

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting.....**E 8 JUN 1982**.....

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

3rd June, 1982

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

Dear Sir:

You are hereby requested to attend
an ORDINARY MEETING of the Council to be held in the Council Chambers,
Windsor, on TUESDAY, 8TH JUNE, 1982 at 7.30 p.m.
for the transaction of the following business :

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

Yours faithfully,


R.L. Rawson.
Shire Clerk.

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury held at the Council Chambers, Windsor, on 7th May, 1982 commencing at 5.00 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.

Apologies were received from Councillors J.J.Horrex & A.L.Knight that they would be late arriving at the meeting.

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

Councillor Knight arrived at the meeting at 5.05 p.m. and Councillor Horrex arrived at 5.09 p.m.

CORRESPONDENCE

1. LAND CO-ORDINATION UNIT - PROPOSED JOINT VENTURE WITH COUNCIL P160/42
SHIRE CLERK'S REPORT

1. PROPOSED JOINT VENTURE - LAND COMMISSION & COUNCIL. P160/42

Councillors Knight & Horrex arrived at this stage the times being 5.05 and 5.09 p.m. respectively.

- 219 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the letter be received and the advice forwarded to the Land Co-Ordination Unit be confirmed.

The meeting terminated at 5.51 p.m.

Submitted to and confirmed at the meeting of Council held on 8th June, 1982.

..... President

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 11th May, 1982 commencing at 7.30 p.m.

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

An apology for absence was received from Councillor R.F. Rotherham.

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

CONFIRMATION OF MINUTES

- 221 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that the Minutes of the Ordinary Meeting of Council held on 13th April, 1982 having been circulated amongst the members of Council be confirmed.
- 222 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that the Minutes of the Special Meeting of Council held on 27th April, 1982 having been circulated amongst the members of Council be confirmed.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. EDUCATION COMMISSION OF NEW SOUTH WALES - EDUCATION FOR RURAL AREAS. S196.

- 223 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that publicity be given by Council to the invitation to make submissions.

A2. THE ALICE SPRINGS TOWN COUNCIL - SISTER CITIES CONVENTION, ALICE SPRINGS. C48/4.

- 224 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rose that the Convention be attended and members of the Committee are asked to advise the Shire Clerk if they will be available.

A3. C. LAYCOCK - RESIGNATION. S1/8P.

- 225 RESOLVED on the motion of Councillor Michael seconded by Councillor Nicholson that a reference be given under Seal.

A4. LIBRARY COUNCIL OF N.S.W. - FINANCIAL ASSISTANCE FOR PROVISION OF PUBLIC LIBRARY SERVICE. L125, G95/11.

- 226 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that the information be received.

A5. OPAL ACCESS - TOURIST PROMOTION. T220.

- 227 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rose that Opal Access be advised that Council has no objection to the use of the crest.

A6. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - 1982 ANNUAL CONFERENCE - 17/20TH OCTOBER - GOULBURN. C48/1.

- 228 RESOLVED on the motion of Councillor McEwan seconded by Councillor Horrex that the letter be received.

A7. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 2, 1982. C44/2.

4. Rating Appeals

- 229 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that Council support the proposal that all appeals be dealt with by the Land and Environment Court.

6. Comprehensive Review of Educational Needs and Services in Rural New South Wales

- 230 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that Council make a submission to the Education Commission.

8. Task Force on Personal and Community Services at the Local Level

- 231 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that Council support the Association.

11. Rate Pegging Legislation

- 232 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the Association be supported in its opposition to the concept of rate pegging legislation and the Minister be requested to abolish such legislation.

- 233 RESOLVED on the motion of Councillor Michael seconded by Councillor Horrex that the balance of the circular be received.

A8. THE COUNCIL OF THE SHIRE OF HORNSBY - ERECTION OF CLASS I BUILDINGS. B25/1.

- 234 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that the procedure adopted by this Council be advised to the Shire of Hornsby which may assist them to overcome the difficulty they are experiencing.

A9. MINISTER FOR YOUTH AND COMMUNITY SERVICES - GRANT. G95/19, C43/2.

- 235 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the grant be accepted with appreciation and the seal of Council be affixed to the necessary documents.

A10. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - STADIUM, CUMBERLAND OVAL, PARRAMATTA PARK. W275.

- 236 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that the letter be received.

A11. THE MARITIME SERVICES BOARD OF N.S.W. - USE OF FREEMANS REACH. 625-31.

- 237 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Horrex that the Maritime Services Board of New South Wales be informed that Council is not in favour of the use of the Freemans Reach on the Hawkesbury River for water ski activities, even on a limited basis for the reasons that this section of river has traditionally been used for a quieter form of water recreation such as swimming and canoeing and it is considered that this type of activity should be the predominant use in the future.

A12. OFFICE OF THE DIRECTOR OF STATE EMERGENCY SERVICES AND CIVIL DEFENCE - CONTROLLER - WESTERN DIVISION. S206.

- 238 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that Council forward its appreciation to Mr. Don Woodhill for the services that he has rendered to this area in his position of Controller Western Division and that congratulations be offered to Mr David Sanson on his appointment to that position.

A13. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - LOCAL GOVERNMENT BOUNDARIES COMMISSION. L128-2.

The Shire Clerk stated that the Local Government Association had submitted in the following order the names of members:

1. Alderman F. Zions
2. Alderman H.G. Percival, OBE
3. Alderman W. Henningham
4. Alderman J.J. Bingham

- 239 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the letter be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 240 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that letters B1 to B13 be received and appropriate replies forwarded where necessary.

- B1. THE N.S.W. SOCIETY FOR CRIPPLED CHILDREN - APPRECIATION. A5.
- B2. CALTEX OIL (AUSTRALIA) PTY. LIMITED - DONATION. A11/1.
- B3. DEPARTMENT OF MOTOR TRANSPORT - BUS TURNING BAY - WINDSOR HIGH SCHOOL. S196/26.
- B4. MR. & MRS. N. THYRD - APPRECIATION. C51/3.
- B5. OFFICE OF THE DIRECTOR OF STATE EMERGENCY SERVICES AND CIVIL DEFENCE - APPOINTMENT OF CONTROLLER, SYDNEY WESTERN DIVISION. S206.
- B6. PAHLMAN-TACK INTERNATIONAL - TELEPHONE SERVICES IN THE 045 STD ZONE. T216.
- B7. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - REPORT OF WORKSHOPS HELD FOR AMALGAMATED COUNCILS. C48, C50.
- B8. MOTOR CYCLE RESTORERS PRESERVATION CLUB - APPRECIATION. A5.
- B9. STATE POLLUTION CONTROL COMMISSION - WATER QUALITY IN THE NEPEAN/HAWKESBURY RIVER SYSTEM. H100/5, R188, P177/2.
- B10. MINISTER FOR HOME AFFAIRS AND ENVIRONMENT THROUGH MR. A. CADMAN, M.P., MEMBER FOR MITCHELL - AVIATION MUSEUM AT CLARENDON. A4/2.
- B11. PUBLIC WORKS DEPARTMENT - FINANCIAL ASSISTANCE. G2/134.
- B12. MRS. M. LEIJEN - APPRECIATION. L125.
- B13. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - SPECIAL CIRCULAR - PROPOSED LOCAL GOVERNMENT ORGANISATION MANUAL. C44/2.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

11/5/82

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	016248-017034	2,234,685.18
General Loan Account No. 1	517954, 517959	191,482.37
General Loan Account No. 2	517955	100,000.00
General Loan Account No. 3	417848	100,000.00
General Loan Account No. 6	517961	101,690.00
General Loan Account No. 8	517953, 517956, 517957	247,505.00
General Loan Account No. 9	417849, 517952	100,000.00
General Loan Account No. 10	417850	58,362.90
General Loan Account No. 13	517960	91,482.36
General Loan Account No. 14	517951	203,282.00
General Loan Account No. 15	517958	100,000.00
Sewerage Local Fund	282116	100,000.00
Trust Fund	669-731	1,562,458.00
Main Roads Trust Fund	262214-262215	185,576.81
		5,376,524.62

SHIRE HEALTH SURVEYOR'S REPORT

1. GARBAGE SERVICES. G90.

Moved by Councillor Michael seconded by Councillor Knight that the service described in proposal D, subject to the amendment to provide a three monthly clean-up to premises within all scavenging districts, be commenced in 1983 and tenders be invited for the supply of necessary equipment.

