In addition, the plans to be submitted for the rezoning were to include the dedication of an area adjacent to the present extractive industry on the northern end of the property for public open space with the residue area being subdivided into lots of not less than 10 ha.

The plans as requested have been received and include information from the Water Resources Commission and the Soil Conservation Service relative to the proposal.

The Company has submitted details calculated by Mr. J.H. Liddle (Engineer) estimating that the quantity of material to be removed is between 500,000 and 550,000 cubic metres.

Recommendation

Council resolve to prepare a draft local Environmental Plan to allow for the establishment of an extractive industry on Part Portion 67, in the Parish of Nepean, in accordance with the details submitted to include deduction of an area for a public reserve at the northern end of the property with the residue being subdivided into lots of not less than 10 ha.

Further, that the Statement of Environmental Factors be that incorporating the details submitted with the application."

Council resolved that a draft local Environmental Plan to allow for the establishment of an extractive industry on Part Portion 67, in the Parish of Nepean, be not prepared.

P. S. Graham and Associates have submitted an amended application seeking Council's support to prepare a Local Environmental Plan to allow for the redevelopment of Portion 67 Parish of Nepean, Springwood Road, Yarramundi for the following purposes:

"1. Cutting down the alluvial banks will render the land suitable for flood irrigation and provide access to the Nepean River and newly formed lake.

2. Removal of excess material from site.

3. Dedication of recreation area to Council."

At its meeting of 10th November, 1981, Council resolved to concur in a similar proposal subject to a number of design requirements however, following a submission of further details Council resolved on 9th March, 1982, not to prepare a Local Environmental Plan.

The amended application before Council now shows the regrading is to be undertaken with more cut near the river bank and grades of approximately 9-10% are shown over the majority of the site that is to be altered.

A public reserve of 5.6 hectares is shown at the Northern end of the land adjacent to the existing extractive operations site of Blue Metal Industries. The plan shows this proposed reserve has frontage to Springwood Road and to a sandy beach fronting a proposed lake over portion 57. Portion 57 is Crown Land presently under lease for extraction.

Previous proposals placed the proposed public reserve at the southern end of the property where it has a frontage to the Nepean River. The apparent reason for relocating the reserve is the intention of the Department of Environment and Planning to establish a regional recreation area at the confluence of the Nepean Grose Hawkesbury system. Council has not been informed of the adoption for a formal statement regarding the proposed regional recreation area to enable satisfactory location of the proposed recreation area in the current proposal.

The committee is referred to the previous recommendations made regarding this land. Any support of the proposal should entail the prior consultation with the Department of Environment and Planning regarding the regional recreation area.

Mr. P.S. Graham addressed the Committee and outlined the history of the application by Tilmunda Pastoral Co. Pty. Ltd. and submitted copies of a number of letters between the company and other authorities.

COMMITTEE'S RECOMMENDATION

COUNCIL RESOLVE TO prepare a draft Local Environmental Plan to allow for the establishment of an extractive industry on Part Portion 67, in the Parish of Nepean, in accordance with the details submitted to include deduction of an area for a public reserve at the northern end of the property with the residue being subdivided into lots of not less than 10 ha.

Further, that the Statement of Environmental Factors be that incorporating the details submitted with the application.

ITEM 4: (File 909-28)

SUBJECT: WILBERFORCE - UNITING CHURCH LAND

In 1979, the Uniting Church approached Council seeking a rezoning of land owned by them at the intersection of David Street and Main Road No. 182 at Wilberforce. The proposal was to rezone the land from Special Uses to Commercial. The Council did not concur with the proposal but appreciating the Church's desire to dispose of the land referred the matter of the historic building on the site to the Heritage Council.

The initial comments of the Heritage Council in 1980 were that the Church building was considered to be of significance as a contributing element to the overall character of the town of Wilberforce. It occupied a central position in the town being adjacent to the well preserved 19th century Police Station and within its visual catchment area are residences and shops of an historic nature thus creating the overall character of the Town. The Council did appreciate structural problems with the building and suggested an inspection by a professional engineer.

The Heritage Council has now advised that it has resolved as follows:

> "in view of the structural condition of the Uniting Church at Wilberforce and modifications to the building, the Heritage Council is of the view that retention of the building as an heritage item is not justified; and
>
> prior to demolition work being undertaken, the building should be adequately recorded in photographs and detailed drawings which should be lodged with the Heritage Council of New South Wales."

Situated on the site adjoining the Church is a small hall that was relocated to the area some time in the 1960's. It is a portable type building similar to those prefabricated during the early 1940's. It is currently used for Sunday School and the Girl Guides.

The subject land has been the site of numerous vehicular accidents and at least three (3) major accidents where fatalities have occurred and damage was occasioned to the Church building. This problem would be alleviated to some extent with reconstruction work on the nearby intersection of the main roads.

At this time the only reasonable use for the site would be a continuation of the use of the small hall for its present purposes with the remainder of the area as Open Space on the basis of its location adjoining an accident prone section of the main road and its contribution to the townscape in this immediate area.

Recommendation

The Church authorities be advised of the Heritage Council's decision regarding the Uniting Church building at Wilberforce and the use of the site in accordance with the above report. That a valuation be obtained for the property and discussions be authorised with the Church authorities with a view to Council purchasing the area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA176/82)

SUBJECT: PROPOSED GREYHOUND STUD, EDUCATION AND TRAINING CENTRE, LOT 8, D.P. 557489, MOUNTAIN AVENUE, YARRAMUNDI - J. & L. FITCH

As reported to Council at its meeting of 11th May, 1982, the Land and Environment Court upheld an appeal to develop the above property as a greyhound establishment. The final orders of the Court were stayed pending submission to the Court of:

(i) Appropriate plans depicting the development proposal as referred to in the reasons for the decision.

(ii) Draft conditions of the consent as agreed upon by the parties.

The appellant was also required to submit the plans and draft conditions to the Council prior to filing them with the Court.

On the afternoon of Tuesday, 25th May, 1982 Mr. Fitch submitted details to the Council comprising plans and draft conditions. The draft conditions were as follows:

1. Maximum number of dogs: 56
("Dog" included bitch or pups of any age. As per Item (1) of Hawkesbury Shire Council Dog Code).

2. Times within which mechanical lure may be operated (E.S.T.)

Summer - (Dec. Jan. Feb.)	6 - 8 a.m.	5 - 7 p.m.
Autumn - (Mar. Apr. May)	6.30 - 8.30 a.m.	4.30 - 6.30 p.m.
Winter - (June July Aug.)	7 - 9 a.m.	3.30 - 5.30 p.m.
Spring - (Sep. Oct. Nov.)	6.30 - 8.30 a.m.	4.30 - 6.30 p.m.

3. Items 7, 8 and 9 of Dog Code to apply to kennels and the handling of dogs.

The Court required "a plan showing precise particulars of the proposed development and incorporating such matters (especially relating to landscaping and treatment of the site) as are referred to in the reasons for decision".

The initial submission was evaluated and considered to be inadequate in view of the Court's requirements and the appellant was advised on Monday, 31st May, 1982 to submit more details. The original submission and Council's evaluation were forwarded to the Court and their comments requested. Fresh plans were submitted on Tuesday, 22nd June, 1982 and while details are given of the 20 dog kennels and driving tower, very little else is included and no details are given of "landscaping and treatment of the site".

The matter is listed for the Court on Friday, 2nd July, 1982. Council would need to resolve the matter at this meeting.

To date no reply has been received from the Court with respect to their attitude to the appellant's submissions.

Recommendation

The Land and Environment Court be advised that Council believes the plans as submitted do not constitute "precise particulars" as required by the Court and should therefore not be accepted and used to make a final decision. However, as requested by the Court, the following draft conditions are submitted:

1.-7. Standard conditions (a), (b), (c), (g), (j), (l) and (p).

8. Compliance with Clause 45 and 45 of the current Planning Instrument - I.D.O. 3 Colo.

9. Hours of operation of mechanical lure and training track to be 7 - 8.30 a.m. and 4 - 6 p.m. Monday to Friday, with no use on weekends or public holidays.

10. Development be limited to accommodation for 10 dogs at any one time; an adult dog being any dog over the age of 12 months.

11. All enclosures, shelters and development related to the use for the site for a greyhound stud, education and training centre to be sited at least 22 metres from any adjoining property boundary, and the area between the development and the property boundary to be formed with both mounds and intense landscaping with advanced trees and shrubs suitable for the area. Details of these being submitted to and approved with the appropriate building applications to Council.

12. No enclosure, shelter or any development related to the use of the site for a greyhound stud, education and training centre to be located within 75 metres of any dwelling on any adjoining site.

13. All dogs, including adult dogs and pups to be confined at all times to their kennels, runs or exercise yards except for dogs being exercised under supervision.

14. Adequate parking to be provided on the site adjacent to the kennel buildings for the use of employees and customers vehicles at the rate of one space per two employees and one space per ten kennels. Layout of parking area and driveways to be in accordance with the specification for the layout of parking areas in Council's Parking Code.

15. All dogs shall be kept in adequate dog proof enclosures with suitable shelters in accordance with the following subclause:

(i) Construction

All enclosures and shelters shall be constructed in sound approved materials of masonary or brick in accordance with the plans and specificiations approved by the Shire Health and Building Surveyor with a minimum height of 1.8 metres for all shelters and yards. Shelters shall be provided with concrete floors graded to drain away from the kennels.

(ii) Maintenance

All enclosures and shelter shall at all times be kept in a state of good repair and prevented from becoming dilapidated or unsightly.

(iii) Screening

All shelters and enclosures must be designed and constructed so that dogs kept on the premises are unable to view any public road or traffic thereon or view any activity or adjoining properties. To achieve this objective tree planting and earth mounding between the proposed buildings, the public road and adjoining properties may be required, details of any screening technique to accompany the development application.

(iv) Water Supply

An adequate water supply must be provided at all times to the property.

(v) Drainage

Ample provision to be made for disposal of surface and roof drainage so as not to interfere with adjacent premises. Floor wastes and other wastes from washing down shall be disposed of to a septic tank prior to disposal to a properly constructed absorption trench.

(vi) Yard Areas

Where the type of dog houses requires a yard enclosure, the yard shall be such as to render cleansing and removal of refuse to be carried out effectively.

(vii) Cleansing of Kennels and Yard Areas

Kennels shall be cleansed daily and all food scraps, bones and manure removed. Water shall be replenished daily and care should be taken to ensure the storage receptacles for water do not provide a breeding ground for mosquitoes. Yard areas shall be raked clean of all scraps and manure and grass shall be kept short mown.

(viii) Disposal of Manure and Scraps

This shall be carried out to ensure that nuisance does not arise from the breeding of flies or offensive odours. Burning of manure on site is strictly prohibited.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 68A/11/78)

SUBJECT: EXTRACTIVE INDUSTRY - PARISH OF MEEHAN, LOWER COLO ROAD, LOWER PORTLAND

Some years ago Council received representations from landowners in the Lower Colo Road that an extractive industry was operating on land in the area with the transportation of the material creating a traffic hazard on the local road system.

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In January, 1978 Council received two interim development applications proposing extractive industries on the subject land, the applicants being Martin Bros. Soil Pty. Ltd. of Dural, with the land being Portions 37 and 73, fronting the Lower Colo Road and the Colo River in the Parish of Meehan and Portions 68 and 69, 118, 122 and 125 fronting Jones Road in the Parish of Meehan.

At that time a direction was issued to the Council to refer all extractive industry applications to the then New South Wales Planning and Environment Commission. The matters were referred in February 1978 as required with a recommendation from Council that the applications be refused.

Later in that year, extractive operations in the area expanded considerably and resulted in injunctive proceedings before the Supreme Court in November, 1978.

In a judgement handed down in February, 1979 it was stated that the Council was entitled to a declaration and an injunction in respect of all portions then being used with the exception of Portion 37. This portion fronts the Colo River and the Lower Colo Road. The defendants subsequently lodged notice of appeal with the Court of Appeal on three grounds, one being that the lands had existing use rights prior to June 1962 and that the onus of proof for existing use was on the Council and not the defendants.

The Court of Appeal subsequently found in the defendant's favour on the basis that Council could not prove and substantiate that the extractive operations did not commence before June 1962. Council then lodged notice of appeal with the High Court, however, this was withdrawn by Council following the implementation of the Environmental Planning and Assessment Act.

There have been a number of discussions with the operator of the extractive industry in an endeavour to resolve some of the conflicts that exist in the area at present. These include the transport of material from the area, the effect on the flood plain of the Colo River where operations are taking place on Portion 37, the aesthetics of the present operation, etc.

Recent discussions with the operator led to the possibility of the following proposal being acceptable:

- that the registered proprietors of Portion 37 in the Parish of Meehan surrender all existing use rights in respect thereof and that no landbased extraction take place above the high water mark;

- that a base line of operation be established on the banks of the river;

- that the Lower Colo Road be upgraded to a two-lane rural road standard over a period of four (4) years, the work being carried out by Council at the extractive operator's expense;

- the company forego all prior legal costs arising out of court proceedings;

- all necessary road widening on the Lower Colo Road be dedicated free of cost to Council for the proposed works;

- that in return for foregoing existing use rights on Portion 37, Council consider an application for the extraction of sand from the bed of the Colo River.

In this regard, solicitors for the company have indicated as follows:

"We are instructed by Mr. Bate that the foregoing, save for points 1, 2 and 6, are unacceptable and in lieu of the unacceptable points, the following offer is made:

1. That there be no road tonnage contribution but our clients will consider your item 3 after an assessment is made.

2. That there be no time limit on rights to extraction of sand from the riverbed, the Council to consent to such extraction and to obtain any necessary Ministerial consents.

3. The hole at present situated on Portion 37 be permitted to remain as a settling pond.

4. All existing facilities contained upon Portion 37 to be approved by the Council (i.e. sand plant, screening plant, weighbridge and workshop).

5. Mr. Bate's company will have a period of two years to reinstate that part of Portion 37 presently being worked.

6. If there is an extensive flooding, Mr. Bate's company will have the right to remove any sand deposited on Portion 37 and to facilitate the policing of this, he will establish bench marks and undertake a contour survey of the existing extraction.

7. There to be no security deposit.

8. The Council consent to a long term lease of part of Portion 37 to Mr. Bate's company; it is contemplated that the lease will be for a term of 40 years.

9. We are instructed that our clients will not agree regarding the aforementioned legal costs.

10. We are instructed that Mr. Bate understands that land can be gifted for any necessary road widening.

There have been verbal discussions with officers of the Department of Environment and Planning indicating that the Department would support an approach to the Minister to gazette an exchange of rights where extraction was to take place from the bed of the river, rather than the land-based operation on the basis of a reduced environmental impact.

It is considered to be in the overall community interest to have the existing operations altered from land-based to those within the bed of the river and have some conditions on the site operations and transportation of the material. Mr. Bate has requested time to address the Council regarding the matter.

Recommendation

Dind Paton and Debney, Solicitors, be advised regarding the existing extractive operations taking place on Portion 37 in Parish of Meehan that:

1. Council is prepared to agree in principle to the exchange of existing use rights from those currently established above the high water mark to a new operation in the bed of the river generally subject to Council's standard conditions for such an operation.
2. The company forego all prior legal costs arising out of the previous court proceedings.
3. The applicant company arrange for all necessary road widening dedicated free of cost to Council necessary for the upgrading of the Lower Colo Road between the extraction site and West Portland Road to an alignment approved by the Shire Engineer.
4. The Lower Colo Road for the above section be upgraded to a two lane rural road standard suitable for the transportation of the subject material to a design approved by the Shire Engineer being carried out by Council at the extractive operator's expense.