An amendment was moved by Councillor Dunn seconded by Councillor Buttsworth to provide a twice weekly bin service in the urban areas of Richmond, Agnes Banks, Windsor and Pitt Town; to provide a once weekly waste cart service to all other parts of the scavenging districts; and to provide a three monthly clean-up service to all areas within the scavenging districts.

The motion and amendment were withdrawn by the movers with the approval of the seconders.

- 242 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that the matter be referred to the next Finance Committee for further consideration.
- 243 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that Items 2 to 8 of the Finance Committee's Report dated 27th April, 1982 as recorded on Pages 1 to 5 of the Minutes of the Finance Committee be adopted with the exception of:

Shire Health Surveyor's Report Item 1 - Garbage Services

which has already been considered by Council, Minute No. 242.

WORKS COMMITTEE'S REPORT

- 244 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rose that the Works Committee's Report dated 27th April, 1982 as recorded on Pages 1 to 3 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORTDEVELOPMENT APPLICATIONS

6. MR. C. BORRETT, COMPANY SECRETARY, GOLDLINE PROPERTIES PTY. LTD. - LOT 2, D.P. 572611 BAKER STREET, WINDSOR - ERECTION OF A COMMERCIAL BUILDING TO CONTAIN AN ARCADE OF EIGHT SHOPS ON THE GROUND FLOOR WITH OFFICES ABOVE. DA79/82.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

8. DEVELOPMENT - BAKER STREET, WINDSOR - DEVELOPMENT COMMITTEE ITEM 6. DA79/82.

Item 8 of the Shire Planner's Supplementary Report to this meeting was considered at this stage.

- 245 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that development item 6, being the erection of a commercial building on Lot 2, D.P. 572611 Baker Street, Windsor, be deferred for consideration at the May Development Committee.

14. ZUIDVELD ENTERPRISES PTY. LTD. - LOT 8, D.P. 27627, 38 STAHL'S ROAD, OAKVILLE - ERECTION OF AN ADDITIONAL POULTRY SHED. DA63/82.

SHIRE PLANNER'S REPORT

3. POULTRY SHED - 38 STAHL'S ROAD, OAKVILLE. DA63/82.

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

- 246 RESOLVED on the motion of Councillor Michael seconded by Councillor Horrex that approval be granted in accordance with the plans submitted with the application subject to the following conditions:

- 1.-5. Standard conditions (a), (b), (c), (g) and (w).
6. The proposed poultry shed being located not closer than 10m from the side boundary as indicated on the plan accompanying the application.
7. Delivery vehicles entering and leaving the site being restricted to daylight hours between Monday and Saturday only.

21. NEWLINE PRODUCTS PTY. LTD. - LOTS 1 AND 2, D.P. 210846 WINDSOR ROAD, VINEYARD - CHANGE THE EXISTING NON-CONFORMING USE OF A STORE SELLING ANIMAL HIDE PRODUCTS TO THAT OF AN OFFICE IN CONJUNCTION WITH THE DISPLAY AND SALE OF PORTABLE GARDEN AND STORAGE SHEDS. DA110/82.

SHIRE PLANNER'S REPORT

4. DEVELOPMENT APPLICATION - NEWLINE PRODUCTS PTY. LIMITED. DA110/82.

Item 4 of the Shire Planner's report to this meeting was considered at this stage.

- 247 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that:

1. The applicant be advised that, following submission of Statutory Declarations by Messrs Ridgeway and Lee, the Council recognise existing use rights for the use of the shop/kiosk only and having an area of 32m², 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.

SHIRE PLANNER'S REPORT14. PROPOSED RESIDENTIAL FLAT BUILDING - HOBARTVILLE. DA250/81.

- 248 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that Council refuse the application for a residential flat building Class "A" on Lot 1084 in D.P. 245717 corner of Luttrell Street and Minchin Avenue, Hobartville on the following grounds:

1. Parking on the site is not satisfactory in that no provision has been made for forward site ingress and egress of vehicles.
2. The development is considered to be unsuitable for the site for reason of size and siting of the building.
3. The development is considered to be out of character with development on other land in the locality which comprise single dwellings.
4. The proposed development is not in the public interest.

- 249 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the Development Committee's Report dated 27th April, 1982 as recorded on Pages 1 to 11 of the Minutes of the Development Committee be adopted with the exception of:

Development Application Item 6 - Mr. C. Borrett, Goldline Properties Pty. Ltd.
 Development Application Item 14 - Zuidveld Enterprises Pty. Ltd.
 Development Application Item 21 - Newline Products Pty. Ltd.
 Shire Planner's Report Item 14 - Proposed Residential Flat Building - Hobartville

which have already been considered by Council, Minute Nos. 245, 246, 247 and 248.

REPORTS FROM OFFICERSSHIRE CLERK'S REPORT

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

1. "BOWMAN COTTAGE", WINDSOR STREET, RICHMOND. H105/14.

- 251 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the report be received.

2. PENSIONER CERTIFICATES - APPLICATIONS FOR SUBSIDY. R186/4.

- 252 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1981 and that an undertaking be made under the Seal of Council that in the event of subsidy being made to Council in respect of the writing off or reduction of rates owing by pensioners in pursuance of Section 160AA, 160B and 503(1)(f)(f1) of the Local Government Act, 1919, as listed and audited totalling \$7,214.39 that proceedings will not be subsequently taken for their recovery.

The Auditor has certified that a claim on the State Government of \$6,668.59 is payable in terms of the subsidy specified under Local Government Act.

3. VACATION PLAY CENTRES. REPORT BY YOUTH RECREATION OFFICER.
C43/8.

- 253 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the report be received.

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

- 254 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the report be received.

5. CONTRACTS & DOCUMENTS FOR SIGNATURE.

- 255 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the Seal of Council be affixed to the undermentioned documents:

Application for Subsidy	...	State Library of N.S.W. - application for subsidy of \$42,060 for 1982
Deed of Release	...	Estate late M.M. Ryan - Acquisition Lot B, Catherine Street, Windsor

6. COLO HIGH SCHOOL - AMENITIES BUILDING.

- 256 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that Council appoint a Committee under Section 527 of the Local Government Act for the care, control and management of the amenities building and playing fields situated at Colo High School and that the Committee consist of:

- (a) 1 member nominated by the Colo High School.
- (b) 1 member nominated by the Colo High Parents & Citizens Association.
- (c) 3 community representatives.

7. DATA PROCESSING - PROPERTY INFORMATION SYSTEM.

- 257 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the report be received.

8. WILBERFORCE PRE-SCHOOL KINDERGARTEN. C43-2.

- 258 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that Council make an advance of up to \$2,000 available to the Wilberforce Pre-School Kindergarten to meet its initial running costs and such amount to be repaid in full to Council upon receipt of the grant.

SHIRE ENGINEER'S REPORT

- 259 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that the Shire Engineer's Report be received.

- 1. GENERAL
- 2. BRIDGE CONSTRUCTION - TERRACE ROAD
- 3. ROAD CONSTRUCTION
- 4. STORMWATER DRAINAGE
- 5. NSW SPECIAL GRANT FOR EMPLOYMENT
- 6. ROADS RESEALING

11/5/82

- 7. MAINTENANCE
- 8. PARKS & GARDENS
- 9. BUILDINGS
- 10. COUNCIL INDUSTRIAL SUBDIVISION
- 11. SEWERAGE
- 12. SUBDIVISION DEVELOPMENT
- 13. JOINT COUNCIL RIVER ADVISORY COMMITTEE

260 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that the reports be received.

14. STAFF - C. DALEY. S1/8(P).

261 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that Council extend its congratulations to Mr. Chris Daley on his attaining the Department of Local Government Certificate of Qualification as Local Government Engineer.

15. EXTRACTION OF MATERIAL - CORDNERS CORNER. F84/5.

262 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that:

1. The Contract be for a period of two years and such Contract may at the discretion of Council be extended for a further period up to a maximum of four years from the date of the Contract.
2. An inclusion be made in respect of the Clause where the minimum quantity of material remains at 25,000 tonnes per quarter less the pro rata rate for the number of days production lost as a result of floods, strikes, lockouts or other unforeseen incidents.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

263 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that the Shire Health and Building Surveyor's Report be received.

- 1. BUILDING APPLICATIONS.
- 2. IMMUNISATION CLINICS. H103/2.
- 3. DISPOSAL OF LIQUID WASTES - LOT 7, D.P. 235119 REEDY ROAD, MARAYLYA. G1/2, 3759(W).
- 4. PHOTOGRAPHIC COMPETITION. P64.

264 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that the reports be received.

5. WILBERFORCE PRE-SCHOOL KINDERGARTEN ASSOCIATION. C43/2.

265 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that approval to amend the Constitution as requested be given.

SHIRE PLANNER'S REPORT

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

11/5/82

1. DEVELOPMENT APPLICATION - F. & E.H. PAULL - LOT 2, D.P. 589379, NO. 311 WINDSOR STREET, RICHMOND - USE EXISTING BRICK COTTAGE FOR A MEDICAL PRACTITIONER'S CONSULTING ROOMS. DA131/82.

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

1.-8. Standard conditions (a), (b), (c), (i) 2, (j), (l), (m) and (q).

2. DEVELOPMENT APPLICATION - A. & R. PALMER - LOT 2, D.P. 602252, NO. 267 GEORGE STREET, WINDSOR - USE EXISTING DWELLING FOR THE PURPOSE OF DISPLAY AND SALE OF ANTIQUES. DA133/82.

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

1.-9. Standard conditions (a) for any internal alterations, (b), (c), (i) 4, (j), (l), (q), (v) and (w).

3. POULTRY SHED - 38 STAHL'S ROAD, OAKVILLE. DA63/82.

See Minute No. 246.

4. DEVELOPMENT APPLICATION - NEWLINE PRODUCTS PTY. LIMITED. - LOTS 1 AND 2, D.P. 210846, CORNER WINDSOR AND CHAPMAN ROADS, VINEYARD - CHANGE EXISTING NON-CONFORMING USE OF A STORE SELLING ANIMAL HIDE PRODUCTS TO THAT OF AN OFFICE IN CONJUNCTION WITH THE DISPLAY AND SALE OF PORTABLE GARDEN AND STORAGE SHEDS. DA110/82.

See Minute No. 247.

5. DUAL OCCUPANCY - 50 PECKS ROAD, NORTH RICHMOND. DA100/82.

- 269 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the letter of objection be received.

6. MR. A. TCHADOVITCH - 223 WINDSOR STREET, RICHMOND - REQUESTING RECONSIDERATION OF CONDITION OF CONTRIBUTION FOR CAR PARKING FOR COMMERCIAL DEVELOPMENT ON THE ABOVE LAND. DA26/82.

- 270 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that condition (10) of Development Consent No. 81/1982 of 10/3/82 be deleted and the following condition substituted:

"Payment of a contribution of \$16,000 towards the provision of off-street parking not provided with the development calculated at the rate of \$2,000 per space for the eight (8) spaces required by Council's Code."

7. COUNCIL PLANNING PROPOSALS - RESIDENTIAL RELEASE PROGRAMME: RURAL LANDS POLICIES. P160/31.

- 271 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that Council seek a deputation to the appropriate State Ministers relative to Council's adopted planning policies for residential and rural releases in an endeavour to obtain a resolution of current proposals and that the deputation consist of the Shire President, Councillor Dunn, the Shire Clerk, Shire Engineer and Shire Planner.

11/5/82

8. DEVELOPMENT - BAKER STREET, WINDSOR - DEVELOPMENT COMMITTEE ITEM
6. DA79/82.

See Minute No. 243.

ACTING CHIEF LIBRARIAN'S REPORT

1. PROGRESS REPORT - LERN

- 272 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the Acting Chief Librarian's Report be received.

QUESTIONS WITHOUT NOTICE

Councillor Rose stated that he had received a letter from residents in West Portland Road, Ebenezer, regarding a house which was built on a right-of-way which he wished to submit to the Shire Clerk.

The Engineer advised that Council had also received a copy of the letter which would come before the next Committee meeting.

Councillor Dunn referred to the plans being prepared by the Engineer on the walkway from Woodhills Car Park to Windsor Street, Richmond and asked if a sign could be placed on the roof of the toilet block so that it can be seen from Windsor Street.

He stated that the present sign which is obscured by bushes had been obliterated by the weather. He also stated that the roof on the car park side had been damaged.

Engineer for attention.

Councillor Sullivan stated there are quite a few nasty pot holes near the fruit shop in Windsor Street, Richmond, which need to be repaired.

Engineer for attention.

Councillor Rose asked if it would be possible for a sign to be displayed on the Bicentenary Park giving details of the project.

Councillor Michael stated that the Committee were seeking a quote and design of a board approximately 10m x 3m which would be an artist's impression of the park when completed, including signs indicating various functions of the Park.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

VIDEO DISPLAY

A film which was produced and shown to the Grants Commission on its recent visit was then televised at the meeting.

The meeting terminated at 9.00 p.m.

Submitted to and confirmed at the meeting of Council held on 8th June, 1982.

..... President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 8TH JUNE, 1982

SECTION A - LETTERS FOR ATTENTION

A1. KURRAJONG & DISTRICTS PONY CLUB - USE OF McMAHONS PARK. 625-7.

Seeking Council's approval to use McMahon's Park on Sunday, 7th November, to conduct its Annual Kurrajong Festival Gymkhana.

(S.E.: The Pony Club in conjunction with the Kurrajong Scouts propose to take a major role in the organisation of the Kurrajong Festival. A meeting of the Park Committee is scheduled for Wednesday 9th June to arrange for the election of a new Secretary, following the resignation of Mrs. Goodacre who has moved from the area. Arrangements for the Festival will be discussed at the meeting.