5. Removal of flood debris from Portion 37 following any new approval in the bed of the river would be subject to the approval of the Shire Engineer following any such flooding.
6. The approval of equipment necessary for the operation on Portion 37 is agreed to in principle, however, Council would need to formally consider a plan and documentation detailing such equipment.
7. A plan of restoration for Portion 37 form part of the submission for the new operation.
8. All existing use rights to Portion 37 be surrendered when and if any approval is granted for extraction from the bed of the Colo River.
9. Upon submission and approval of the appropriate details, Council will formally approach the Department of Environment and Planning and the Minister for Planning and Environment seeking their assistance in having the extractive operations transferred from the land-based operations on Portion 37 in the Parish of Meehan to the bed of the Colo River generally subject to the above conditions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 522)

SUBJECT: CLAIM FOR EXISTING USE RIGHTS - BELLS LINE OF ROAD, KURMOND

RESOLUTION ORDINARY MEETING 8TH JUNE -"THE MATTER BE REFERRED BACK FOR FURTHER REPORT"

The Committee is referred to Item 7 of the Planner's report to the last Development Committee, which reads as follows:

"Correspondence has been received from G. & E. Schupp, the owners of property known as Goondiwindi and being Lot 10, D.P. 6388 Bells Line of Road, Kurmond demanding in writing Council's approval for their claimed existing use rights. Their correspondence is supported by a number of Statutory Declarations.

The Statutory Declarations state that for some years trading has taken place from the premises including that by people other than the owners.

The history of the property known to Council is that a service station that was established on the site was demolished around 1964. During the period of the establishment of the service station there were associated sales of produce. Over the last 15 years there have been sales of produce from the public road or in front of the land with only some of those of the landowner taking place from the property.

In June 1979 Council resolved to institute legal action against the landowners for the illegal use of the land as a roadside stall. At that time Council requested from the owners evidence of any claim to existing use. No reply was forthcoming to Council's letter and the matter did not proceed on the basis that the use at that time ceased.

The Environmental Planning and Assessment Act, 1979 in relation to existing use requires that the use be one that was established for a lawful purpose immediately before coming into force of the planning instrument and regarding abandonment states that the use ceases if it stops being continuous for a period of 12 months.

The situation occurring here is similar to a number of other cases where there was some sale of produce, produced on the property, from the property but which has extended into other areas increasing the use and the conflicts with the Traffic Authorities.

The claims to existing use by persons using the public road area as itinerant vendors cannot be used as part of the claim. There appears however some validity in the claim that produce produced on the property has been sold from the property on an irregular basis over many years.

Recommendation

G. & E. Schupp be advised in accordance with the above report, that the only acknowledgement of selling rights to the property are those where local produce produced on the property has been sold therefrom on an irregular basis over many years."

Council resolved that the matter be referred back for further report.

The documentation submitted by the Schupps establishes that there has been some activity by way of sales from or adjoining the property for some years, including those by other persons from the public road area in front of the property. The use by the owners has not involved any structure for the particular purpose.

The Environmental Planning and Assessment Act, 1979, in relation to existing use requires that the use be one that was established for a lawful purpose immediately before coming into force of the Planning Instrument and regarding abandonment, states that the use ceases if it stops being continuous for a period of 12 months.

Since the last meeting further enquiries have been made into the claims. It appears from Council's records that the premises were unoccupied between October, 1976 and February 1977. Further, that after a notice was served by Council on 20th June, 1979, there were no mentions of a stall in various inspections carried out by Council's inspectors regarding unsightly premises on five occasions in 1979/80.

Recommendation

G. & E. Schupp be advised that there are no existing use rights recognised by Council for the sale of goods from the property.

Mr. and Mrs. Schupp addressed the Committee on their claim for existing use rights and emphasised that they were not selling from a public road but from their own private property.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending further investigation.

ITEM 8: (File 909-11)

SUBJECT: WILBERFORCE CARAVAN PARK

At the meeting of 20th July, 1978 the Council resolved to support an alteration to I.D.O. 3 Colo to permit with Council's consent the development of Lot 1, D.P. 595299, Windsor Road, Wilberforce for the purpose of a caravan park. The Planning and Environment Commission approved in principle of the alterations to the Order upon receipt from Council of a copy of an agreement between Council and the owner to the relocation of access from the main road to Buttsworth's Lane and to guarantee that no buildings or caravans will be located within 30 metres of the bank of the river.

The PEC also requested advice on the arrangements for evacuation of caravans when the site is affected by flooding. A Deed of Agreement has now been signed and together with the draft LEP has been sent to the Department of Environment and Planning for determination.

Wilberforce Park Pty. Ltd. has now submitted a development application to increase the number of caravan sites and to permit the establishment of various proposed facilities. Whilst Council cannot approve this application until such time as the LEP has been gazetted the company has requested some indication of Council's attitude to the proposal.

At present the site has approval for the keeping of 30 caravan units. The applicant has requested permission to increase the number of units to 146 with visitors parking being provided for 10 vehicles. The proposed facilities are:

1. The provision of a maintenance and car wash space.

2. The installation of a petrol pump and underground storage tank for caravan park customers.

3. The conversion of the existing single storey store and concrete structure to two levels. The lower level will comprise a machinery shed and storeroom, and the upper level will comprise a new Assistant Manager's residence and a flood free storeroom.

4. The construction of two squash courts for caravan park customers incorporating separate toilet, shower and dressing facilities for squash players, and a flood free emergency food store for the caravan park on the mezzanine level.

5. The demolition of the existing workshop and construction of a swimming and wading pool complex incorporating poolside open space, all necessary safety fencing and additional visitors parking.

6. Construction of six flood free holiday cabins on piers to Council's requirements.

7. A section of the park to be provided with on-suite toilet facilities and the provision of telephone hookups to caravans.

The proposal does not conform in all respects with Council's Code for the Establishment of Camping Areas and Caravan Parks. In particular, 48 of the proposed caravan sites have areas less than the required minimum of 84 square metres. In addition, Council's Code requires that no site shall be located at a distance greater than 90 metres from any toilet or ablution facilities. The proposal indicates that many of the sites are further than 90 metres, the furthest being 165 metres from the existing amenities block. The Code also requires that no caravan site be located at a distance closer than 15 metres from any amenities building, however, the plan indicates that 7 sites are located closer than the required minimum distance.

Regarding items 1, 2, 3, 5 and 7 of the proposed development, these facilities are all ancillary to the use of the area as a caravan park and as such, may be approved subject to any conditions imposed by the development consent. The construction of two squash courts (item 4) may also be considered as a use ancillary to the caravan park provided the facilities are used by customers of the caravan park only and are not made available for use by the general public. The holiday cabins would need to be located on land at or above the 1 in 100 year flood frequency. Evidence of this would need to be produced to enable an alteration of the flood maps.

As stated previously, a Deed of Agreement between Council and the owner of the caravan park has been signed, and one of the matters involved is the relocation of the access to the caravan park from the main road to Buttsworth's Lane. However, the plans submitted with the proposal still show all access to Windsor Road, with no indication of the proposed future access to Buttsworth's Lane.

Recommendation

H. Wilshire Webb Son & Doyle be advised that Council cannot deal with the application formally until the local environmental plan has been gazetted, however, with respect to the submission, comments as follows:

1. All plans for the development of the area are to include the relocation of the access from the main road to Buttsworth Lane.
2. Council concurs with the increase in the number of caravan sites, however, these are to be in accordance with Council's Code.
3. The facilities of petrol dispensing facility, squash courts and swimming pool are agreed to provided they are established for the use of caravan park patrons only after the relocation of the park's access to Buttsworth Lane.
4. Holiday cabins could only be established on land above the 1 in 100 year flood frequency in accordance with State policy.
5. No objection will be raised subject to formal approval of the assistant manager's residence and flood-free store room.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 509-84300-9)

SUBJECT: SUBDIVISION AT AGNES BANKS

Council has received correspondence on behalf of Mr. C. Delkou regarding the subdivision of land being Lot 1, D.P. 235072, corner Castlereagh Road and Warnock Road, Agnes Banks. The subject land has a frontage to Warnock Road of approximately 160 metres but has a depth of only 20 metres. By itself the bulk of the property is unsuitable for subdivision by virtue of its narrow depth from the Warnock Road frontage. It is considered that subdivision of the land will have to be undertaken jointly with the neighbouring property, Lot 2, D.P. 238240, to gain the necessary depth from the Warnock Road frontage.

To facilitate the appropriate subdivision of the area the Planning Department has prepared a plan of the subject land and surrounding vacant land. Should Council support the proposed lot layout it is recommended that Council prepare a development control plan for the area in accordance with the plan submitted to the meeting.

Recommendation

Council prepare a development control plan for the area in accordance with the plan submitted to the meeting.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 10: (File P160-36)

SUBJECT: WINDSOR TOWN CENTRE

Following the approval in principle to the proposed traffic reorganisation in the Windsor Town Centre Report by the Traffic Authority, copies of the report were distributed to all authorities and agencies involved for comment. This included the Urban Transit Authority, local bus operators, Taxi Council of NSW, Central District Ambulance, NSW Fire Brigade, Transport Workers' Union, Metropolitan Water Sewerage and Drainage Board, Department of Environment and Planning, Prospect County Council, Australian Gas Light Company, etc. Discussions were held with each of the agencies and authorities concerned, including trial runs for bus routes and delivery locations and points of providing services.

In May a meeting was called of the parties involved, with each organisation being given an opportunity to comment on the proposals. The local bus proprietors were agreeable to the report and its recommendations and a proposed bus route around the proposed mall was devised on the basis of the report's recommendations. The taxi operators saw no problems with the proposals subject to a suitable taxi rank being provided in central location. The Urban Transit Authority had no objection to the proposals and the re-routing of traffic.

The Fire Brigade located in Fitzgerald Street were opposed to the recommendations, particularly those for a one-way traffic movement in Fitzgerald Street. Of the 169 calls answered by the brigade in the past year, 96% involved direct access being required to Macquarie Street. The Fire Brigade's objection stemmed not only from the conflict between the proposed movement of traffic and the fire tender, but also from the accessibility of the fire station to volunteers answering a call. It was stressed by them that only the maintenance of the existing two-way movement would be acceptable.

Since the meeting the Fire Brigade's comments have received close attention. A number of alternatives to the recommended one-way movement in Fitzgerald Street have been considered. These are maintaining the existing two-way traffic movement, reversing the flow of the proposed one-way movement and moving the fire station to another location. The best solution, of course, is moving the fire station to another location in Macquarie Street. As this is not possible, at this time, but it is considered that the report and its recommendations should be acted upon, the following alternative is offered. The proposed one-way movements in Baker and Fitzgerald Streets be reversed with Baker Street being made one-way towards The Terrace, and Fitzgerald Street one-way towards Macquarie Street. The existing movement in Union Lane be reversed towards Kable Street.

Local residents have offered comments to Council over recent months regarding the proposal and one of these is the concern at the possible increase in traffic in The Terrace. The comments are justified and considering the existing unsuitable position of The Terrace's right hand movement from Windsor Bridge being unavailable on weekends and public holidays, the best solution available is to close the Terrace permanently at Windsor Bridge. This should form part of the proposal to close the section of George Street between Kable and Fitzgerald Streets. Additionally, the installation of traffic lights at Kable and Macquarie Streets should form part of the overall proposal and the installation of a right turn movement from Bridge Street into Macquarie Street when the turning movement is such to warrant this facility.

As there has been considerable consultation in developing the proposal to this stage, it is considered that Council should adopt the revised proposals in principle and advertise them for public comment for a period of 30 days.

Recommendation

The revised proposals for the traffic facilities in the township of Windsor be advertised for public comment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File P160-38)

SUBJECT: DEVELOPMENT OF COMMERCIAL AREA, RICHMOND

Over the last year there has been considerable increase in commercial development in Richmond and, most recently, in development of the rear areas of lots fronting Windsor Street where the proposed development would front the existing car parks. One such area is that between No. 225 and 207. No. 225 is the area currently subject to redevelopment by Mr. V. Delkou and No. 207 subject to the proposal by Flints. Between these two developments there are three long narrow lots. One of the owners has approached Council with a plan proposing a narrow arcade type development with offices above.

It is considered that a co-ordinated development form would provide a better overall solution to the area, both in commercial efficiency and final physical form.

A plan has been prepared that indicates a central pedestrian court approximately half way between Windsor Street and the car park and connecting the proposed arcade of Mr. Delkou and Mr. Tchadovitch with Flints.

To date no approach has been made to Flints to open onto the courtyard, however, should Council adopt the principle of the proposal, then this will be done. The plan indicating the proposal has been distributed separately with the business paper.

Recommendation

Council adopt the principles for the development of the area between No. 225 and 207 Windsor Street and request the existing landowners to comply with these in the development of their land, and Flints Smithfield Pty. Ltd. be advised of the proposal and be requested to make provision for an opening onto the pedestrian court.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA110/82)

SUBJECT: DEVELOPMENT APPLICATION FOR USE OF PROPERTY - LOT 1, D.P. 210846 WINDSOR ROAD, VINEYARD

See later report.

13/7/82

ITEM 13: (File A4436, 815A)

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

Application is for Council's support for the preparation of a Local Environmental Plan in respect of Portions 165 and 166, north western corner of Windsor and Curtis Roads, McGraths Hill, to allow the site to be developed for a proposed recreation park incorporating the following:

1. Water slide, tower and pool.
2. A swimming pool with artificial surfing section.
3. A roller skating arena.
4. Scenic stage coach and pony rides.
5. Outdoor theatre.
6. Exhibition and display areas.
7. Picnic, barbecue grounds and artificial lake.
8. Wildlife and flora reserve.
9. Tourist information centre.
10. Arts and craft workshops.
11. Plant nursery.
12. Gift and Souvenir shop.
13. Restaurant.
14. Kiosks and Change rooms.
15. Caretaker and support facilities.

The applicant states that the site is considered to be the gateway to the Hawkesbury and by promoting various attractions in the district at the recreational centre, additional tourist activity will result in the area. The centre will be advertised in the electronic media and employment is expected for 130 persons. The project will provide a display area for local community groups to promote their activities.

The layout of the buildings are shown in the accompanying plans and a brief description of these buildings follows:

Tourist Information Centre

Ground Floor - Information counter and public space.

Mezzanine - Containing exhibition areas.

Administration Office - A single storey building.

Gift and Souvenir Shop - A single storey building with foyer and four small shops.

Arts and Craft Workshop - Single storey building with five workshops.

Kiosks and Canteen - Ground floor - canteen, toilets and showers, Mezzanine - storage.

Nursery and Skate Shop - A single storey building with enolosed section for indoor plants.

Restaurant - A single storey building comprising of a dining room entered from the park seating 80 people, a dining room for 40 people opening from the car park, a take-away food outlet, kitchen, toilets and associated facilities.

Waterslide - This will comprise a 20 metre high tower with open water slides and enclosed tube flumes terminating in a landing pool. There will be a secondary tower and short slides for intermediate rides. It is proposed to landscape the structure with earth mounding and planting to provide grottoes and tunnels for entry access to the tower.

Year round use of the facility will be achieved with heating to the pool and with a self supporting fabric enclosure in winter months.

Roller Skating Area - This is a ground level concrete apron suitably surfaced.

Swimming Pool - A free form concrete pool of the size shown with an artificial surfing section equipped with wave making equipment. Pumped waterfalls are provided for scenic variations.

Outdoor Theatre - The amphitheatre is provided for concerts, pantomimes and children's plays. Seating is provided for 450 with sloped floor and timber batten seats. A raised covered stage area is equipped with change room and toilet facilities.

In regard to traffic movements to and from the site, an entrance and egress is provided to Curtis Road, 90 metres from Windsor Road and two other egress shown, one in Curtis Road and the other to Windsor Road. It is intended that traffic lights be provided at the intersection of Curtis Road and Windsor Road and paved parking is provided for 372 vehicles on the site.

The general treatment of the buildings proposes the use of Sandstock brickwork, green pre-coloured roof cladding and natural stained timber to blend with the landscape.

Earth mounds are proposed between Windsor Road and the development and the applicant states the design emphasis is to provide pleasant surroundings with heavy landscaping and with the active facilities screened from the rest areas.