It is proposed that authority for the closure of the Park be granted to allow arrangements to proceed for holding the Festival.)

IT IS RECOMMENDED THAT authority be granted to the closure of McMahon Park, on Sunday 7th November and for the charging of entry fees. ✓

A2. MR. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - HAZARD REDUCTION WORK. B27.

Stating that he read with concern an article in the local Gazette of the 21st April, that an amount of \$58,000 for hazard reduction work has been deleted from the Council's bush fire fighting estimates and regards it as rather ironic that the reason was the significant increase in expenditure which had been passed on to the ratepayer since amalgamation. Pointing out that the greatest burden of increased expenditure has fallen upon the residents of the former Colo Shire who are the main recipients of benefits arising from a hazard reduction programme. Stating that whilst volunteer members of the Bush Fire Brigade do an excellent job in hazard reduction, the very fact that they are volunteers precludes them from conducting hazard reduction programmes at the most appropriate times.

Also stating that in view of the high potential for property loss, hazard reduction is an essential feature of bush fire protection and must be supported by permanent employees and seeking Council's reconsideration of its reinstatement in the programme.

(S.C. - Several matters were considered by Council when this decision was made. These were related to number of employees, extent of work, cost of equipment, etc.)

IT IS RECOMMENDED THAT the advice be forwarded accordingly *that K. Rozzoli be advised to check his facts with appropriate Council officers.* ✓

A3. GOVERNMENT EMPLOYEES MEDICAL AND HOSPITAL CLUB - LOAN. B23/20.

Offering Council a loan of \$100,000 at an interest rate of 17.3%. Repayment of interest to be made six monthly and principal to be repaid at the end of a four year period.

(S.C. - This amount is required for the 1982/83 Loan Borrowing Programme.)

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

8/6/82

A4. MINISTER FOR PUBLIC WORKS AND PORTS - GRANT - MANNING CLOSE RESERVE, MCGRATHS HILL. G95/15.

Referring to Council's request for a grant towards the cost of providing playground equipment, shrubbery and water supply facilities at Manning Close Reserve, estimated to cost \$4,000 and advising that he is prepared to offer Council a grant of \$2,000 towards the cost of this work, on condition Council contributes at least an equal amount from its own funds and completes the work to the satisfaction of his department within six months from the date of this letter (25th May, 1982).

(S.E.: Council was previously advised that the subsidy would not be available and the above grant is toward the first priority that Council submitted for this subsidy programme. This grant will enable the provision of playground equipment at McGraths Hill which is a much needed facility in this locality.)

IT IS RECOMMENDED THAT the offer of the grant from the Minister for Public Works and Ports of \$2,000 towards the total cost of \$4,000 for providing playground equipment, landscaping and water supply to Manning Close Reserve, McGraths Hill be accepted.

A5. THE PARRAMATTA CITY COUNCIL - MOTION FOR SUBMISSION TO THE 1982 LOCAL GOVERNMENT CONFERENCE REGARDING THE USE OF TRAIL BIKES AND MINI BIKES. C48/1.

Referring to its concern regarding the nuisance caused by the use of trail bikes and mini bikes on public roads and reserves and seeking Council's support of the following motion to be submitted to the 1982 Local Government Conference:

'That the State Government be requested to take immediate action to require all motor powered vehicles, including trail bikes and mini bikes, to be registered under the provisions of the Motor Traffic Act where they are used in any public place or reserve, the driver/rider to be licensed and the vehicle to be covered by third party insurance and that in order to enforce these requirements, the Council suggests that all motor vehicles be registered prior to retail sale and that the person in whose name the vehicle is being registered provide proof that they hold a current drivers/riders licence.'

(S.E.: The resolution of the Parramatta City Council is commendable in that all powered vehicles should come under the provisions of the Motor Traffic Act and also the driver/rider of such vehicle should be licensed.)

~~IT IS RECOMMENDED THAT the resolution of Parramatta City Council be supported at the Local Government Conference.~~

Not support.

A6. ORGANISATION FOR ABORIGINAL UNITY - NATIONAL ABORIGINES' DAY. C50.

Requesting Council to fly the Aboriginal Flag on National Aborigines' Day, 9th July, 1982. Stating that a number of leading Councils have adopted this practice as a mark of recognition on that day, and in the case of Sydney City Council the practice has been adopted for a number of years both by anti-Labor and Labor Administrations of the Council. Requesting Council to advise of its decision, and advising that arrangements can be made to supply Council with the flag should it support the initiative.

Flag be accepted & flown.

A7. MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS - BRIDGE SUBSIDY, REDBANK CREEK. B24/9.

Advising that it has been found possible to increase the grant to Council from \$70,170 to up to \$91,090 for a bridge subsidy based on 50% of the revised estimated cost of construction of a bridge over Redbank Creek on the Kurmond-North Richmond Road. Stating that the Department of Main Roads would be writing concerning details of the revised grant and work to be undertaken.

The Department of Main Roads forwarded advice of the increased grant and seek Council's formal acceptance of this additional grant.

(S.E.: The above offer represents 50% of the cost of the Contract for the construction of the Bridge, demolition of the existing bridge and supervision. The bridge is located on Terrace Road, North Richmond crossing Redbank Creek.)

IT IS RECOMMENDED THAT the offer for the increased bridge subsidy to \$91,090 for the construction of the bridge over Redbank Creek on Terrace Road be accepted under the Department of Main Roads' General Conditions of assistance to Councils. ✓

A8. LOCAL GOVERNMENT ASSOCIATION - CIRCULAR - CHILDRENS SERVICES. C44/1, C43.

Forwarding the proceedings of the Children's Services Conference held on 19th September, 1981 and stating that the Associations brought to the attention of the Minister for Social Security a number of the urgent matters which arose out of that Conference. Advising that a deputation from the Association met with the Minister on 8th February to discuss these matters, which provided an opportunity to discuss concern about the future of the Children's Services Program, and the current level of funding for family day care services. The Minister could offer no guarantee of immediate improvement in the funding levels, however his comments led the deputation to believe that subject to budgetary decisions, there was likely to be an improvement in the funding.

Requesting that any Councils whose level of general fund contribution to family day care and Child Care Act funded long day care services is high, and disproportionately higher than previous years, to the point where the Councils' continuing sponsorship is endangered, or the ability of needy sections of the community to pay the fees involved is significantly lessened, to bring this to the attention of the Association. The Minister has agreed to consider the situation of a limited number of special cases for possible special allocations in 1982.

S.C. - IT IS RECOMMENDED THAT Council support the action of the Association, and inform the local Federal Member of the importance of children's services in the upcoming 1982/83 budget deliberations and the need for their direct support for improvements in the level of funding for family day care generally and long day care special needs subsidy levels. ✓

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MINISTER FOR YOUTH AND COMMUNITY SERVICES - YOUTH WORKER SUBSIDY. G95-20, S205-31.

Referring to Council's recent application for the allocation of a salary subsidy to enable it to employ a youth worker to address the needs of young people in the Shire and advising that Council will be entitled to the salary subsidy of \$5,000 per annum.

(S.C.: The Hawkesbury Youth Club has been successful in receiving a subsidy of \$8,944 and it is understood that the employment of Marguerite Sander as Youth Recreation Officer, was one of the reasons the subsidy has been given to the Club.)

B2. PENRITH CITY COUNCIL - JOINT COUNCILS RIVER ADVISORY COMMITTEE. H100-4.

Forwarding minutes of a meeting of the above committee held at the Council Chambers, Penrith on 30th April, 1982.

(S.C. - A copy of these minutes are included with other Minutes submitted separately for Council's information.)

B3. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3456 - BOUNDARIES COMMISSION. C44/1, L128-2.

Advising that the office of the Boundaries Commission has been re-opened subsequent to the recent appointment of Councillor Mrs. K.H. Anderson, A.M., as Chairman and further advice would be furnished when the other three members have been appointed.

B4. MINISTER FOR HOUSING & CO-OPERATIVE SOCIETIES - HOUSING APPLICATIONS COMMITTEE. H107.

Advising that he has now formally approved the appointment of Council's nominee, Councillor Sullivan, as representative on the Housing Applications Committee within this Council's area.

B5. NATIONAL PARKS AND WILDLIFE SERVICE - CLEAN-UP COMLERoy ROAD. G90, N140.

Referring to the very successful clean-up along the Comleroy Road area of Wollemi National Park carried out by the Range Rover Club of Australia, N.S.W. Branch in conjunction with the National Parks and Wildlife Service. Stating that 30 car bodies and 10 trailer loads of rubbish were delivered to Council's tip and thanking Council for its co-operation in this community activity.

B6. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - PENSIONER REBATE OF RATES. L128/5, H186/3.

Stating that a number of motions have been carried at the Annual Conferences asking for an increase in the maxima by which rates can be reduced, and representations have been made to the Office of the Local Government on this matter and stating that the latest reply from the Office indicated that, although it was appreciated the Association would like to see regular increases in the subsidy payable, it was regretted that this was not possible. The Office did indicate, however, that the Government was cognisant of the needs of pensioners and would keep the matter under review. Stating that the Association will continue to bring the question of pensioner rate rebates to the attention of the State Government.

8/6/82

B7. TRAFFIC AUTHORITY OF NEW SOUTH WALES - ACCIDENT STATISTICS. S207/5.

Forwarding for Council's information accident statistics for the quarter ending 30th June, 1981. Statistics for the Hawkesbury area are:

Total killed	4
Total injured	86
Total accidents	190

B8. WISEMANS FERRY SCHOOL P. & C. ASSOCIATION - APPRECIATION. A5.

Expressing appreciation for Council's donation of \$250 towards playground equipment for the school.

B9. MR. J. HALLAM, M.L.C. - MINISTER FOR AGRICULTURE AND FISHERIES - COMPENSATION TO STRAWBERRY RUNNER GROWERS. A10.

Referring to previous correspondence regarding the matter of compensation to strawberry runner growers at Mountain Lagoon on account of losses suffered due to virus disease, and advising that the Department held a meeting with the growers and representatives of the strawberry industry on Friday, 7th May, to review strawberry certification with a view to effecting improvements and future safeguards for the scheme. Stating that a further meeting is to be held to finalise revised rules of the scheme prior to the 1983 season.

Reply is not suitable, plan should be destroyed & grower compensated.

B10. THE KURRAJONG AND DISTRICT HOSPITAL SOCIETY - NURSING HOME TRANSITION. 15000-78(C).

Advising that the Kurrajong & District Community Hospital ceased to operate as a private hospital on 30th April, 1982, and on the following day commenced activity as the Kurrajong & District Community Nursing Home with a limit of 12 beds until extensions are completed. Stating that their Architect is presently engaged in the design of suitable extensions in association with the Health Commission and the Board of Fire Commissioners, and their plans will be the subject of a development application to Council in due course. Expressing appreciation for the interest shown by members of Council in their affairs.

B11. N.S.W. COUNCIL ON THE AGEING - ANNUAL REPORT. C45/14.

Forwarding their Annual Report for the year ended 31st December, 1981.

B12. FLOOD MITIGATION EXECUTIVE - MINUTES OF MEETING. F84/6.

Forwarding a copy of the Minutes of the meeting of the New South Wales Flood Mitigation Executive held in the Beresfield Bowling Club on Thursday, 29th April, 1982.

B13. DEPARTMENT OF MAIN ROADS - TRAFFIC CONTROL SIGNALS - INTERSECTION OF WINDSOR ROAD AND PITT TOWN ROAD, McGRATHS HILL. 665-2342, 665-1641.

Advising that traffic light signals will be installed at the above intersection in the near future.

8/6/82

B14. MINISTER FOR PLANNING AND ENVIRONMENT, THROUGH MR. K.R. ROZZOLI, M.P.
MEMBER FOR HAWKESBURY. P160-6.

Referring to his representations on behalf of Council concerning a proposal to release for urban purposes, land generally bounded by Windsor and Bandon Roads, the flood plain and Park Road, Vineyard.

Advising that the January meeting of the Urban Development Committee considered a report by the Department of Environment and Planning on the Council's Release Strategy. The Committee has considered a number of areas for early release and has asked for further information on servicing implications to be provided by other departments represented on the Committee. Stating that he regrets that he is not able to provide any further information until after the Urban Development Committee has forwarded a report concerning this matter.

B15. MRS. NORMA WILKINS & FAMILY - APPRECIATION. A5.

Forwarding a thank you for floral tributes and expressions of sympathy conveyed during the recent loss of her husband Sydney Joseph Wilkins.

B16. AUSTRALIAN BUREAU OF STATISTICS - 1981 CENSUS OF POPULATION AND HOUSING. S207-2.

Forwarding statement presenting preliminary counts of persons by age in Local Government Areas and Statistical Divisions of New South Wales as recorded at the Census of 30th June, 1981. Hawkesbury Shire is shown as having a total population of 36,759. Shown below is a breakup of population in age groups:

<u>Age Group</u>	<u>Male</u>	<u>Female</u>
0 - 4	1,959	1,764
5 - 9	2,017	1,978
10-14	1,698	1,657
15-19	1,464	1,388
20-24	1,699	1,636
25-29	1,765	1,770
30-34	1,944	1,850
35-39	1,460	1,303
40-44	1,000	928
45-49	834	691
50-54	749	649
55-59	615	644
60-64	507	530
65-69	413	472
70 or more and not stated	622	753
Total	18,746	18,013

B17. TRAFFIC AUTHORITY OF NEW SOUTH WALES - SYDNEY ROAD HIERARCHY PLAN, T225.

Forwarding circular letter referring to Circulars No's 1, 2 and 3 issued by the Authority on the Sydney Road Hierarchy Plan Study presently being carried out by the consultants Eugene Smith/John Coady/ Peter Casey, and clarifying a number of points related to the Study. Outlining the reasons why the Authority is carrying out the Study and stating that the preparation of the Study is in no way responsible for traffic growth and could not under any circumstances ever be construed as having that effect. The necessity to upgrade roads carrying heavy volumes would have occurred as a natural consequence of urban growth whether or not Council had prepared a road hierarchy plan. Stating that it should also be noted that the Traffic Authority Act is responsible for traffic control and safety and the provision of control facilities by way of the Traffic Facilities Fund. In no way is the Authority responsible for funding of major road upgrading for construction of new links in the system.

B18. L.G. MACDONALD & CO. - INTERIM AUDIT. A8/1.

Advising details of the Interim Audit of the books of account and subsidiary records to 30th June, 1981 and stating that they have now been completed in accordance with the Local Government Act. *Tabled.*

B19. SHIRE OF TUMBARUMBA - MEMBERSHIP - LOCAL GOVERNMENT BOUNDARIES COMMISSION. L128/2.