The applicant also states that the historic character of the region will be a keynote in the project and will be featured in the design of the buildings and the facilities provided. It is considered however the design of the buildings and the development overall does not bear any resemblance to the historic nature and scale of Windsor's many historic buildings.

The contour of the site varies between approximately 14 metres above Standard Datum and just over 16 metres above Standard Datum. Extensive filling will be required in some areas of the site to ensure the sites of buildings and facilities are above the 16 metre contour.

At the time of the initial approach to Council by the applicant, a copy of the plan was forwarded to the Traffic Authority and Department of Main Roads. Neither authority favours the application on traffic grounds due to the affect the proposal will have on the safety and efficiency of the traffic on the main road. Both authorities have given criteria for the rezoning including a Traffic Impact Statement, no access to Windsor Road and considerable improvement to the intersection of Curtis Road and Windsor Road including traffic signals at full cost to the applicant.

No details have been submitted regarding the disposal of solid wastes generated on the site. The application states sewerage effluent will be collected in septic tanks and an underground tank for discharge to the Council's sewerage works at Mobraths Hill, no details of quantities have been given to assess the capability of the works to receive the effluent. Further details are also required regarding the disposal of stormwater from the site to downstream drainage points.

In regard to the supply of water to the site, the applicant states the existing main in Mulgrave Road is of adequate size to handle the domestic and fire fighting requirments of the development. The Metropolitan Water, Sewerage and Drainage Board have been contacted in this regard and cannot advise at this time whether the 300mm main in Mulgrave Road has sufficient capacity for the development and may not allow a temporary service down Curtis Road to service the development.

It is considered that the proposal is an overdevelopment in area and style of the site and would detract from the entrance to the town of Windsor. The development could also adversely affect the adjoining High School and residential area by the emission of noise from some of the attractions.

The proposed recreational centre will be a major traffic generator and is likely to affect the safety and efficiency of the main road. The need to provide an additional set of traffic lights on Windsor Road with the development will interfere with the traffic flow along this important traffic artery. The site is not located on any public transport route and children and teenagers will need to walk to the site along roads not suitable at the moment for pedestrian traffic.

It is recognised that the existing non urban zones and their development along the Windsor Road are comprised by their location and adjoining uses that front the local road system. Undoubtedly, the practical solution is for a low scale (both in physical form and use) commercial/tourist orientated development to be established with commensurate traffic facilities. This use should maintain the general openness between the residential locations that are a part of the identification of towns within the Hawkesbury particularly Windsor and Richmond. Additionally, it is not considered desirable to have major developments, which are utilised by youth, located well outside the town boundaries and off public transport routes to the extent where they are not likely to be duplicated in other locations. In this particular instance, the use of the land should be reduced in scale in both physical form and commercial content.

Recommendation

Council not support the preparation of a draft local environmental plan in the manner proposed and the applicant be advised of the above report regarding uses along Windsor Road.

COMMITTEE'S RECOMMENDATION

COUNCIL SUPPORT IN principle the preparation of a draft local environmental plan, but further discussions be held with the applicant in respect of the problems arising from the proximity of the site to the Windsor Road and the other matters mentioned in the Shire Planner's report.

ITEM 14: (File DA544/81)

SUBJECT: R.N. & N.R. TOLSON - VARIATION OF HOURS OF OPERATION OF EXISTING MUSHROOM COMPOSTING OPERATION PREVIOUSLY APPROVED - LOT 3, D.P. 610341 MULGRAVE ROAD, MULGRAVE

See later report.

ITEM 15: (File 625-57)

SUBJECT: BOWEN MOUNTAIN AREA

The Committee will recall previous reports regarding a proposed active recreation area at Bowen Mountain, preparation of a plan of fire management and the general issue of the boundary of the National Park.

Presently the National Park boundary is some distance to the west of the residential development generally running along Burralow Creek. Between Burralow Creek and Bowen Mountain there is a substantial area of Crown land.

The discussions regarding the appropriate boundary for the National Park have been taking place for many years and most recently at a meeting concerning the specific issue of the recreation area, National Parks and Wildlife Service officers raised the whole issue of the National Parks boundary. The issues of the Park boundary, fire management including fire trails, nature conservation and recreation usage should be rationalised in one plan.

At this stage, with substantial public interest in the issue at both local and district level, it is considered that a discussion paper should be made available with a plan for public comment. This could be followed by a public meeting where all parties interested could take their views, resulting in a resolution by Council and the National Parks and Wildlife Service. A copy of a plan indicating the issues and a possible discussion paper will be made available to the meeting.

Recommendation

That the plan and discussion paper be made available for public comment regarding the issues at Bowen Mountain relating to recreation use, fire control, nature conservation and National Park boundary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Knight referred to the road works being carried out in preparation for the installation of traffic lights at the intersection of Bells Lien of Road and The Terrace, North Richmond. He asked if the ribbon barricade could be lowered to improve visibility for traffic on The Terrace Road.

Engineer for attention.

Councillors Nicholson, Sullivan and Knight left the meeting at this stage, the time being 1.30 p.m.

SHIRE PLANNER'S REPORT

ITEM 12: (File DA110/82)

SUBJECT: DEVELOPMENT APPLICATION FOR USE OF PROPERTY - LOT 1, D.P. 210846 WINDSOR ROAD, VINEYARD

RESOLUTION ORDINARY MEETING 8TH JUNE - "THE APPLICATION BE SUBJECT TO AN INSPECTION AND A FURTHER REPORT, AND THE COMMITTEE BE DELEGATED AUTHORITY TO MAKE A DECISION IN RESPECT TO THE APPLICATION."

13/7/82

The following report was submitted to the Ordinary Meeting of 8th June:

"In respect of the abovementioned application, at the Ordinary Meeting of 11th May, 1982, Council resolved as follows:

'1. That the applicant be advised that, following submissions of Statutory Declarations by Messrs Ridgeway and Lee, the Council recognise existing use rights for the use of the shop/kiosk only having an area of 32m^2, however under the provisions of section 107(3) of the Environmental Planning and Assessment Act, 1979, and as the contrary has not been established, all other existing use rights are presumed to have been abandoned.

2. The Council considers that the proposed use will extend well beyond the established existing use rights and for the reasons above the application is refused.'

Following this decision, an additional Statutory Declaration by Mr. Anthony Ridgeway has been submitted by the applicant which states that goods were also displayed on tables and benches in front of the shop/kiosk; that two rooms of the house were stacked to the ceiling with goods and that the garage was used for storage as well as set up with a bandsaw and sanding machine "to manufacture wooden articles such as boomerangs". (Note that part in quotes appears to be supposition).

Also an additional Statutory Declaration by Mr. Norman Lee has been submitted by the applicant which states that goods were displayed for sale on fences to the side and front of the shop/kiosk and inside the shop/kiosk and that there were five second hand vehicles parked behind and to the side of the shop/kiosk presumably for sale.

Further, a Statutory Declaration from Mr. Ernest Miller has been submitted by the applicant that the premises were used for manufacturing sale and display of aboriginal artifacts, hides, souvenirs, etc. and also that goods were displayed for sale on the fences either side of the kiosk and on counters and rails in front of the kiosk.

These Statutory Declarations are not considered to be irrefutable but indicate that existing use rights may apply to the area in front of the shop/kiosk, about 36m^2 and to the shed at the rear, about 72m^2. Should the Council recognise that these existing use rights exist then an area of 140m^2 may be available for development to which a 10% extension could be applied and consented to by Council. Any further extension would have to be referred to the Department of Environment and Planning for concurrence and it is not likely that this would be forthcoming. The applicant has indicated on site that he requires an area of approximately 500m^2.

There has never been any consent issued for use of the property. The kiosk was established before the County of Cumberland Planning Scheme came into operation, hence its existing use right, and presumably was as a kiosk only associated with the picnic area containing the no longer utilised "gnomes" houses.

To permit the proposed development would be contrary to sound planning principles in that it constitutes ribbon development likely to cause increased traffic with associated hazards, particularly as the Windsor Road/Bandon Road intersection has a high accident rate.

On the basis of the above, it is recommended that Council re-affirm the refusal of 11th May, 1982, and advise the applicant of Council's further items of concern regarding the proposal.

It is recommended that, following the submissions and investigations of additional Statutory Declarations by the applicant, that he be advised that the Council stands by the refusal of the application dated 11th May, 1982 and that the applicant be further advised that Council considers the proposed development of the site is:

1. Contrary to sound Town Planning principles in that it constitutes undesirable ribbon development.
2. Likely to cause an increase in traffic on roads fronting the site, and is likely to cause interference to the free flow of traffic along Windsor Road and create additional hazard at the Windsor Road/Bandon Road intersection.
3. Not in the public interest."

The Committee inspected the property.

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Henry that, following the submissions and investigations of additional Statutory Declarations by the applicant, that he be advised that the Council stands by the refusal of the application dated 11th May, 1982 and that the applicant be further advised that Council considers the proposed development of the site is:

1. Contrary to sound Town Planning principles in that it constitutes undesirable ribbon development.
2. Likely to cause an increase in traffic on roads fronting the site, and is likely to cause interference to the free flow of traffic along Windsor Road and create additional hazard at the Windsor Road/Bandon Road intersection.
3. Not in the public interest.

ITEM 14: (File D.3[illegible])

SUBJECT: R.N. & N.R. TOLSON - VARIATION OF HOURS OF OPERATION OF EXISTING MUSHROOM COMPOSTING OPERATION PREVIOUSLY APPROVED - LOT 3, D.P. 610341 MULGRAVE ROAD, MULGRAVE

RESOLUTION ORDINARY MEETING 8TH JUNE - "THE COMMITTEE INSPECT THE SITE AT PEAK WORKING CONDITIONS, AND A FURTHER REPORT BE BROUGHT FORWARD"

The following report was submitted to the Development Committee Meeting of 25th May:

"Consent was granted by Council on 14/10/80 for mushroom composting manufacture and storage of ingredients and the approval included the erection of sheds for the composting and storage, all subject to conditions including the restrictions of hours of operation between 7.00 a.m. and 5.00 p.m. Monday to Friday and 7.00 a.m. to noon Saturday, with no work on Sunday. The applicant's original intention when submitting the application was to only work five days per week.

The applicant has now requested amendment of the condition to permit work on Saturday afternoons and Sundays, this being based on a re-assessment of his operating procedures.

Because of periodic objections to the operation of the business on the basis of noise and smell, the proposal for the extension of hours was notified to all adjacent and adjoining owners and numerous formal objections have been received. These are on the basis of smell, noise both from machinery and trucks, other industrial uses in the locality not working on Sundays and the belief that this proposal should conform to this requirement, increase in traffic on an inadequate road.

Mushroom composting operations by their very nature will emit odours if not turned regularly and on this basis it is considered appropriate to allow the turning of compost within the shed confines each day.

However, on the basis of the objections received and of the rural nature of the locality, it is considered that Council should adhere to its conditions concerning hours of operation as far as all other activities on the site.

Recommendation

The applicant be advised that in respect of Condition No. 12 of Consent No. 106/1980 that this is to remain in force with the exception of the turning of compost and that this may take place between the hours of 7.00 a.m. and 5.00 p.m. each day providing that such operation is confined at all times within the shed structures on the land.

It was resolved that the Committee inspect the site at peak working conditions, and a further report be brought forward.

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

AN EXTENSION OF hours be granted from 6 a.m. to 6 p.m. Monday to Saturday, and 6 a.m. to ~~12 noon~~ on Sundays, and Mr Tolson be requested wherever possible to load the truck inside the shed.

The meeting terminated at 2.51 p.m.

2.51 pm

SHIRE CLERK'S REPORT

ORDINARY MEETING - 13TH JULY, 1982.

The President and Councillors.

Gentlemen :

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

The Wilberforce Council Chambers Committee met on 15th June and considered a report from the Shire Clerk regarding an overall plan for the use of the Wilberforce Council Chambers. The meeting was attended by the Shire President, Councillor B.E.Brown, Councillors P.A.Dunn, I.T.McEwan, and G.G.Michael, the Shire Clerk and the Deputy Shire Clerk. An apology for absence was received from Councillor E.A.Buttsworth.

A plan was presented with the report showing the use of the ground floor by the Wilberforce Playgroup, L.E.R.N., the National Parks & Wildlife Service and the Bush Fire Control. The report also proposed the use of the former computer room for public meetings. The old brick building at the George Street frontage is to be demolished and the Wilberforce Brigade allocated a bay in the shed at the Macquarie Street frontage. A separate metering of electricity will be required subject to satisfactory quotations and certain construction work on the building. The estimated cost is $7,750.

THE COMMITTEE RECOMMENDS that the Shire Clerk's report of the meeting of 15th June be adopted.

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

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for June, 1982 :

Date of Engagement	Purpose		Person or Body Responsible for Engagement
4th June	Meeting	*	Macquarie Towns Community Radio
5th June	Ball	*	Hawkesbury Shire Bush Fire Control
7th June	Meeting	*	W.S.R.O.C.
8th June	Meeting	*	St.Matthews Catholic Church
12th June	Dinner	*	Windsor Lions Club
19th June	Jazz Concert	*	Hawkesbury River Jazz Society
19th June	Wedding	*	Mr. Eden
23rd June	Photo Sales	*	Mr.P.Fisk
25th June	Presentation	*	W.S.R.O.C. Group Apprentices
25th June	Computer Seminar		Hawkesbury Shire Council
26th June	Wedding	*	Mr. Wilson
26th June	Wedding	*	Mr. Day
29th June	Rehearsal	*	Burlakou School of Ballet
30th June	Rehearsal	*	Burlakou School of Ballet

* Paying Functions.

IT IS RECOMMENDED THAT the report be received.

3. DOORKNOCK APPEALS, 1983. A7

Hereunder are applications for Doorknock Appeals in 1983 :

Date Received	Organisation	Dates Required
16th April	National Parks & Wildlife Foundation	27th February
10th June	The Salvation Army (Red Shield Appeal)	3rd-10th July
16th June	Australians Care for Refugees (Austcare)	29th May-5th June

Date Received		Organisation	Dates Required
16th June		Royal Blind Society of N.S.W.	22nd-23rd October
18th June		National Heart Foundation of Australia	26th April-1st May
5th July	*	Australian Red Cross Society (Red Cross Calling)	20th-26th March
5th July		Australian Feedrom From Hunger Campaign	19th-25th September

* Telephone advice - letter to follow

The following approvals were granted for 1982 :

Australian Red Cross Society	21st-27th March
National Heart Foundation of Australia	26th April-2nd May
The Salvation Army (Red Shield Appeal)	4th-11th July
Australian Freedom From Hunger Campaign	20th-26th September
The Royal Blind Society of N.S.W.	30th-31st October

For determination by Council.

4. COUNCIL FLAG. C50/14

It is felt that Council should have its own flag and it is proposed that invitations be extended to the public to submit designs. Without complicating the issue regarding the eligibility of entrants, it is suggested a prize of $200 be given for the design which is accepted by Council, and that a period of six weeks be given for submissions. It is also proposed that the Council examine the designs and make the decision.

Members of Council staff have already been asked to submit designs and two entries have been received. If the proposal for public submission is adopted by Council, the entries received from the staff would also be included. Further entries from other members of the staff would also be accepted.

It is believed that Council's crest on the flag should be a prerequisite of any design.

IT IS RECOMMENDED THAT designs be invited for a flag for the Shire, that a period of six weeks be given for the submission of entries, and that $200 be awarded to the person whose design is accepted by Council.

5. CONTRACTS & DOCUMENTS FOR SIGNATURE

IT IS RECOMMENDED THAT the Seal of Council be affixed to the undermentioned documents :

License Agreements	...	Hobartville Playgroup, Hawkesbury Community Information & Service Centre, Hawkesbury Youth Club, Health Commission of New South Wales - use of premises - Richmond Neighbourhood Centre.
Deed of Release	...	Department of Main Roads - Lot 1, D.P. 515109 & Pt.Lt. 40B, Sec. 3, Macquarie Street, Windsor - payment of rates in respect of resumption of land by the Department from Estate late F.Davis.
Transfer of Easement	...	S.&M.Camilleri & P.&V.Camilleri to Prospect County Council - Lot 2, D.P.588210, Dight Street, Richmond.

6. ANNUAL AUDIT - 527 COMMITTEES. C50/3

The audit of the Books of Account and Records up to 30th June of Committees appointed under Section 527 of the Local Government Act have been completed. The Committees are :

1. Bilpin District Hall
2. Colo Wilderness Resource Unit
3. Freemans Reach Park
4. North Richmond Child Care Centre
5. North Richmond Park
6. Woodlands Park Reserve
7. Glossodia Community Neighbourhood Centre
8. Richmond Neighbourhood Centre
9. Maraylya Progress Hall
10. Bicentenary Park
11. Horrie Eley Memorial Hall
12. Hawkesbury Shire Tourism

* 13. McMahon Park
* 14. Glossodia Park
* 15. Boundary Road Reserve
* 16. Lower Portland Cemetery
* 17. McDonald Valley Sport & Recreation
* 18. Powell Park
* 19. Bowen Mountain Park
* 20. Bellbird Hill Reserve

* No financial transactions in 1981.

In some instances further enquiries are being made about certain matters but all transactions have been handled according to the requirements of the Local Government Act & Ordinances.

A letter is being forwarded to the Committees thanking them for their efforts during 1981.

IT IS RECOMMENDED THAT the report be received.

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

New procedures have been instituted to determine the eligibility of properties for rural rating.

Altogether 1400 properties will receive rural rating in 1982 which means a reduction in the urban rate of $425,000. Because of the number of properties and considerable public revenue involved, it is essential that procedures be determined to ensure that rural rating is only granted to properties after a thorough investigation.

Letters are being forwarded to all property owners which have been granted rural rating in 1982 advising them of the new procedure and asking them to complete an application form and statutory declaration for return by Friday, 30th July.

Whilst the application form and statutory declaration is lengthy the information is required to ensure that a correct decision is made. Furthermore the application form and statutory declaration will be retained on property files for future reference and inspection by Inspectors from the Local Government Office. The property owners are being advised that in many cases it will be necessary for Council Officers to inspect their property and where possible they will be notified. However because of the large number of inspections to be made it will not always be possible to notify them prior to the inspections.

Well known and established agricultural businesses or industries will not be inspected. After the inspection, where the rural rate is not approved, notice will be given of the decision at the same time giving information regarding appeals.

If applications are not returned it will be assumed that the property is no longer used for rural purposes and the standard urban rate will apply in 1983.

It is also proposed to reappraise the examination of applications because it is believed that in some instances properties should not qualify for the reduced rate. However previous Court decisions must be taken into account and the interpretation of some of these judgments makes the decision making process difficult.

IT IS RECOMMENDED THAT the report be received.

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

The Certificate as to the State of Accounts Work as at 30th June, 1982 as required by Ordinance 26, is now submitted to Council.

1. Rates and Charges

Receipts of rates and charges to 30th June, 1982 amount to $3,779,512.00, which represents 53.8% of the total levy. The amount received for the same period of 1981 was $2,733,164.00. However, 1981 rates were levied on the 27th March, 1981 whereas the 1982 levy took place on 3rd March, 1982.

Due dates for payments under the instalment scheme are 6th August (3rd instalment) and 6th October (final instalment). Due date for payment of the full assessment without incurring interest is Friday, 16th July.

Final notices reminding ratepayers of this date have been issued and legal proceedings to recover arrears of rates are continuing.

2. Costing

Generally, all costing is up to date. Posting of all income and expenditure to the general ledger has been completed to 31st May. Preliminary entries to 30th June have been completed. Minor adjustments and finalisation of June postings should be finalised within two weeks.

The Bank Reconciliations have been completed to 31st May. Reconciliations to 30th June is proceeding.

June postings of the receipt and issue of Stores and Materials are currently being finalised. Stocktakes at each of Councils stores have been completed as at 30th June and a reconciliation with the Stores and Materials ledger wil continue during July.

Reconciliation of creditors statements to 31st May, received during June, is currently in progress.

Detailed Financial Statement, Form 2A is being prepared in time for presentation to the Finance Committee Meeting of 27th July.

3. General Comment

Preparation of 1981 Annual Statements of Account is nearing completion. Council's auditor is scheduled to commence audit of those Statements on 19th July, 1982. This task should be completed by 30th July.

IT IS RECOMMENDED THAT the report be received.

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

McDonnell Moffitt Dowling Tayler, Solicitors for Council in the above matter have written to Council requesting advice as to whether settlement of the purchase of Lots 2 and 3, Woodlands Park by Piling Contractors Pty.Ltd. could take place. This matter has since been followed up by a telephone call advising that the purchasers are now most anxious to settle.

As a result of this request an inspection was carried out which revealed that landscaping works as required by development consent have not yet been completed owing to the fact that kerb and guttering has not yet been completed as provided in the contract, however the building has been finished and is now occupied. Council could agree to the request and pursue the matter of having the terms of the development consent complied with by alternate means.

IT IS RECOMMENDED THAT Council agree to settlement.

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

Stating that his Company is interested in purchasing one of the above properties for the purpose of establishing a chemical factory and requesting an option on both properties until the end of July to enable investigation of the most likely site. Also after a decision has been made it would be appreciated if a further option of two months could then be granted to enable the necessary development application and other statutory enquiries to be made.

IT IS RECOMMENDED THAT Council agree to withhold both properties from sale until the end of July but the question of giving an option for a further two months be reconsidered at that time.

R.L.Rawson.
Shire Clerk.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - ROAD CLOSURES

(1) No objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, and access by fishermen to actual or potential fishing grounds.

(2) No objection be raised to the closing of the non-public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, and access by fishermen to actual or potential fishing grounds.

(3) The closing of the non-public road is objectionable for the reasons set out in the letter attached hereto.

(4) The price of $_____ per hectare,/$_____the lot, for the land in the public road as offered by the applicant is applicable.

(5) The price of $_____ per hectare,/$_____the lot for the land in the public road as offered by the applicant is not acceptable. Council contends that the value is $_____ per hectare,/$_____the lot.

11. LOCAL TRAFFIC COMMITTEE

The minutes of the Local Traffic Committee meeting held on 21 June, 1982, are attached to this report.

12. SUBDIVISIONS

FILE S1724; Tasman Securities.
Road works for the second section of this subdivision have been completed to the stage of placement of the initial bitumen seal coat.

FILE S81/104; J Cox and N Clarke.
Roadworks have commenced on the construction of the new road (Forrester Place) off Pitt Town-Dural Road to serve this development.

FILE S82/47; G W Oborn Pty Limited - Graeann Development Pty Limited.
Portion 294 Parish of St Matthew (B8 Map 26) Mileham Street, South Windsor.
Subdivision to provide for 34 residential allotments being resubmission of former subdivision to Windsor Council.

The land is in the South Windsor Residential area and subject to provision of drainage along Mileham Street. This is the major pipeline from the area and agreement was reached between the developers and Council previously that the cost of the installation be shared 50:50 between the parties concerned.

IT IS RECOMMENDED THAT the subdivision be approved subject to the following conditions under the Environmental Planning and Assessment Act:-

DA 249/82

1.-4 Standard Conditions 1, 3, 11, 12,

5. Standard Condition 8 $46,920.
(calculated 34 lots @ 23,000 = $782,000.
@ 6% = $46,920)

6. Compliance with the following standards
a) all lots are to have a minimum area of 550m^2
b) all roads are to have a minimum width of 17 metres with cul-de-sacs having a minimum radius of 13.5 metres.

7. No dwelling is to be erected on any of the allotments with a habitable floor level of less than 16.0 metres on AHD.

8. Any land below 13.5 metres on AHD is to be filled in accordance with Council's policy for building up land subject to flooding.

9. The owners of the land are to enter into a Deed of Release for development of any of the proposed allotments below 16.0 metres on AHD absolving Council of any liability in respect of flooding and a covenant is to be placed on each title to the effect that the land is not to be transferred until such time as the purchaser has entered into a similar deed.

The abovementioned Deed is to be executed before release of the linen plan.

10. A caveat is to be placed on the current Certificate of Title before release of the linen plan to ensure that the covenants required by condition (9) above are placed on new Certificates of Title.

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

11-22 Standard Conditions A(i), A(iii), A(iv), A(v), A(ix), A(x), A(xi);
B(i), B(ii), Residential B(iii), B(vi), B(vii).

23. Payment of half cost of the stormwater drainage pipeline along Mileham Street in accordance with Council's estimate of cost. ie. $14,284.40.

Minutes of the Local Traffic Committee meeting, held at the Council Chambers, Windsor, on Monday, 21 June, 1982, commencing at 10.00am.

PRESENT:

Hawkesbury Shire Council

Councillor J E Nicholson MBE
Mr R F Cranston, Shire Engineer

Police Department

Sgt M Roughly
Sgt A Barnes

Department of Main Roads

Mr G Bilton

1. Referred from Ordinary Meeting of Council, 12 April, 1982.

Residents of Tennyson Road request introduction of speed restriction on Tennyson Road. (File 665-2002)

THAT THE MATTER be referred to the Department of Main roads for consultation with the Police Department.

2. Referred from Ordinary Meeting of Council, 11 May, 1982.

Councillor Nicholson requested provision be made for signs to warn of school children crossing Grose Wold Road to reach Grose View School. (File 665-723).

This matter had been dealt with prior to the meeting.

3. Councillor McEwan

Enquired as to when speed zoning signs would be erected in Greggs Road one kilometre from Grose Vale Road. (File 665-718).

THAT THIS MATTER be referred to the Department of Main Roads.

The meeting terminated at 10.20am.

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

Application has been received for the closure and purchase of the Crown Road between Portion 39 Parish of Kurrajong and Lot 2 in D.P.604314.

The applicants own property on both sides of the subject road, which is unconstructed and traversing steep country. The application has been advertised and no objections received. As the road is a non-public road Council is not entitled to compensation. No objection is seen to the proposal, subject to completion of a satisfactory Deed of Agreement that the applicant will consolidate the title to the road, when closed, with one of the adjoining properties.

IT IS RECOMMENDED THAT:

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

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

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

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

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

Colo Shire Council, in December 1980, agreed to the closure of part of Terrace Road, North Richmond adjacent to Lot 41 D.P.612016. The land involved has been occupied in conjunction with Lot 14 for many years.

One of the conditions of approval required the completion of a Deed of Agreement with Council that the land in the road closure is to be consolidated with Lot 41.

A satisfactory draft Deed of Agreement has been submitted and Council resolution is necessary to complete the documents.

IT IS RECOMMENDED THAT the documents for the closure of part of Terrace Road adjacent to Lot 41 D.P.612016 be completed and the Common Seal of Council be affixed as required thereon.

15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S82/42 Bennetts Real Estate/Brennan. Part Portions 131 and 132 Grose Vale Road, Grose Vale. Subdivision creating two lots.

S81/121 P.S. Graham & Assoc./Tomkins. Land in C.T. Vol.8451 Fol.81 and 82 and Lot C in D.P.160847. Subdivision creating three lots.

S82/33 J.P. & M.L. Munns. Portion 71 Wrights Creek Road, Central Macdonald. Subdivision creating two lots.

S82/44 T. & P. Boyd. Lot 9 D.P.593181 East Kurrajong Road (2), East Kurrajong. Subdivision creating two allotments.

S82/41 R.K. Cambridge & Co./ F.P. Brickson. Lots 11 & 13 D.P.611683 North Street, Windsor. Consolidation into one lot containing area of 4204m^2.

15. SUBDIVISIONS UNDER DELEGATED AUTHORITY (cont'd)

S82/42 R.K. Cambridge & Co./Matyus. Lot 1 D.P. 238149 & Lot 12, D.P. 614512 Chapel Street, Richmond. Consolidation into one lot containing an area of 1.374 ha.

S82/38 A.S. Heckenberg. Lot 7 Section 18 Lennox Street, Richmond. Subdivision creating two allotments.

16. MT. TOOTIE ROAD. 665-1323

Requests have been received from Mrs. E. Milne and Mr. L. Williams for bitumen sealing of Mt. Tootie Road to alleviate the dust problems.

Mrs. Milne's residence is quite close to the road end of the 5 houses served by the first 0.7 km from Bells Line of Road and is the most adversely affected.

Traffic volume has increased over the years, particularly that relating to the Commonwealth V.H.F. station at Mt. Tootie. The road has been formed in natural materials which, with the protracted dry weather, has become extremely dusty.

The cost for sealing this first 0.7 km is $47,000 for which no funds have been provided. However, some considerable relief would be afforded to the Milne household by sealing the road adjacent to their residence for a distance of 50 metres each way from the house at a cost of $4,000. This could be funded from the Rural Roads (unsealed) maintenance vote.

IT IS RECOMMENDED THAT:

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

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

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

The above facility was constructed at a cost of $340,000 for which grants were received amounting to $205,000 on the basis that the ramp and recreation area would be utilised for public recreation. The facility is well utilised on week days but prime use occurs on weekends and some conflict of interest arises with the closure of the facility for exclusive function usage.

Maintenance

Current maintenance procedures for the immediate environs of the ramp involve general mowing, watering, edging, replacement of tree stock and cleaning of boat ramp. This facet of maintenance is estimated to cost (on current rates) $15,000 annually. General slashing of the Peninsula area is estimated to cost an additional $2,000 annually. Cleansing of the area is estimated to cost a further $1,000 annually. Total annual cost for maintaining existing development being $18,000.

Charges

To offset costs associated with maintenance of the boat ramp and recreation area, a charge of $6.00 has been fixed for boat launching (excluding members of the Upper Hawkesbury Power Boat Club, residents and ratepayers). As previoulsy reported, the Department of Public Works raised the issue of discrimination regarding the exclusion to charges, requesting that a uniform charge be imposed.

The collection of fees has been undertaken on weekends during the summer period and for 1982 collections have amounted to $3,784 at a cost of $880. Considerable revenue is forfeited by the current collection procedure and exclusion of charges. Provision has been made for 109 car/trailer parking spaces which on weekends are substantially occupied, a further 28 spaces are available for overflow to cater for saturated sealed parking conditions. Further effect on revenue collection is experienced when the area is closed for events conducted by the Upper Hawkesbury Power Boat Club.

To optimise income to offset expenditure, full time collection of fees would need to be implemented, uniform charges be imposed and charges also be made for single car parking. On this premise the annual income, based upon $6.00 boat launching fee and $3.00 single car parking, would be in the order of $49,000.

Closure of the ramp for special events will influence the above estimated income. It is noted that the Upper Hawkesbury Power Boat Club have made a monetary donation of $3,374.85.

Operation

Currently the maintenance works are being carried out by the Parks and Garden staff and the Parks Cleansing staff with a separate attendant on weekends (summer). General maintenance, caretaking and collections could be undertaken on a contract system, similar to Council waste depots, where a contract amount is payable for maintenance, caretaking and cleansing with a percentage payment on collections.

The annual contract amount is estimated to be in the order of $18,000 and collection commission at 10% of estimated revenue ($49,000) is $4,900. General slashing would still be carried out over the Peninsula area by the Parks and Gardens staff. It is envisaged that this method of operation and the revenue collection would be practical only in the event of the boat ramp and recreation area remaining open for public use.

Toilets

The original concept for the above development included the provision of toilet facilities. Due to the extent of the construction works necessary in the provision of the boat launching ramp, access roads, car parking and landscaping the grant funds did not extend to cover the $60,000 cost for an amenities building. At present toilet facilities are provided by two "Porta loos" at a rental, each, of $14.00/week.

It is proposed that the toilet block be located adjacent to the western end of the sealed car park.

It is proposed that contract works would include caretaking and cleansing of this toilet block upon its completion.

Allocation of Space for Recreation Uses

A plan of the area is displayed at this meeting where various activities have been located.