Referring to the recent amendments to the Local Government Act which have provided that the Boundaries Commission shall consist of four members, one of whom is to be selected from a panel of four names submitted to the Minister of Local Government by the Shires Association. Stating that their Council has nominated its Shire President, Councillor Ian Chaffey to serve as the Shires Association representative on the Boundaries Commission and providing details in support of the nomination.

B20. MR. K. ROZZOLI, M.P. MEMBER FOR HAWKESBURY, DEPUTY LEADER OF THE OPPOSITION - REPORT OF THE TASK FORCE ON PERSONAL AND COMMUNITY SERVICES. C45.

Thanking Council for its letter regarding the Report of the Task Force on Personal and Community Services, at the Local Level, which was completed and presented to the Minister for Local Government and Lands in December, 1980. Stating that he deplores the delay in releasing the Report for public comment and will be pleased to make representations on Council's behalf to the Minister for Local Government and Lands.

B21. AUSTRALIAN AIR LEAGUE, RICHMOND BOYS SQUADRON - PRESENTATION CEREMONY. C40/5, 625-202.

Extending an invitation to all Councillors to attend the standard presentation ceremony of the Richmond Boys Squadron of the Australian Air League to be held on 19th June, 1981, at 2.00 p.m. The venue will be Richmond Park. Stating that they look forward to meeting Councillors who are able to attend.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 25th May, 1982 commencing at 11.17 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.F. Rotherham and C. Sullivan.

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

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	017035-017668	965,701.70
General Fund Loan Account No. 6	517962	300,000.00
Sewerage Local	282117	46,335.62
Trust	732 & 774	1,491,070.21
Main Roads Trust	262216	200,000.00
		3,003,107.53

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 S196/18, C45/17)

CORRESPONDENT: RICHMOND NORTH PUBLIC SCHOOL

SUBJECT: TREE PLANTING FOR SCHOOL GROUNDS

Requesting Council to supply twenty trees for planting in the school grounds, as the school will shortly be celebrating the "Year of the Tree". These celebrations will take place in the first week of August.

S.E. REPORT

Council at its meeting held on 13th April adopted the recommendation of the Health Surveyor regarding the proposed programme for Earth Week 1982.

The past practice has been to issue approximately ten trees to the schools in the Shire for planting during Earth Week. It is most likely that other schools will follow with similar requests to the Richmond North Public School and the cost to supply twenty trees is estimated at \$80 for semi advanced trees.

8/6/82

CORRESPONDENCE

It is noted that there are thirty two schools in the Shire and the total cost for supplying each school with twenty trees would be \$2,560.

Recommendation

Richmond North Public School be informed that Council has changed its policy of supplying trees during Earth Week, however tube stock trees would be available from the Forestry Commission at 65c each.

The Shire Engineer stated that he understood that Council's policy which was adopted regarding Earth Week related solely to the distribution of trees to new residents. However, he now understood that the past practice to issue approximately ten trees to the schools in the Shire for planting during Earth Week was still to be continued and recommended in accordance with this practice.

COMMITTEE'S RECOMMENDATION

COUNCIL'S POLICY OF supplying approximately ten trees to each School within the Shire be continued.

ITEM 2: (File 4334(W), 1632(C))

CORRESPONDENT: 1. RICHMOND LITERARY INSTITUTE
2. WILBERFORCE C.W.A.

SUBJECT: DONATION OF RATES

1. Richmond Literary Institute

Requesting a donation by Council equivalent to \$282.22, being the amount of rates paid for 1982.

2. Wilberforce C.W.A.

Forwarding a cheque for \$234.51 for their 1982 rates, and requesting a refund by Council as a donation to the Association.

SHIRE CLERK'S REPORT

Provision has been made for payment of these amounts as in previous years.

Recommendation

Council make donations of \$282.22 to the Richmond Literary Institute and \$234.51 to the Wilberforce C.W.A., being a refund of the 1982 rates paid.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

CORRESPONDENCE

ITEM 3: (File W271)

CORRESPONDENT: MR. W.H. MITCHELL, PRESIDENT NATIONAL WATER
RESOURCES ASSOCIATION - (DEPUTY PRESIDENT
BOURKE SHIRE COUNCIL)

SUBJECT: NATIONAL WATER RESOURCES ASSOCIATION

Advising of the formation of the National Water Resources Association which was formed at a meeting convened by their Council following a widespread concern for the need in Australia of a nationally representative body to press Governments for the funding of research and construction of water resource development projects seen as beneficial to more than one State and too large for individual State budgets, one such scheme would be diversion of surplus coastal river water through the Great Dividing Range to the Darling/Murray River System. Requesting Council to consider their aims and objectives and to join the Association. Council membership fee is \$50 and entitles you to one voting delegate to the Annual Conference (9th September, 1982).

The Association's objectives are:

To encourage Governments at all levels and all Australians to give the highest priority to all aspects of Australia's water resources development.

To promote the discovery, conservation, development, economic use and re-use of all Australia's surface and ground water resources.

To foster awareness by all Australians, urban and country alike of the need for conservation of precious national water resources to protect public health, ecology and environment and to promote economic growth both domestic and export through the development of our vast natural resources.

To co-operate with all Government agencies, universities and other research bodies, industry, mining, commerce and any other organisations in achieving these national objectives.

S.C. REPORT

It is believed that the proposals put forward by the Association have much to commend in view of the need to fully utilise the short water resources available to this continent. It is also believed a scheme similar to the Snowy Mountains would not only capture the interest of everyone but would add much to absorb unemployed. Obviously such a scheme would have to be considered on a very long term basis. Also such a scheme could make possible the drainage of effluent from the Sydney Metropolitan Area to grazing lands in the Western Area of the State.

Recommendation

Council join the Association.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

CORRESPONDENCE

ITEM 4: (File A7/16, S200/13)

CORRESPONDENT: GLOSSODIA PROGRESS ASSOCIATION

SUBJECT: GLOSSODIA SEWERAGE

Forwarding letter stating that the Association would be interested in any large expenditures to be made in Glossodia, such as kerb and guttering, footpaths etc. which are being planned in the near future that would increase their local rates, and enclosing a copy of a letter dated 9th February, giving details of the resolutions carried at the public meeting held on 7th February, which were 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".

S.C. REPORT

As the details of the resolutions carried at the Public Meeting on 7th February were not received by Council, a letter was forwarded by Council to the Association seeking advice of the decisions made at that meeting. The above letter is in response to Council's request. This matter will be the subject of a further report.

Recommendation

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 625-202)

CORRESPONDENT: INTERNATIONAL YEAR OF DISABLED COMMITTEE

SUBJECT: CONSTRUCTION PLAY EQUIPMENT - RICHMOND PARK

Referring to the construction of play equipment in Richmond Park as part of the International Year of the Disabled. Stating that schools in the Windsor Inspectorate have collected to date \$1,962.90 and fund raising has not yet ceased. Seeking Council's assistance to bring this scheme to completion and requesting the Council assume full responsibility for the construction of this equipment in Richmond Park on the condition that all funds donated be paid to the Council.

8/6/82

CORRESPONDENCES.E. REPORT

The proposal is for construction of a play structure sited in the playground area at Richmond Park that can be used by children in a wheelchair.