The main group of users of the facility is the Upper Hawkesbury Power Boat Club who conduct 20 events during the year. Discussions have been held with representatives of the club where the club requests, primarily, are for:-

1. Closure of the Peninsula to hold major events, some four (4) days in the year.

2. An area that could be reserved for club activities, including storage and judges stand.

3. Club house facilities.

Historically the Upper Hawkesbury Power Boat Club, when holding events sought Council's permission to close the boat ramp at Windsor Bridge. As the facilities at that ramp were severely restricted, the practical solution to enable the holding of events was in the closure of the ramp to the general public.

The same constraints do not apply to the ramp and recreation area established at the Peninsula and it should be possible to hold events without precluding public access. Where closure of the sections of the Hawkesbury River adjacent to the launching ramp have been approved by the Maritime Services Board, this could affect the launching of boats by the public, however in these circumstances the closure of the lauching ramp could well be confined within a restricted period. A recent application has been received for closure of the ramp on 11th and 12th September, 1982.

In discussions with representatives of the Upper Hawkesbury Power Boat Club, that part of the recreation area, located between the access road and the river, to the west of the sealed car parking area, was requested for use by the club. This area coincides with the finish line for boating events. The area is presently enclosed by a cable fence to prevent vehicles entering the recreation area and provision of additional gates would be necessary if area is to be utilised by the club.

Consideration has been given to the aspect of a club house for the Upper Hawkesbury Power Boat Club on the Peninsula. This area is subject to flooding, being generally R.L. 10.00. Some protection against flooding would be afforded, if constructed above the toilet block, where a floor level of R.L. 13.00 would be available. Tentative costing for construction of a club house is $150,000.

Resulting from sale of surplus soil in the earthworks for bank stabilisation, there are funds available for the following works:

1. Further bank stabilisation, removal of orchard and landscaping Lot C, and

2. The erection of toilets.

IT IS RECOMMENDED THAT:

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

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

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

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

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

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

18. TENDERS - BACKHOE

A field evaluation of the four units tendered viz. Case, John Deere 410, JCB, and Ford was undertaken.

Comments in respect to the units are as follows:-

Case 580D
Load frame is light and machine twists and bends while digging with backhoe. Most expensive machine. Slew post is away from the carriage and cable operated boom transport lock may cause problems.

John Deere 410
This unit is fitted with a hydraulic system operated by a piston type pump which delivers oil at the rate of 1440 litres per minute at 16,200Kpa, and a transmission incorporating a power shift hydraulic direction reverser which provides forward and reverse operation without clutching instead of the systems used on the other units.

On the debit side, use is made of counter weights on the front axle while the loader bucket does not fold right over. The unit was favoured by the staff at the demonstration. Parts availability for Council's existing units has been excellent.

The John Deere 400A loader bucket is too small for Council's requirements.

The company are prepared to provide a $2,000 discount for a cash settlement. Savings amounting to $19,337 have been achieved within the plant fund, and it is therefore proposed that the additional cost of $22,923 required, be funded from the plant loan.

JCB 3CX
This unit is now being distributed by Banbury Engineering. The unit demonstrated was fitted with the Leyland motor. New units are on the wharf with Perkins engines and this power plant would be available to Council. The vertical stabilizer legs are considered not as efficient as the angled legs fitted to the Case and John Deere machines. The slew rams are exposed when the backhoe is in the carry position. The spare parts situation is an unknown quantity. Considered the second choice of the units demonstrated.

Ford 550
The front end of the unit is of light construction and may cause problems with steering rams and Kingpins. There appears to be lack of sufficient support at the bottom of the lift rams and a hydraulic hose is exposed across the front of the boom. The unit is fitted with vertical stabiliser legs. The unit is not recommended by the review team.

TENDERS

SUPPLY OF TWO BACKHOES

TRADE OF COUNCIL'S INTERNATIONAL 3500 BACKHOE HSN 855

TRADE OF COUNCIL'S JOHN DEERE 791 BACKHOE HFB 280

TENDERER	MAKE	MODEL	ENGINE & KW	DELIVERY WEEKS	BUCKET CAPACITY heaped	LIFT (KG)	DEPTH	BACKHOE REACH	DUMP
Case	Case	580D	Case 41	6	0.76	2300	4.3	5.4	3.4
Cranvel	Rossi	FR280	Ford 49		0.80	2400	4.3	5.8	3.5
Banbury	JCB	3CX	Layland 54	5	0.90	2955	4.7	5.4	4.1
Domino	Massey F	MF50	Perkins 44	3	0.76	2120	4.3	5.2	3.5
J.D. Ind. Eg.	J. Deere	400A	JD 44	4	0.57	1453	4.1	5.1	3.05
J.D. Ind. Eg.	J. Deere	410	JD 46	4	0.76	2268	4.09	5.57	3.4
Hastings Deering	Ford	500	Ford 46	6	0.76	2130	4.4	5.6	3.2
ISAS	International	507	Komatsu 37	3	0.8	2960	3.04	3.8	2.7
Pacific	In Mac Yanmar	YBL21	Yanman 14.9	8	0.3	600	2.1	3.0	1.9

TENDERER	PRICE FOR TWO	TOTAL TRADE	PRICE	PAYMENTS			TOTAL ON TERMS
Case	96,446	25,500	70,946	26,000	29,823	29,823	85,646
Cranvel	84,520	22,500	61,930	26,000	25,837	25,837	77,674
Banbury	93,086	27,000	66,086	26,000	27,878	27,878	81,756
Domino	92,410	19,430	74,000	26,000	31,024	31,024	88,048
J.D. Ind. Eg.	89,200	26,500	62,700	26,000	25,677	25,677	77,354
J.D. Ind. Eng.	98,760	28,500	70,260	26,000	30,966	30,966	87,932
Hastings Deering	94,444	33,700	60,744	26,000	23,967	23,967	73,934
ISAS	108,478	26,000	82,478	26,000	38,542	38,542	103,084
Pacific	50,120	No Offer					

Item 18 Continued:-

IT IS RECOMMENDED THAT Council accept the tender of J D Industrial Equipment Pty Limited for the supply of two John Deere 410 9505A loader backhoes in the sum of $68,260 after trade.

J R Gilmore
Depury Shire Engineer

HAWKESBURY SHIRE COUNCIL

MINUTES OF COMMITTEES ETC. SUBMITTED FOR COUNCIL'S INFORMATION

- BICENTENARY PARK COMMITTEE
- HAWKESBURY SHIRE TOURISM COMMITTEE
- MANAGEMENT EXECUTIVE COMMITTEE
- WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS (W.S.R.O.C.)
- JOINT COUNCILS RIVER ADVISORY COMMITTEE
- REPORT OF DELEGATE TO PROSPECT COUNTY COUNCIL

PLEASE NOTE : If the Minutes of any of the above meetings are not contained within this folder, it is because a meeting was not held during this period.

Minutes of the meeting of the Bi-Centenary Parks Committee held in Council Chambers on Tuesday, 29 June, 1982, commencing at 7.00pm.

Present: Councillors G Michael & I McEwan; Messrs N Wenzel, J Milne, R Gilmore, R Miller; and Mrs R Sharpe.

Apologies: Councillor P Dunn; Messrs T Biggs, C Hamilton, C Todd, R Cambridge, G Rhodes; and Miss S Carrey.

Minutes of Last Meeting: Moved by J Milne, that the Minutes of the meeting held on 25 May, 1982, be accepted as a true and accurate account. Seconded by I McEwan. Carried.

Correspondence Outward: Combined Pensioners Association of New South Wales: Invitation to participate in next tree planting scheme.

Council letter to Committee Rail Transport Museum re Acquisition of Locomotive known as "Pansy".

It was resolved on the motion of Councillor I McEwan, seconded by N Wenzel, that Council be requested to approach the State Rail Authority requesting the lease of the unused railway land at Clarendon Station, with the development of such land to be incorporated in the Bi-Centenary Park Development. Carried.

Inward: Cumberland Trail Horse Riders Club: Requesting confirmation that a bridle path will be provided in the development of the Bi-Centenary Park.

Resolved that the Club be advised that the original plan provided for a bridle path in the development and that to date no alterations have been made to the proposal by the Committee. Carried.

Tree Planting: The Horiculture Sub-Committee was authorised to proceed with the preparation of plans and organisation of planting of the area from the end of Stage 1 through to the Rest-A-While.

Planting to be undertaken 18-19 September, 1982 - commencement of Earth Week. (Alternate day is 10-11 October, 1982).

Funding $16,000 for preparation and initial planting
$ 2,000 for follow-up maintenance.

Service clubs etc and local school children be invited to participate in planting of the trees.

Publicity etc to be organised by the Park Committee.

Provision of Signboard: Consideration was given to a quotation from Mr W Hutchins, artist, in the sum of $3,000 for the provision of a mural depicting the park development.

Resolved that the quotation be not accepted and that further enquiries be made as to alternatives.

General Business: Moved by N Wenzel, seconded by R Miller, that this Committee recommends to Council that provision be made for a kiosk tea rooms

in the park and that Council invite tenders for the design and erection of the building on the basis of issue of a long term lease on the operation of the facility.

Date of Next Meeting: Tuesday, 27 July, 1982, at 7.00pm.

The meeting closed at 8.43pm.

Chairman.

Minutes of the Meeting of the Hawkesbury Shire Tourism Committee held in the Council Chambers, Windsor, on 6th July, 1982, at 7.30 p.m.

PRESENT: Councillor C. Sullivan, Chairman, Councillors E.A. Buttsworth, J.J. Horrex, I.T. McEwan, J.E. Nicholson, Mrs. M. Overmyer, Messrs. G. Edds, A. Hendrikson, B. Murray M. Panic and R.L. Rose and the Tourist Promotion Officer.

2. APOLOGIES

Apologies were received from Mr. K. Levell, Department of Tourism and Councillor R. Rotherham.

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

3. CONFIRMATION OF MINUTES

RESOLVED on the motion of Councillor McEwan seconded by Mr. Edds that the minutes of the previous Hawkesbury Shire Tourism Committee Meeting held on Tuesday 1st June be accepted.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

5. CORRESPONDENCE

5.1 National Parks & Wildlife Service

RESOLVED on the motion of Mrs. Overmyer seconded by Mr. Edds that the correspondence be received.

6. TREASURER'S REPORT

The Treasurer's Report is attached.

RESOLVED on the motion of Councillor McEwan seconded by Councillor Buttsworth that the Treasurer's Report be accepted.

7. TOURIST PROMOTION OFFICER'S REPORT

7.1 Tourist Information Booklet and Tours

RESOLVED on the motion of Mr. Murray seconded by Mrs. Overmyer that advertising rates for the 1982 Information Booklet be adopted as listed in the Tourist Promotion Officer's Report.

RESOLVED on the motion of Mrs. Overmyer seconded by Councillor McEwan that notices be inserted in the local newspapers advising that advertisements for the 1982 Booklet are now being accepted.

RESOLVED on the motion of Councillor Nicholson seconded by Mr. Hendrikson that the 1982 Booklet be titled "The Hawkesbury Information and Visitors' Guide".

7.2 Heritage Week

RESOLVED on the motion Mrs. Overmyer seconded by Councillor Buttsworth that letters be sent to all participants of Heritage Week in 1982 and other organisations who might wish to participate in future, advising that Heritage Week will be held in 1983 from 10th to 17th April and encouraging participation and early planning.

7.3 Sydney Convention & Visitors Bureau-Melbourne Promotion

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

7.4 Community Radio

RESOLVED on the motion of Councillor Horrex seconded by Councillor Buttsworth that the Hawkesbury Shire Tourism Committee utilise the facility offered by 2VTR-FM Community Radio.

8. GENERAL BUSINESS

RESOLVED on the motion of Mrs. Overmyer seconded by Councillor Buttsworth that a letter be forwarded to the N.S.W. Department of Tourism nominating the Tourist Promotion Officer for the vacancy on the Outer Sydney Region Tourism Promotion Committee.

RESOLVED on the motion of Councillor Horrex seconded by Mr. Murray that the Tourist Promotion Officer purchase a suitable camera and lenses.

Councillor Nicholson departed at this stage the time being 8.45 p.m.

9. SPECIAL BUSINESS

Mrs. Overmyer and Mr. Edds departed at this stage the time being 9.05 p.m.

RESOLVED on the motion of Mr. Rose seconded by Councillor Buttsworth that Mr. Hendrikson be thanked for showing his films on Heritage Week in the Hawkesbury Shire and tourist attractions he visited in South Australia.

10. DATE OF NEXT MEETING

Tuesday 3rd August was confirmed as the date of the next meeting.

The meeting closed at 9.45 p.m.

Submitted to and confirmed at the meeting of the Hawkesbury Shire Tourist Committee held on 3rd August.

Chairman.

HAWKESBURY SHIRE TOURISM COMMITTEE

STATEMENT OF INCOME & EXPENDITURE

TO 1ST JULY, 1982.

			$
INCOME			
1981		Hawkesbury Shire Council	1,000.00
1982	Feb 4	Hawkesbury Museum & Tourist Centre Committee (H.M.T.C.C.)	2,596.00
			3,596.00
	Mar 18	A.C.I. Plastics Pty. Ltd.	1,000.00
	18	Clyde Sawmilling Pty. Ltd.	50.00
	24	C.J. & J. Kershaw Pty. Ltd.	250.00
	29	Entry Fees - Heritage Week	238.00
	Apr 30	H.M.T.C.C.	125.00
	30	Hawkesbury Valley Motors	500.00
	Jun 1	Bank Interest	19.52
			2,182.52
EXPENDITURE			
1982	Feb 4	Ambassador Press Pty. Ltd.	3,596.00
	Jun 21	Sydney Convention & Visitors Bureau (S.C.V.B.)	325.00
	21	Bank Charge (cheque book)	5.00
		Credit Balance - Carried Forward	1,852.52
			2,182.52
Expenditure by Council			
	Jan 22	Petty Cash (Parking - Sydney, Reference Material, etc.)	27.00
	Feb 26	Maps	9.90
	Mar 19	Sydney Convention & Visitors Bureau Lunch Meeting	20.00
	Apr 2	G.I.O. Insurance - Heritage Week	997.50
	9	Pacific Fast Photography	18.70
	9	Stationery and travelling expenses	15.30
	30	I.P.C. Business Press - Manual	18.00
	May 7	Hawkesbury Press - Advertising, Heritage Week	161.60
	7	Pacific Fast Photography	57.74
	14	Stationery	5.79
	21	Mountain Press - Advertising, Heritage Week	70.00
	28	Cassettes	3.17
	28	N. Jeffreys Organisation - Advertising, Heritage Week	65.52
	28	Windsor Community & Cultural Centre - Heritage Week	419.00
			1,889.22

J.E. Nicholson
TREASURER.

MINUTES OF MANAGEMENT EXECUTIVE COMMITTEE MEETING held on WEDNESDAY 16 JUNE 1982 at 11.00 a.m.

Present: Shire Clerk - R.L. Rawson; Deputy Shire Clerk - R.G. Hillyard; Shire Planner - G.M. McCully; Shire Engineer - R.F. Cranston; Health Surveyor - J.J. O'Grady; Librarian - J. Brown.

SHIRE CLERK

(a) Establishment of Steering Committee for proposed Technical College, South Windsor

General discussion took place concerning this matter and it was decided that the Librarian co-ordinate a survey throughout the Shire in relation to the adult education requirements.

(b) Clearing of Roadside Rubbish

After discussion it was agreed that the Shire Engineer and Health Surveyor submit a report to the next Works Committee concerning roadside clearing of rubbish and that this be implemented from 1 July 1982.

DEPUTY SHIRE CLERK

(a) The Rydge Award for Employee Health Programs

Discussion took place concerning this matter and it was agreed that it be reviewed at a later date.

(b) Staff Committee Minutes

1. Viewing Panels in doors

It was mentioned that on a number of occasions the staff had come close to injury and it was suggested that viewing panels installed in doors in passageways which received a lot of use, would be advantageous. This matter referred to Shire Engineer.

2. Parking Signs in main street, Windsor

It was suggested that the traditional "P" sign be erected at various locations in George Street to indicate parking areas that were available. Referred to Shire Engineer.

3. Merit Pay

It was requested that the Management Committee examine the question of extension of Merit Pay to foremen, overseers, etc.

The Management Committee resolved that the Staff Committee be advised that Merit Pay is applicable to employees under the Outdoor Staff Award only.

4. Social Functions

The question of quarterly get-togethers was again raised and it was pointed out that this matter was dealt with at the Staff Committee Meeting on 11 August 1981. However it was agreed that this request could now be made to the new Staff Social Club Committee requesting their consideration - No comment.

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5. Steam Cleaner

The Committee was advised that the high pressure steam cleaner appeared to be the most satisfactory for the work required and this be referred to the Engineer.
No comment.

6. Flexibile Working Hours

The Committee was advised that this matter would be investigated by the Industrial Policy Committee. No comment.

7. Employees on call

Referred to next Management Executive Committee Meeting on 16 June 1982. Referred to Shire Engineer.

8. Transport - Outdoor Staff

Matter to be listed for July Staff Committee Meeting.
No comment.

9. Water Coolers

The suggestion that Coffee/Tea facilities being provided in various working areas would negate the necessity for water coolers, was not accepted. Water coolers are required to be installed as soon as possible.
Shire Engineer to take action immediately in this.

10. Credit Union

Letter to be forwarded to the Credit Union requesting consideration for the establishment of a Credit Union office in Windsor.
No comment.

11. Clearance Forms

It was suggested that a Clearance Form be introduced for production by an employee prior to collecting his final pay such form to indicate that all items issued from the store have been returned. This matter to be referred to Shire Engineer. Referred to Shire Engineer.

12. Car-Wash - Windsor Depot

It was reported that the car wash bay at the Windsor Depot was no longer functional and that the question of washing vehicles was causing concern. This matter to be referred to Shire Engineer. Referred to Shire Engineer.

13. Break-downs

It was suggested that a trailer could be fitted out with tools etc, for after hours breakdowns. Referred to Shire Engineer.

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14. Weed Eradication Program

This matter was referred to Shire Engineer previously and the Committee requested that it be followed up. Referred to Shire Engineer.

15. Staff Information

Discussions were held concerning the conveying of information to staff members. It was indicated that with the formation of the new Industrial Committee, Staff Social Club and Staff Committee that some medium of distribution of information appeared to be essential. It was requested that the Management Executive investigate the possibility of a Staff News Sheet or similar application. Referred to Shire Planner for report.

16. Hot Air Dryers in Toilets

It was suggested that the provision of hot air dryers in the toilets throughout the building would be an economical and hygienic way to provide drying facilities. It was also suggested that the installation of these dryers would result in cost savings for Council in the provision of paper towels and disposal of same.

After discussion the Management Executive Committee agreed that there was no justification for the installation of hot air dryers.

17. Leave Entitlements

Employees had approached members of the Staff Committee requesting that some arrangements be made for the provision of information concerning leave entitlements. The DSC advised that a new payroll system would be installed after 1 July 1982 and that this information could then be supplied periodically throughout the year. No comment.

(c) Microfilm Record System

DSC gave a detailed presentation on the new Microfilm Record System.

LIBRARIAN

(a) Sick Leave Policy

Discussion took place concerning the Award provisions for sick leave.

SHIRE PLANNER

(a) Establishment of Development Panel

After discussion it was agreed that such panel would be beneficial and Shire Planner to co-ordinate establishment as soon as possible.

(b) Windsor Town Centre

After discussion it was agreed that the Shire Planner report to the Town Centre Committee.

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(c) Industrial Area Code

It was agreed that Council's policy should be amended to permit strata titling of industrial areas.

(d) Water Supply Capacity Outside Reticulated Areas

After discussion it was agreed the Shire Planner report on this matter to Council

(e) Name for new High School

This matter to be referred to the Department of Education.

(f) Publication - Historic places of Hawkesbury

After discussion it was agreed that this matter be referred to Shire Planner for co-ordination and report.

DATE OF NEXT MEETING - WEDNESDAY 14 JULY 1982

R.G. HILLYARD

W.S.R.O.C.

MEETING NO. 3, 1982

REGION MEETING HELD ON MONDAY, 7TH JUNE 1982, AT 7.00 P.M.
AT WINDSOR COMMUNITY AND CULTURAL CENTRE, DIGHT ROAD, WINDSOR

MINUTES

Present: Ald. D. Turtle (Chairman) (Fairfield)
Cllr. H.F. West (Baulkham Hills)
Ald. J.P. Lynch (Blacktown)
Ald. R. Williams (Blue Mountains)
Ald. D. March (Blue Mountains)
Ald. K.P. Dunn (Fairfield)
Ald. R. Pinchen (Fairfield)
Cllr. J. Horrex (Hawkesbury)
Cllr. A. Knight (Hawkesbury)
Ald. K.M. Warnock (Holroyd)
Ald. R.D. Kluin (Penrith)
Ald. K.D. Dwyer (Penrith)
Ald. C.E. Worthington (Prospect)

Mr. I. Wilson (Holroyd)
Mr. M. Webber (Blacktown)
Mr. R. Lindsay (Prospect)
Mr. R. Fennell (Blue Mountains)
Mr. B. Pullinger (Baulkham Hills)
Mr. R. Findley (Liverpool)
Mr. F. Elliott (Fairfield)
Mr. A. Court (Penrith)
Mr. R. Rawson (Hawkesbury)
Cllr. B. Brown (Hawkesbury)
Cllr. G. Michaels (Hawkesbury)
Cllr. R. Rotherham (Hawkesbury)
Cllr. I. McEwan (Hawkesbury)
Cllr. C. Sullivan (Hawkesbury)
Mr. M. Davis (M.J. Davis Group)
Mr. K. Rowley (Dalgety)
Dr. C. Scarfe (Western Metropolitan Region, Health Commission)
Ms. S. Corrigan (Press Secretary to Minister for Health)
The Hon. L. Brereton, M.P. (Minister for Health)
Ms. Jenny Noesjirwan
Ms. Francine Reo (Macquarie Towns Review)
Ms. Fiona Campbell (Hawkesbury Courier)
Mr. J. Bollard (WSROC)
Ms. L. Eckersley (WSROC)
Mr. J. Horinek (WSROC)
Mr. D. Perlgut (WSROC)
Ms. B. Forner (WSROC)
Ms. E. Evans (WSROC).

Cllr. B. Brown, President, Hawkesbury Shire Council welcomed the delegates to Hawkesbury and opened the meeting with a video film on the Hawkesbury area. The delegates commended Hawkesbury Shire Council on the excellent video which was prepared by Council as part of its presentation to the Local Government Grants Commission.

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1. APOLOGIES

MOVED that apologies be accepted from Ald. E.W. Cullen (Holroyd), Cllr. B.A. Mullane (Baulkham Hills), Ald. F. Oliveri (Liverpool), Ald. D.B. Syme (Liverpool), Ald. K.C. Bali (Blacktown), Mr. B. Long (Penrith), and Mr. H. Davis (M.J. Davis Group).

Ald.R. Kluin/Cllr.H. West
CARRIED.

2. CONFIRMATION OF MINUTES OF MEETING NO. 2 HELD ON 5TH APRIL 1982

MOVED that the Minutes of Meeting NO. 2, 1982 be confirmed.

Cllr.H. West/Ald. K. Dwyer
CARRIED.

3. FINANCIAL AND ADMINISTRATIVE MATTERS

(a) Financial Matters

(i) General Fund
(ii) Employment Development Trust Fund.

MOVED that the operating statements for the General Fund and the Employment Development Trust Fund be received and noted.

Cllr.H. West/Ald.J. Lynch
CARRIED.

(b) Administrative Matters

(i) New Telephone Service in Regional Office.

MOVED that a Telecom Commander system be purchased for the Regional office.

Cllr.J. Horrex/Cllr.H. West
CARRIED.

(ii) Annual Report.

MOVED that the information be noted, and that those who prepared the report be complimented on its professionalism.

Ald. J. Lynch/Ald. R. Kluin
CARRIED.

(iii) Police Staffing in Region.

MOVED that the Regional Organisation make representations to the Minister for Police to stress the need for an increase in the police establishment in Western Sydney emphasising also the need for review of the adequacy of office acccommodation for police in the region.

Ald.K.P.Dunn/Ald.J. Lynch
CARRIED.

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4. LOCAL GOVERNMENT FINANCE

(a) Revenue Sharing

(i) Matters arising on deputation to Local Government Grants Commission.

MOVED that:

(1) WSROC forward the Local Government Finance and Revenue Sharing submission to Mr. Justice Else-Mitchell of the Commonwealth Grants Commission, the Federal Minister responsible for Local Government, the Minister for National Development and Energy and to the Federal Opposition spokesman on urban and regional affairs, asking for their comments on the submission and pointing out that in the allocation of revenue sharing there is clearly justification for greater Commonwealth interest in the actual final allocations and that there is apparently no account taken of growth in the present method of allocation and that there remains a problem of distribution according to a historical base;

(2) WSROC prepare a submission on population estimates and projections, to go to the NSW Grants Commission, the Australian Bureau of Statistics, and other relevant agencies;

(3) WSROC prepare a submission to go to the State Government regarding the Local Government Assistance Fund, recommending that emphasis in its distribution be given to Western Sydney Councils specifically to take account of backlogs in urban services and the pressures of urban development in the region. (Also see the Motion in 4(b) below).

(4) WSROC make representations to the Minister for Local Government pointing out the inconsistencies apparent between earlier advice from the Minister and Local Government Grants Commission, and the statement at the top of Page 2 of the Minister's letter (to the WSROC Chairman) which was received on 18 May 1982, to the effect that in 1980/81, the Commission adjusted its relativities to take account of special problems occasioned by the anticipated rapid development in the Hunter valley. The representations should also point out that with the slowing down of growth in resource development areas, the Commission could be encouraged to turn its attention to Western Sydney and should remind the Minister of undertakings made at the WSROC deputation to the Deputy Premier, Treasurer and Minister for Housing on 6th May 1982.

Cllr.J.Horrex/Ald.J.Lynch
CARRIED.

(ii) Baulkham Hills Shire Council.

MOVED that the information be noted.

Ald. J. Lynch/Cllr.J. Horrex
CARRIED.

(b) Local Government Assistance Fund

MOVED that the Regional Organisation make representations to the Premier, Treasurer, and Minister for Local Government seeking the retention of the Local Government Assistance Fund and an emphasis on the distribution towards Local Government in the West of Sydney specifically for urban services backlogs and to assist Councils where new urban development is occurring. (Also see Recommendation 3 in Agenda item 4(a) above).

Ald. J. Horrex/Ald. K. Dwyer
CARRIED.

(c) Hawkesbury Shire Council

MOVED that the information be noted.

Ald.J. Lynch/Ald. K. Dwyer
CARRIED.

5. URBAN DEVELOPMENT MATTERS

(a) Urban Development Committee

MOVED

(1) that WSROC write to the Minister of Environment and Planning expressing the Organisation's disappointment with the response to the Organisation's request for Prospect County Council representation on the Urban Development Committee since the Organisation considers it essential in the interests of balanced and orderly development that the power distribution authorities be represented on such a committee, preferably by Prospect County Council and that WSROC call upon the Minister to reconsider his decision.

(2) that WSROC write to the Energy Authority and Premier in similar terms as set out in (1) above.

Ald.C.Worthington/Ald. R. Kluin
CARRIED.

(b) Financing of New Urban Development - Report of Deputation to Deputy Premier, Treasurer and Minister for Housing.

MOVED that:

(1) Arising out of the Deputation member Councils be informed of the results of the deputation.

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(2) The Regional Organisation request the Deputy Premier to reconsider his position so far as loans and interest deferred loans for the release areas are concerned.

(3) The Regional Organisation write to the Minister for Local Government and the Treasurer and the Deputy Premier rejecting absolutely that new release areas should be financed purely from rate increases, pointing out once more the inconsistencies between the Government's position on rate pegging and its expectations of Councils in release areas.

(4) that in its correspondence with the Deputy Premier the Regional Organisation once more urge Government action to accelerate the development of subdivisions where services are available, but which have been "skipped over".

(5) The Town Planner's Committee be requested to prepare a further report for the next Region meeting on the progress of the issue of financing release areas and on associated matters.

Ald.J.Lynch/Ald.R.Kluin
CARRIED.

(c) Flood Prone Land

MOVED that the Organisation support the position of the Local Government Association on flood prone land, and support legislative amendments along the lines of the relevant Victorian Legislation, and make such support known to the Minister for Local Government.

6. TRANSPORT

(a) Bus Services in Western Sydney

The Assistant Regional Development Officer, Don Perlgut, spoke to his report "Bus Services in Western Sydney: A WSROC Discussion Paper".

MOVED that this report be first circulated to all Councils in the Western Sydney area for comment, and be distributed as a W.S.R.O.C. discussion paper on transport to Members of Parliament and to public and private agencies with a request for comment before the end of August 1982.

Ald.C.Worthington/Ald. R. Kluin
CARRIED.

The Chairman and delegates congratulated Don Perlgut for his well written report.

(b) Roads

(i) Funding of Class 7 Roads

MOVED that the information be noted.

Ald.J.Lynch/Ald.R. Kluin
CARRIED

(ii) Special Five Year Road Programme for Western Sydney

MOVED that WSROC make urgent representations to the Premier and Treasurer and Minister for Roads uring that $1m be allocated in the 1982/83 Budget to commence the Five year Special Roads Program and that WSROC request Member Councils to make similar urgent representations.

Ald.J.Lynch/Ald.R.Kluin
CARRIED.

(iii) Roads Funding - General

MOVED that the information be noted.

Ald.J.Lynch/Cllr.H.West
CARRIED.

(c) Transport Information Service

MOVED that the information be noted.

Ald.R.Kluin/Cllr.H. West
CARRIED.

MOVED suspension of orders to hear the Hon. L. Brereton, M.P., Minister of Health, address the meeting.

Ald.J. Lynch/Ald.K.Dunn
CARRIED.

The Minister thanked the Chairman and delegates for the opportunity to address the meeting.

The Minister pointed out that the Government's proposal to open hospital beds in West and South West Sydney and to close or change the role of hospitals in the inner Sydney areas, were not measures to save money, but were in fact directed to a redistribution of hospital resources.

Mr. Brereton referred to the Sax Committee report and undertook to have copies of the report forwarded to each Council. Comments are due before 26th June 1982.

The Minister expressed the view that future planning of health services and their location would be a different and more deliberate process that that experienced in the past. He looked for local authority input to this process and encouraged member Councils to develop closer links with the Western Metropolitan office of the Health Commission.

There was, Mr. Brereton said, considerably less publicity being given to the creation of seventy new position in community health in the Western Health Region. He also indicated that non-hospital health services for thee elderly and developmentally disabled were important and he would be looking at such services carefully.

Mr. Brereton was unable to make a firm commitment on the timing of commencement of the Fairfield, Baulkham Hills and Hawkesbury hospitals, because he did not want to make commitments which in present financial circumstances may be impossible to meet. He emphasised that he was well aware of the urgency of the Fairfield Hospital situation, and would be giving priority

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in future to such situations. All future hospital development, he added would have to proceed on the basis of redistribution of services.

The Minister was of the opinion that more specialist services should be located at particularly Westmead Hospital. In particular, he saw Westmead developing as a hospital with services in obstretics, and care of seriously ill babies of equal excellence to those at Crown Street.

It was MOVED that the Minister be formally congratulated by WSROC for his determination in bringing to fruition the improvement of health and hospital services in Western Sydney.

Ald. C.Worthington/Ald.K. Dwyer
CARRIED.

The Chairman thanked the Minister for addressing the meeting, and introduced the Minister to the Shire President, Cllr. B. Brown, who welcomed the Minister to the Hawkesbury area and thanked him also for his address.