The proposal consists of a pipe tunnel under an earth mound with an approach to the tunnel through a timber maze. A low slippery dip is provided on one side of the mound. A site plan and estimate of cost will be prepared for the consideration of the Committee.

Recommendation

The International Year of the Disabled Committee be provided with the estimated cost of the work and be advised that Council is prepared to undertake construction on the basis of the cost being shared equally between the Committee and Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File C44/2)

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

SUBJECT: GENERAL CIRCULAR NQ. 2 - 20TH APRIL 1982

1. Local Government Senior Officers Award

Advising that conferences are still continuing in respect of the claim to vary conditions of employment in the Award.

2. Local Government Salaried Officers Award

Advising that a claim has been received to vary the above Award in respect of:

1. A grading system for Chief and Deputy Chief Librarians based on the Councils grading in the Local Government Senior Officers' Award.
2. An alternate grading system for joint or regional librarians.
3. Rates of pay for Chief Librarians at 76.5% of the rate applicable to the Town, Shire or County Clerk.

SHIRE CLERK'S REPORT

It is felt that it is desirable for the rates of pay to be a percentage of the Shire Clerks' Salary similar to the Local Government Senior Officers Award.

Recommendation

The Local Government Association be advised that Council supports this principle.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

CORRESPONDENCE

ITEM 7: (File 625-9, R186)

CORRESPONDENT: HAWKESBURY SPORTING CLUB

SUBJECT: REFUND OF RATES

Requesting a reduction in rates for land leased by Council from the Hawkesbury Sporting Club.

SHIRE CLERK'S REPORT

Council leases from the Hawkesbury Sporting Club an area of 1.558 hectares, or 50.54% of the total area of 3.083 hectares, for public use.

The North Richmond Parks Committee administers the leased area and it is felt that a contribution of an amount relating to General Rate applicable to the leased area should be made. The proportion, on an area basis, for 1982 amounts to \$1,118. A donation of \$900 was made in 1981.

Recommendation

A contribution of \$1,118 be made to the Hawkesbury Sporting Club.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File M134/4)

CORRESPONDENT: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SUBJECT: POSSIBLE WATERMAIN EXTENSIONS - FREEMANS REACH - GLOSSODIA SPECIAL ASSISTANCE SCHEME

Stating that the Board has received approaches from several property owners in relation to the provision of water facilities, i.e.:

1. Portion 152, Cobcroft and Browns Road, Wilberforce

- 60 metres of 100mm main	\$2,610
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2. Lot 18 Tennyson Road, Tennyson

- 130 metres of 100mm main	\$6,536
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3. Lot 522 Reserve Road, Freemans Reach (Newhaven Farm)

- 325 metres of 100mm main	\$15,200
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Stating that the Board would be prepared to consider the inclusion of Items 1 and 2 of the above extensions into Stage 1 of the Freemans Reach-Glossodia Scheme subject to Council's concurrence, with agreement to the work becoming part of the original work of Stage 1, where Council would be required to meet 50% of the above figures, which excludes overheads. Item 3 is covered by Stage 2.

8/6/82

CORRESPONDENCE

Advising that should the three extensions proceed, the annual maintenance costs would be absorbed into the annual operating statement for the overall Scheme.

S.E. REPORT

The suggested extensions for Cobcroft Road and Tennyson Road could be catered for by means of temporary connections subject to the Board's concurrence, however the extensions serving the Newhaven Farm on 522 Reserve Road, Freemans Reach, is such that the residents would well benefit from the extension of the 100mm main ensuring an adequate water supply to that establishment.

Recommendation

The M.W.S. & D. Board be informed that Council would favourably consider the extension of stage 2 of the Glossodia Special Assistance Scheme to serve Lot 522 Reserve Road, Freemans Reach, at an estimated cost to Council of \$7,600, however it is considered that Portion 152 Cobcroft and Browns Road and also Part Lot 18 Tennyson Road could be served by temporary water connections sufficient for the domestic use of the respective properties.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 625-205, C40-1)

CORRESPONDENT: ROTARACT CLUB OF WINDSOR

SUBJECT: ANNUAL RAFT RACE

Advising that the Club proposes to hold its Annual Raft Race this year over the weekend of 18th and 19th September, 1982 to coincide with 'Carnivale 82' and enclosing a proposed schedule of events. Seeking permission to close the peninsula boat ramps on Sunday, 19th September; to hold a procession through George Street to parade rafts and floats commencing 12 noon Saturday, 18th September; to display posters and issue handbills to promote these events; exclusive use of the peninsula; to charge entry fee; provision for camping.

S.E. REPORT

Council has co-operated with the Club on the Raft Race in past years and it is proposed that Council again assist.

Recommendation

The Boat Ramp be closed on Sunday 19th September, 1982 and the Rotaract Club be given exclusive use of the Peninsula and the ramp with permission to charge an entry fee and camping be allowed on the night of the 18th September and permission be granted for the procession through George Street following the closing of the shops at 12 noon, subject to police permission being obtained and they be requested to display posters in approved locations only.

COMMITTEE'S RECOMMENDATION

APPROVAL BE GRANTED in principle subject to the details being determined by the Shire President and Shire Clerk. *(point of launching of rafts.)*

8/6/82

CORRESPONDENCE

ITEM 10: (File 625-6)

CORRESPONDENT: THE OUTWARD BOUND HAWKESBURY CANOE CLASSIC

SUBJECT: USE OF MACQUARIE PICNIC PARK

Advising that this year's Outward Bound Hawkesbury Canoe Classic will be held on the weekend of 9th and 10th October, 1982 and seeking approval to use the Macquarie Picnic Park again for the start on Saturday 9th October.

S.E. Recommendation

Approval be given to the Outward Bound Hawkesbury Canoe Classic for the use of the Macquarie Picnic Park for the start of the Canoe Classic and that camping be allowed in the park on the Saturday night.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File C45-17)

CORRESPONDENT: UNITED NATIONS ASSOCIATION OF AUSTRALIA

SUBJECT: YEAR OF THE TREE TOWARDS THE GREENING OF AUSTRALIA

Referring to previous correspondence regarding a donation towards the Committee, and advising that they did not want to suggest that a donation to the organisation was a pre-requisite to participating in the Year of the Tree programme. Stating that Council will appreciate that Australia-wide promotion of the importance of the Year of the Tree required an administrative unit to be established, so far serviced by unpaid volunteers, with consequent office costs, hence the appeal for assistance.

SHIRE CLERK'S REPORT

As reported to Council on 13th April, 1982 an amount of \$10,000 has been provided in the Estimates for tree planting and an on-going programme of providing two trees for each new dwelling within the Shire was adopted. The United Nations Association was advised of Council's policies in relation to promoting of tree planting. As 1982 is the Year of the Tree, it is felt that a donation of \$200 should be made to this Association.

Recommendation

A donation of \$200 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

CORRESPONDENCE

ITEM 12: (File W275)

CORRESPONDENT: WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS

SUBJECT: MEETING FEES FOR DELEGATES TO WSROC, VENUES FOR REGION MEETINGS

Advising that at its meeting on 5th April, 1982 the Regional Organisation adopted a recommendation of the Administrative Committee that:

"Payments of fees to delegates to WSROC for WSROC Region Meetings be met by member Councils; and that where WSROC itself appoints delegates to external meetings, provision be made in the next budget for payment of out-of-pocket expenses by WSROC itself in accordance with Ordinance 3 if those delegates so claim, with the exception that no expenses of fees will be paid by WSROC where the body sponsoring the meetings (e.g. Government Department) pays expenses."