7. COMMUNITY DEVELOPMENT MATTERS

(a) Holroyd Centre for the Arts

MOVED that WSROC continue to support Holroyd Council by representation to the various members of Parliament throughout the Region for substantial financial assistance for the Holroyd Centre for the Arts.

Cllr.J.Horrex/Ald.K.Warnock
CARRIED.

(b) Western Sydney Area Assistance Scheme (WSAAS)

MOVED that WSROC:

(1) Write to the Premier requesting the appointment of a Tas Force to enquire into community funding programmes of all State Governmetn Departments and Statutory authorities, and that the Task Force:

(a) Pay particular attention to Western Sydney;

(b) Not contain representatives of providing agencies; and

(c) Make its deliberations and findings public.

(2) Provide substantial guidance to the Government regarding the terms of enquiry of this Task Force.

(3) Request the Community Services Officers Committee to prepare draft terms of reference for a Task Force.

(4) Request the Premier that sufficient funds be made available to the relevant Government Departments to ensure that WSAAS initiated projects which require recurrent funds for their successful continuation be maintained.

Ald.K.Dunn/Ald. C.Worthington
CARRIED.

MOVED that the report on WSAAS administration and guidelines be deferred to the next meeting.

Ald. J. Lynch/Ald. R. Kluin
CARRIED.

(c) WSROC Child Care Interim Report

MOVED that WSROC write to the Ministers for Youth and Community Services, and Social Security informing them that they may expect a submission from WSROC on childrens' services in the near future.

Cllr. J. Horrex/Cllr.H.West
CARRIED.

(d) Interim Report on Community Use of Schools

MOVED that the Committee's recommendations be endorsed and that the Minister for Education's recent statement on community use of schools be studied by the Community Services Officers Committee.

Ald.K.Dwyer/Ald.R.Kluin
CARRIED.

8. HEALTH

See above.

9. WSROC PROMOTIONS PROGRAMME

Ald. R. Kluin, Chairman of the Promotions Committee spoke to the Committee report.

MOVED that the information be noted.

Ald. R. Kluin/Cllr.H.West
CARRIED.

10. EMPLOYMENT

(a) WSROC Group Apprentices

The Chairman spoke briefly to the report.

MOVED that the information be noted.

Ald.J.Lynch/Cllr.H.West
CARRIED.

(b) Employment Development Committee

The Youth Employment Policy Project Officer Joe Morinec, spoke to his report.

MOVED that the information be noted.

Ald.J.Lynch/Ald.K.Warnock
CARRIED.

(c) WSROC Plans Used for Planning Income of Several Service Committees

The Regional Development Officer took a brief verbal report to the meeting.

RESOLVED that the report be noted.

Ald. J.Lynch/Cllr. H.West
CARRIED.

11 WESTERN SYDNEY PLANNING AND DEVELOPMENT COMMITTEE

MOVED that the Regional Development Officer write to the Prospect County Council seeking a nomination of a representative to be included as one of the WSROC delegates to the W.S. Planning and Development Committee, and that the Regional Organisation advise the D.F.P. of the nomination.

Cllr. J. Hunter/Ald. K. Dwyer
CARRIED.

12. OTHER MATTERS

(a) Western Sydney Health Campaign Committee

The Chairman spoke briefly on this matter, and thanked member Councils for their speedy and effective support.

(b) Reimbursement to Chairman - T.P. Working Committee

MOVED that Ald. J. Kluin, Chairman of the Promotions Committee be reimbursed $6 [illegible] for [illegible].

Ald. J. Lynch/Cllr. H. West
CARRIED

13. NEXT MEETING

The next Region Meeting will be held on 9th August, 1982 at the new Baulkham Hills Shire Council Chambers on Monday, 9th August, 1982 at 7.01 p.m.

The Chairman thanked the President, Councillors and Shire Clerk of Hawkesbury Shire Council for hosting the meeting and dinner.

B. Farmer
Regional Development Officer

Don Furtle
Chairman.

BF:EE
WSRO:1-7

REPORT OF DELEGATE TO PROSPECT COUNTY COUNCIL

The following Capital Works have been issued during the period of 15th March to 11th June, 1982.

Job No.	Description	Estimated Cost	Capital Contribution
	SHIRE OF HAWKESBURY		
High Voltage Extensions			
WM2108	George Street, Windsor	$ 17,000	
WM2113	Bourke Street, Richmond	$ 13,150	
		$ 30,150	
Low Voltage Extensions			
WG2209	Kurtz Road, Bilpin	$ 5,100	$ 4,740
WG2210	Tennyson Road, Tennyson	$ 1,580	
WG2211	Kurmond Road, Freemans Reach	$ 520	
WG2212	Rainridge Rd., Kurrajong Heights	$ 2,200	
WG2213	East Kurrajong Rd., East Kurrajong	$ 3,010	
WG2214	Cemetery Road, Bilpin	$ 1,570	$ 1,510
WG2215	Freemans Reach Road, Windsor	$ 970	$ 710
WG2217	Martee Place, Wilberforce	$ 2,840	
WG2220	Bells Lane, Kurmond	$ 1,750	$ 1,750
WG2221	Mountain View Close, Kurrajong	$ 500	$ 480
WG2222	Edward Street, Kurrajong Heights	$ 1,410	
WG2223	Hawkesbury Road, Yarramundi	$ 410	$ 410
WG2224	Mountain Lagoon Road, Bilpin	$ 480	$ 480
		$ 22,340	$ 10,080
Distribution Substations			
WG2315	Hillcrest Avenue, Yarramundi	$ 2,070	
WG2316	Arcadian Road, Kurrajong	$ 1,440	$ 1,380
WG2318	Currawong Cres., Bowen Mountain	$ 3,050	
WG2319	Singleton Road, Wilberforce	$ 1,920	
WG2320	Reedy Road, Maraylya	$ 3,230	
WG2321	Coobah Road, East Kurrajong	$ 12,500	$ 12,500
WG2322	Avoca Road, Grose Wold	$ 10,350	$ 9,950
WG2323	Off Singleton Road, Colo Heights	$ 3,210	$ 3,040
WG2324	Anderson Place, South Windsor	$ 11,100	
		$ 48,870	$ 26,870
Underground Residential Development			
WG2400	Woods Road, South Windsor	$ 14,200	$ 10,220
WG2401	Penruddoch St., South Windsor	$ 71,610	$ 42,385
		$ 85,810	$ 52,605
Street Lighting Residential			
WG2503	George Street, Windsor	$ 1,700	$ 280

CAPITAL WORKS CARRIED OUT FOR THE MONTH OF MAY, 1982

Job No.	Description	Percentage Completed

SHIRE OF HAWKESBURY

(a) CAPITAL WORKS:

Job No.	Description	Percentage Completed
WG2105	Shepherds Road, Glossodia, H.V. Exten.	100%
WG2107	Fairy Road, South Windsor, H.V. Exten.	20%
WG2204	Bells Line of Road, Kurrajong Hills, L.V. Exten.	100%
WG2101	Groves Avenue, Mulgrave, H.V. Aug.	30%
WG2103	Old Bells Line of Road, Kurrajong, H.V. Aug.	100%
WG2214	Cemetery Road, Bilpin. L.V. Exten.	100%
WG2220	Bells Lane, Kurmond, L.V. Exten.	100%
WG2221	Mountain View Close, Kurrajong, L.V. Exten.	100%
WG2301	East Kurrajong Road, East Kurrajong, Sub.	80%
WG2310	Serpentine Lane, Bowen Mountain, Sub.	100%
WG2311	Mullens Lane, Kurmond, Sub.	100%
WG2321	Coobah Road, East Kurrajong, Sub.	90%
WG2322	Avoca Road, Grose Vale, Sub.	30%
WG2324	Anderson Place, South Windsor, Sub.	70%
WG1403	Collith Avenue, South Windsor, U.R.D.	100%
WG2400	Woods Road, South Windsor, U.R.D.	60%
WG2401	Penruddock Street, South Windsor, U.R.D.	10%

June 29, 1982.

Clr.R.W.Rose
Delegate

SHIRE HEALTH AND

BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 13/7/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of June. Applications received during June, 1981, shown in brackets.

No.		Type of Building	Estimated Value	
22	(42)	New Dwellings	$995 335	($1 529 128)
31	(38)	Additions to Dwellings	139 266	(229 067)
1	(-)	Residential Flat Buildings	70 000	(-)
23	(37)	New Buildings other than Residential	644 550	(459 655)
9	(6)	Additions to Buildings Other than Residential	132 000	(97 500)
5	(6)	Swimming Pools	28 170	(43 280)
1	(-)	New Dwellings Containing Dual Occupancy Unit	80 000	(-)
3	(-)	Additions to Dwellings - Dual Occupancy Unit	102 000	(-)
95	(129)		$2 191 321	($2 358 630)

Building applications received up to the end of June, 1982. Approvals for the corresponding period during 1981 shown in brackets.

No.		Type of Building	Estimated Value	
146	(329)	New Dwellings	$6 718 869	($12 504 829)
199	(209)	Additions to Dwellings	1 441 383	(1 363 620)
6	(4)	Residential Flat Buildings	2 000 000	(385 000)
157	(202)	New Buildings other than Residential	2 944 524	(1 610 831)
36	(27)	Additions to Buildings Other than Residential	624 320	(680 500)
37	(45)	Swimming Pools	239 810	(317 164)
2	(-)	New Dwellings Containing Dual Occupancy Unit	151 000	(-)
4	(-)	Additions to Dwellings - Dual Occupancy Unit	132 000	(-)
587	(816)		$14 251 906	$16 861 944)

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

Following Council's last meeting appliations were invited for this position. Two applications were received which are summarised below -

1. Brian Malouf

Age:	33 years
Marital Status:	Married with 2 children
Qualifications:	Health Inspection Certificate 1969
Post Certificate Subjects:	Building Consruction Stage 3 Building Surveying Town Planning Land Surveying Royal Society of Health Diploma 1969
Ordinance 4 Certificates:	Health Inspector No. 1177 Building Inspector No. 689 Degree of Bachelor of Health Administration (University of New South Wales)

Work Experience:

1966-1969	Trainee Health and Building Surveyor - Penrith City Council
1970-1979	Graded then District Health and Building Surveyor - Penrith City Council
1980	Senior Health and Building Surveyor - Colo Shire Council
1981-Present	Senior Health and Building Surveyor Group F - Hawkesbury Shire Council

Management and Administration Experience

While with Colo Shire Council assisted with the administration of the Health and Building Department, in the determination of departmental budgetary estimates and attending Committee and Ordinary meetings of Council in the absence of the Shire Health and Building Surveyor.

Since the amalgamation of Colo and Windsor Councils, has assisted with the re-organisation and streamlining of the Health and Building Department functions.

2. Ray Clifford

Age:	34 years
Marital Status:	Married with 3 children
Qualifications:	Health Inspection Certificate 1969 Royal Society of Health Diploma
Post Certificate Subjects:	Building Construction Stage 3 Meat Inspection Stage 2 Noise Control Ventilation Fluoridation Plant Operators Course Ordinance 70 Extension Course Pollution Technology for Health Surveyors Field Microbiology for Health Surveyors Bachelor of Applied Science (Environmental Health) - Completion to date of 8 subjects
Ordinance 4 Certificates:	Health Inspector No. 1179 Building Inspector No. 627

Work Experience:

1970-1972	Graded Health and Building Surveyor - Wade Shire Council, Griffith
1972-1974	Shire Health and Building Surveyor - Bogan Shire Council, Nyngan
1974-1980	District then Senior Health and Building Surveyor - Windsor Municipal Council
1981-Present	Senior Health and Building Surveyor Group F - Hawkesbury Shire Council

Management and Administration Experience

1972-1974, Shire Health and Building Surveyor, Bogan Shire Council - responsible for the administration of Council's Health and Building Department.

1974-1980, second officer-in-charge of Windsor Municipal Council Health and Building Department assuming full responsibility during the absence of the Municipal Health and Building Surveyor, including a period of three (3) months during 1979.

Health and Building Department representative on Hawkesbury Shire Council's Middle Management and Industrial Policy Committees.

As can be seen, both applicants are well qualified and have had significant experience in this field. Council will be aware that this position is an important and exacting one and the successful applicant will be expected to demonstrate initiative, motivation, organisational ability, and thoroughness in approach to and execution of his duties and as as such, experience in the managerial role is a distinct advantage.

Mr. Clifford has had two years experience in being directly responsible to Council for the functions of his Department while at Bogan Shire Council, has worked in this area since 1974, has been the second officer-in-charge of the Health and Building Department of Windsor Municipal Council up until the time of the amalgamation and has worked under my direct control since March 1979. It is considered that for these reasons Mr. Clifford is the more suitable applicant for this position.

IT IS RECOMMENDED THAT Mr. Raymond James Clifford be appointed as the Deputy Shire Health and Building Surveyor following the retirement of Mr. Sheridan on the 20th August, 1982.

3. PHOTOGRAPHIC COMPETITION. C46

Council will recall that it was reported a regional photographic competition for high school students with the theme "Our Health in the 80's" would be conducted.

The judging of local entries took place on 28th June, 1982, the judging panel comprising Mr. Bob Faulkner, Manager of Pacific Picture Land, Ellen Manning, Council's Community Arts Officer, and Senior Health and Building Surveyor, Phil Masters.

Local prize winners were -

First Prize: Lynda Buttsworth, Colo High School - Year 11
Second Prize: Mark Rambow, Windsor High School - Year 11A
Third Prize: Michael Weekes, Windsor High School - Year 11A

A prize of an appropriate book featuring photography has been awarded to each of these local prize winners and their entries forwarded for the regional judging to be held on 9th July.

Following the final judging the winning entries, both regional and local will be available for display in each area.

IT IS RECOMMENDED THAT the report be received.

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

Subsequent to the Works Committee's consideration of this matter some further investigation was made and some preliminary discussion held with one of the parties involved in this matter by the Shire President and myself.

It would seem that a more practicable and less expensive solution to the problem of access to these premises could be achieved by adjustment of the boundary of the right-of-way traversing Lot 1, D.P. 203975 to exclude the structure which encroaches, and the creation of a new right-of-way over part of Lot 1, D.P. 235666 to give access to the adjacent road reserve. Such adjustment to the boundaries would allow the continued access over the same formed and sealed access track which has been used now for many years.

IT IS RECOMMENDED THAT the correspondent be advised of -

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

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

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

A total of 305 penalties have been paid to date as a result of the issue of parking infringement notices in Council's car parks by the Ordinance Inspectors and the amount received totals $6,100.

It has been necessary to date to commence legal proceedings in respect of 12 infringement notices and 6 of these have already been dealt with at the Windsor Court of Petty Sessions. The Court imposed a fine equal to the amount of the infringement penalty and awarded costs of $17, making a total of $37 in each case.

Reference is made to the recent survey of various car parking areas and the Shire Clerk's subsequent report to the Finance Meeting which highlights the critical situation which has developed in Paulls car park at Richmond, particularly in respect of long term parking facilities. As Council is aware, parking restrictions apply in many of the public streets in the vicinity and it is obvious that in the light of the results of the survey and the very significant number of parking infringement notices issued in this relatively short period, more car parking facility in this area should be provided.

IT IS RECOMMENDED THAT the report be received.

J.J. O'Grady,
SHIRE HEALTH & BUILDING SURVEYOR.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 13th JULY, 1982.

The Shire Clerk,
WINDSOR.

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

Under the provisions contained in the current planning instruments Council is required to consult with the Police Department (Traffic Branch) and the Department of Main Roads with respect to certain traffic generating development. The Department of Environment and Planning have advised Council in Circular No. 33 - Traffic Aspects of Development, that action is currently being taken to amend these provisions so as to require consultations with the Traffic Authority only. In this regard the Traffic Authority has formulated a proposed set of procedures for consultation and a "Policy and Guidelines" Manual for traffic generating development.

Under the proposal the following procedures would apply:

- Council need not consult on certain residential development;

- Council need not consult on minor developments which comply with the Authority's "Policy and Guidelines" and do not have direct vehicular access to a major road;

- Council consults with the Local Traffic Committee on minor development which comply with the Authority's "Policy and Guidelines" which have direct vehicular access to a major road;

- Council consults with the Local Traffic Committee on minor developments which do not comply with the Authority's "Policy and Guidelines";

- Council consults with the Traffic Authority on the following major developments -

    - Retail or commercial developments exceeding 2000m^2 of gross leasable floor area;

    - Industrial developments exceeding 10,000m^2 gross floor area;

    - District and regional shopping centres;

    - Drive-in theatres;

    - Waste disposal sites & transfer stations;

    - Hotels and licensed clubs fronting major roads;

    - Truck stops;

    - Parking stations;

    - Subdivisions including new roads;

    - Road transport terminals and container depots;

    - Residential developments over 100 units;

    - Amusement/recreation centres requiring over 200 car park spaces.

There are a number of implications raised by the proposed procedures for consultation. Firstly, Council will in effect need to adopt the requirements contained in the Authority's "Policy and Guidelines" as all minor developments, apart from some residential development, will need to comply with these guidelines whether or not a development has frontage to a major road. The guidelines mainly apply to the provision of off-street parking and the design and layout of parking areas.

Secondly, Council will be unable to consider applications for minor developments which fail to comply with the Authority's "Policy and Guidelines" without firstly consulting the Local Traffic Committee. The Local Traffic Committee has not previously been involved with the consideration of development applications and many of these minor developments did not previously require consultation with any committee or authority. This procedure will have the effect of lengthening the development control process and it is considered that Council should be given the delegation to consider the implications of traffic generation for all minor developments.

Thirdly, the list of major developments which will require consultation with the Traffic Authority contains some development which may, in fact, be of a minor nature with little effect on traffic generation. In this regard the following major developments need further classification:

- Waste disposal sites and transfer stations: these should be classified according to scale of operation;

- Parking stations: these should be classified according to the number of spaces provided with consultation being required above a minimum level;

- Subdivisions involving new roads: these should only include those which have direct access to a major road. Under the current instruments a subdivision creating three allotments, with the same access corridor, requires the creation of a new road. This would now require consultation.

Where a development application is referred to the Traffic Authority the application will be considered by the Authority's Development Committee which comprises representatives of the Department of Main Roads, Police Department, Department of Environment and Planning and Traffic Authority's Secretary.

The Authority has requested Council's consideration of the proposals for procedures and consultation on traffic generating development and advice of its agreement to the arrangements as soon as possible.

IT IS RECOMMENDED THAT Council advise the Traffic Authority of its objections to the proposed procedures for consultation on traffic generating development as indicated in the above report.

2. RICHMOND COMMERCIAL AREA - PARKING (See Item 17 Finance Committee)

At its Ordinary Meeting in April Council considered a report from the Planning Department assessing the parking situation surrounding the commercial area of Richmond. The report made recommendations relating to contribution rates for parking, establishment of a public car park south of Windsor Street between West Market and Bosworth Streets, establishing a public car park on the western side of Bosworth Street between Windsor and Francis Streets and investigating ways and means of financing and establishing elevated car parks over the existing facilities to the rear of the commercial premises that front Windsor Street.

The report was prepared and placed before the March Development Committee as a result of investigations that were undertaken during the period December 1981 to March 1982. Early in March officials of G.J. Coles made preliminary enquiries from the Planning Department regarding the possible development of a K-Mart store on land fronting Francis Street between West Market and Bosworth Streets. They were advised that the area was generally suited to commercial development, with detailed consideration needed relating to the two historic properties in the area, landscaping along the Francis Street frontage, the aspect for the properties on the southern side of Francis Street, parking, and traffic movement around the town centre, particularly the increase that would be generated by them.

Later in March they submitted a preliminary outline plan dated 24th March indicating a Series 84 K-Mart along the Francis Street frontage and incorporating onground parking for the remainder of the block, with the exception of the two historic properties. The plan incorporated a relocation of Bosworth Street, and was assessed by the Planning Department with problems arising from incorrect plotting of existing boundaries. As a result, the Planning Department prepared a revised proposal incorporating a decked parking area similar to that recommended in the report to the March Development Committee Meeting and the closure of Bosworth Street. This plan was forwarded to the representatives of Coles for their consideration with a view to the company subsequently submitting a development application for variation to the Planning Scheme. No application has been received from the organisation to date.

The Coles proposal utilised the land on the western side of Bosworth Street that was proposed as a car park. The land proposed to be acquired in the Shire Clerk's report to the Finance Committee was an integral part of the overall development by Coles. Its acquisition for temporary car parking purposes would alleviate the immediate parking problem, while at the same time not freezing the land from future commercial development that will take place in the area, thus consolidating the town centre. When the land is sold the proceeds would be available for Council works including provision of elevated parking.

IT IS RECOMMENDED THAT the information be received.

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

W.S.R.O.C. (Western Sydney Regional Organisation of Councils) has prepared a paper which discusses the array of issues affecting bus transport in the west. As the issues are numerous and detailed, the following highlights some of the issues which are of significance to the Shire.

The paper notes that inadequate roadworks in the region have affected the potential to provide good bus services. In response the paper recommends that roadworks funding in Western Sydney be given an immediate and substantial increase and that driving regulations be changed so that buses re-entering traffic after stopping to pick up passengers be given the right of way.

Bus/rail co-ordination in Western Sydney is identified as a crucial issue and it is recommended that an extra effort be given to timetabling and train services in the west so that they may run as close as possible to the service timetable.

Reimbursement of private bus operators for the conveyance of school children is considered in the paper and it is noted that operators are reimbursed for 92-96% of children with passes, although it is certain that far fewer than that number actually travel each day. The paper recommends that the Government seriously consider transferring the administration of the school bus reimbursement scheme from the Education Department to the Urban Transit Authority, which as a transport policy and co-ordination body is better suited to undertake such a massive transportation programme.

For over eighteen months W.S.R.O.C. has been advocating a transport information service for Western Sydney. In mid-May 1982 the Minister for Transport announced that this would be established by the end of the year. The paper considers that information displays at transport interchanges are essential for any information service and that these displays be rapidly completed throughout the region.

In conclusion, the paper notes that Government bus services (located primarily in the eastern and northern suburbs) receive a substantial subsidy of almost $100 million per year, while private bus services in Western Sydney

receive none at all. The paper advocates a systematic analysis of Government bus services with an eye to cutting 10% of the current service, and that the subsidy recovered from this be re-allocated to some form of bus transport service in Western Sydney.

IT IS RECOMMENDED THAT Council advise W.S.R.O.C. of its full support for the above matters relating to transportation in Western Sydney. Further, that individual instances within the Shire be detailed.

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

Further to the report to the Finance Committee, Kentucky Fried Chicken Pty. Ltd. has now lodged a formal development application for the erection of a fast food take-away outlet with a restaurant and drive-through facility that allows for the stacking of approximately 11 vehicles from entry point to pick up point. Hawkesbury Local Environmental Plan No. 27 has been gazetted and allows for the proposed use.

The size and siting of the building as proposed will result in a loss of 21 spaces from the parking area after allowing for the recent extension. The applicant has stated that "the proposed building is being reduced in size" on the basis of a new design currently being prepared.

With the drive-through facility there is a nett loss of 11 vehicular spaces directly attributable to the drive-through. In accordance with Council's resolution a payment of $35,200 should be made for this loss.

As a result of the Finance Committee's decision the applicant has submitted the following terms for the use of the site:

- Lease term of 5 years plus 2 x 5 year options on commencing base rental of $15,000 per annum, subject to C.P.I. adjustment to base rental every 3 years. Actual rental paid will be the higher of base rental or 3% of gross sales calculated at the end of each 12 months;

- Lease rental to commence 14 weeks after the Lease is signed, or last approval date (whichever is the latter) to allow time for construction completion.

- Kentucky Fried Chicken to finance the proposed development with Council providing all services to within 2 metres of the building site. Kentucky Fried Chicken to pay all electricity and water consumption costs and Council to bear all rates and taxes;

- All building work to be planned to provide minimum disruption to the car park and associated users;

- The Lease to include full access at all times to the car park facility.

The company obtained a valuation of the total site zoned for the use, being 1192 square metres, in the amount of $199,000. The actual area to be used is approximately half this, being 597 square metres. Based on the valuation of the whole area, the lesser area would be around $140,000.

The lease proposal is a base rental figure of $15,000 per annum. Allowing 8.5% C.P.I. increase per annum with rental adjustments every three years, the gross income figure for the site over 15 years at today's costs would be $372,924. Discussions with the company indicate that 3% of the gross sales is likely to exceed the base rental by some $4000-5000. This is a 30% increase on the base rental and, over the 15 year period, would result in a gross income of around $480,000.

In addition, Council will have the initial parking contribution plus the land at the end of the lease.

Of the company's terms, the only matter requiring clarification is the provision of electricity and/or gas to within 2 metres of the site. It is considered that Council should proceed with the lease arrangement and approve the development application.

IT IS RECOMMENDED THAT:

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

1 - 8. Standard conditions a, b, c, d, f, l, p & q.

9. All damage to the existing parking area and landscape areas to be reinstated to the Shire Engineer's satisfaction.

10. Payment of an amount of $35,200 for provision of off-street parking being directly attributable to those lost by the drive-through facility.

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

5. DEVELOPMENT APPLICATION. DA79/82

APPLICANT/OWNER:	GOLDLINE PROPERTIES PTY. LTD. W.J. SINGLETON & SON PTY. LTD.
LAND/LOCATION:	Lot 2 DP 572611 BAKER STREET, WINDSOR.
ZONING:	BUSINESS GENERAL 3(a)
APPLICATION:	ERECTION OF A COMMERCIAL BUILDING TO CONTAIN AN ARCADE OF EIGHT SHOPS ON THE GROUND FLOOR WITH OFFICES ABOVE.

The Committee is referred to item 8 of the Shire Planner's report to the Ordinary Meeting of 11th May, 1982.

Since this date discussions have taken place with Council's officers and the applicant with the result that a substantially different design has been put forward while retaining the required amount of shopping and office space, etc.

The proposal as now submitted overcomes the concern of those who made representations to the previous proposal and is considered sympathetic to the existing streetscape and may be approved.

IT IS RECOMMENDED THAT the amended application as submitted be approved subject to the following conditions:

1 - 9. Standard conditions a, b, f, g. h, p, q, r. u(each shop/office).

10. Payment to the Council of the sum of $102,400 in lieu of the provision of off-street parking and area for the loading and unloading of goods not provided on site calculated on a floor space of 1186m^2 at 1 space/37m^2 and allowing for the loss of two spaces in the parking area which are to be designated for the loading and unloading of goods all at $3,200 per space.

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

Council at its meeting of 11th February, 1981, granted consent to the erection of a two storey block of flats containing 16 x 2 bedroom units on the above land.

Since the granting of consent there has been a S.130 order under the Heritage Act placed over the existing dwelling on the land which order prevents demolition without the consent of the Heritage Council. The applicant has taken the matter up with the Heritage Council, however until this is resolved requests an extension of time on the consent.

This is considered a reasonable request in the circumstances, providing that the Parks and Garden contribution is paid at the rate in force at the time of payment, presently $400 per unit, instead of $250 as in the original condition. The consent is to expire on 11th February, 1983.

IT IS RECOMMENDED THAT the applicant be advised that Consent No. 31/1981 is extended in time and is to now expire on 11th February, 1984 and that condition No. 8 of the consent is to be increased to the applicable rate at the time of payment which is currently $400 per unit.

7. DEVELOPMENT APPLICATION. DA170/82.

APPLICANT/OWNER:	TAYLOR RAILTRACK (L'TON) PTY. LIMITED
LAND/LOCATION:	LOTS 44 AND 45, D.P. 245489 LOCATED ON THE WESTERN SIDE OF WALKER STREET, WINDSOR, 242 METRES NORTHERLY FROM THE INTERSECTION WITH HAM STREET
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a)
APPLICATION:	1. ESTABLISHMENT OF ADMINISTRATION AND ENGINEERING DESIGN OFFICE 2. WORKSHOP FOR THE MAINTENANCE OF THE COMPANY'S OWN CONSTRUCTION EQUIPMENT 3. STORAGE OF CONSTRUCTION MATERIALS INCLUDING: - 13.7 METRE RAILS - SLEEPERS - GENERAL RAILWAY HARDWARE - SHIPPING CONTAINERS

The proposed development is permissible in a general industrial zone with the consent of Council. The provisions of Council's Industrial Code have been complied with except for the five metre set back from one side boundary. As most of the site at the centre is to be open area serviced by a horseshoe driveway, it is recommended that this requirement be waived in this instance. The building material storage bays should be relocated so that loading and unloading operations do not impede access driveway.

It is recommended that the gateways, shown on the plan to be on the road boundary, be set back to the line of the fence, which with the office building require to be on or behind a 10 metre building line.

By Council's Parking Code 14 spaces are required calculated on a floor area of the office and workshop of 1020m^2 at one space per 90m^2 plus two spaces for visitor parking.

IT IS RECOMMENDED THAT Council consent to the application subject to the following conditions:

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

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

8. DEVELOPMENT APPLICATION. DA 213/82

APPLICANT:	N. SCHEMBRI
OWNER:	N. JAMES
LAND/LOCATION:	LOT 5 DP 235303 WINDSOR ROAD, VINEYARD. LOCATED ON THE SOUTH WESTERN SIDE OF ROAD BETWEEN PARK ROAD AND GROVES AVENUE.
ZONING:	PART NON URBAN 1(b) PART GENERAL INDUSTRIAL 4(a)
APPLICATION:	ERECTION OF SHED.

The proposal is to erect a shed with an area of approximately 1250m^2. The shed is to be erected toward the rear of the property on that part of the land zoned General Industrial 4(a). Sufficient space is available for the construction of the proposed road between Park Road and Groves Avenue, indicated on the Varying Scheme.

Under the Planning Ordinance access to the industrial land is not permissible across land zoned Non Urban 1(b). However, action is currently being taken with the Department of Environment and Planning to permit temporary access from Windsor Road to the shed until such time as the proposed road is constructed.

The application to erect the shed is permissible under the Ordinance.

IT IS RECOMMENDED THAT approval be granted in accordance with the plans submitted with the application subject to the following conditions:

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

9. EXTRACTIVE OPERATIONS - NORTH RICHMOND

During the week commencing 4th July, extractive operations were commenced in and adjacent to the Hawkesbury River just downstream of North Richmond Bridge by Boral.

There have been numerous approvals in the locality given over many years by Council. There is some variation in the time given with the various approvals, some had no limit while others varied from 10 to 14 years.

When the company was approached regarding its activities it referred to correspondence from Council in 1980 extending a number of consents until 31st December, 1984. That correspondence refers to eight different consents given between 1969 and 1971 by number only. A search of Council's records to date indicates that none of these refers to the area currently being worked, although the area has certainly been granted approval in the past.

The company is currently preparing submissions to Council that will be presented to the next Development Committee. In the circumstances, it is considered reasonable that until that time Council take no further action.

IT IS RECOMMENDED THAT the information regarding the extractive industries just downstream from North Richmond Bridge be received and that no legal action be instituted pending submissions from the operator to the July Development Committee Meeting of Council.

G.M. McCully,
SHIRE PLANNER.

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 13TH JULY, 1982

The Shire Clerk,
WINDSOR.

1. HOUSEBOUND LIBRARY SERVICE PROGRESS REPORT. W25/9.

The first training session for volunteers is being held on Saturday 17th July in the Tebbutt Room of the Central Library.

M/s. Grace Bendall, a Welfare Officer with the Department of Veteran Affairs will be leading this first training session. M/s. Bendall has wide experience with both the needs of the elderly and the handicapped.

Publicity will be given to the commencement of this service once enough volunteers have been trained.

For Council's information.

IT IS RECOMMENDED THAT the report be received.

Julia Brown,
Chief Librarian.