Advising that the matter of payment of expenses to delegates to attend WSROC Region Meetings remains a matter of individual Council policy. Stating that the next Region meeting will be held at the Windsor Community and Cultural Centre on Monday 7th June, 1982 at 7.00 p.m. and the meeting scheduled for 9th August, 1982 will be held at the new Baulkham Hills Shire Council Chambers, corner Carrington and Show Ground Roads, Castle Hill.

The Shire Clerk advised that the letter from W.S.R.O.C. was in reference to travelling expenses and these were already being paid and he recommended that the letter be received.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

LETTERS SUBMITTED FOR INFORMATION

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

1. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME COMMUNITY PROJECT OFFICERS' SUBSIDY. S205/8.

Advising that the Minister for Planning and Environment has approved an increase in the W.S.A.A.S. subsidy for Community Project Officers from \$5,000 per annum to \$6,500 per annum in line with the CPI increase since December, 1979 when the Scheme was announced and henceforward the subsidy is to be reviewed annually. Stating that the Minister extends his appreciation for local Council's participation in the Scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

SHIRE CLERK'S REPORT

ITEM 1 : (File C50/4)

SUBJECT : ATTENDANCE BY STAFF - CONFERENCES
SEMINARS, ETC.

Authority has been granted to the following :

<u>Conference or Seminar</u>	<u>Person Attending</u>	<u>Date</u>
The Library Association of Australia 22nd Biennial Conference in Adelaide	Ms.J.Brown	22nd/26th August

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File 817)

SUBJECT : CHURCH HALL, NEW STREET, WINDSOR.

The Reverend L.M.Abbott approached me to ascertain Council's interest in the possible purchase of the New Street hall. At my request he has submitted a letter stating that as the hall is of some community significance they feel that as good citizens it is their priority to enquire whether Council wishes to purchase it on its own behalf or for some community group. Price would be by negotiation but the Church Property Trust has indicated \$100,000 as the current market figure. The Church proposes to use the money to build a new hall. Also the hall needs repairs which the Church cannot finance but the Engineering Survey indicates the building is structurally sound.

It is used by a number of groups -

Monday	...	Weight Watchers
Tuesday	...	Playgroup
		Order of Amaranth
Wednesday	...	Dancing Classes
		Order of Amaranth
Thursday	...	Playgroup
		Music Tuition
Friday	...	Alcoholics Anonymous

At other times it is used by Church groups and it is shared on Sundays with the Salvation Army since their premises were burnt down. Other groups wish to use the hall.

With the letter is a report from Low & Hooke Pty.Ltd., Consulting Engineers, which details the work which is required to be carried out.

The Shire Engineer reports :

8/6/82

SHIRE CLERK'S REPORT

Item 2 Continued :

"Attached to this memo is a report of Low & Hooke Pty.Limited, Consulting Engineers dated 1st September, 1981. The building has been inspected and the matters raised by the Consultants are applicable currently to this building.

To effect structural repairs and replace the existing slate roof with a steel profile roof, repair of fences and carpeting throughout, would be an estimated cost of \$31,5000.

Restoration of the building, in particular the above works and including parquetry to the floor, the estimated cost is \$50,000."

This means that the all-up cost of the building - subject to negotiation regarding the purchase price - would be approximately \$150,000.

It is of concern that a popular and well used hall may not be available in the future for community use. Should this happen pressure will be on Council to provide alternative accommodation, although possibly some of the current uses could take place in the Community & Cultural Centre. Of particular concern would be the need for alternative accommodation for the playgroup/s.

The question of financing the building also causes concern and if Council were to proceed it is felt that the Church would have to be prepared to accept a financial arrangement for a period of say three to five years with a very reasonable rate of interest.

Maintenance and caretaking costs must be considered but it is felt that if substantial repair work is carried out upon purchase, maintenance costs would not be great within the short term but caretaking costs could vary depending upon the availability of a suitable person to open and close the building after functions.

In my opinion serious consideration must be given to the purchase of the property, but before doing so, a valuation report should be obtained.

Recommendation

✓ A valuation be obtained for this property. ✓

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

J.M.T.R. Valuation not be obtained

ITEM 3 : (File S13/35)

SUBJECT : SALE OF LAND AT REAR OF SENIOR CITIZENS CENTRE.

Discussions and negotiations have been taking place with the Hawkesbury Community & R.S.L. Homes Trust for the sale of this property for a number of years.

The land has been valued at \$176,000 and the Council advised the Trust that it was prepared to sell the property for that amount. Windsor Municipal Council had previously resolved that it was prepared to sell the property based on a type of terms contract.

SHIRE CLERK'S REPORT

Item 3 Continued :

Following receipt of a letter from Council's Solicitor and a meeting with me, the Trust have asked if they can purchase the property according to the following arrangement :

1. The purchase price to be subject to the proposed deposit of \$44,000 being reduced to \$24,000.
2. The balance to be secured by mortgage and be repayable over a period of four years at an interest rate of 8% per annum. (It had been proposed that the rate be 10%.)
3. Approval be given to erect on the subject land and the adjoining property on the western side (already owned by the Trust) a total of not more than 36 units.
4. If in any one year units are erected upon the whole or any part of the property, the sum payable by the Trust in reduction of the principal shall be \$38,000 (25% of the principal sum) or a sum equivalent to \$5,000 per unit so erected, whichever is the greater, until the loan is fully repaid.

The proposed terms and conditions above, which arose out of discussions with me, are reasonable and are in the interests of both the Council and the Trust.

The property was originally acquired by Windsor Municipal Council for the provision of Aged Citizens Units which were to be constructed by the Council. However because of the economics at the time, Council did not proceed and Council therefore has endeavoured to assist and encourage the Trust. As the Trust is constructing these units which were originally proposed by Council it is felt that the terms of any settlement should be more than reasonable to the Trust.

Recommendation

That Council agree to the sale of the property in accordance with the terms and conditions (1), (2), (3), and (4) as proposed above, subject to the submission and approval of any necessary development applications for the erection of Aged Units on the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION be adopted.

8/6/82

SHIRE CLERK'S REPORT

ITEM 4: (File 803)

SUBJECT: ACQUISITION OF NO. 21 JOHNSTON STREET, WINDSOR

Council at its Ordinary Meeting held on 13th April, 1982 considered a report on the above matter and resolved that resumption proceedings be commenced.

This resolution was as a result of agreement not being reached as to the price that Council should pay for the block of land, which, if acquired would allow Council to construct a roadway between Johnston Street and Hollands Paddock Car Park.

The owners of the subject property have now advised Council that they would be prepared to accept \$30,000 plus payment of their legal expenses in lieu of the \$45,000 originally sought. Council's valuation as to the current market value is \$20,000.

Should the matter proceed to resumption compensation would be payable as at the date of resumption which on current indications would be 12 months hence and if the roadway was to be constructed as proposed, the rise in price of materials would also add to the cost. Taking these matters into account it is considered that the counter offer is not unreasonable in terms of compensation for the acquisition, however, the payment of legal costs could involve some considerable expense as the ownership of the property is held by the Estate of the late R.L. Thompson. In this regard Council should not accede to the payment of legal expenses of the vendor.

Recommendation

- (a) The Estate of the late R.L. Thompson be offered \$30,000 for the purchase of Lot 21 Johnston Street, Windsor with each party being responsible for their own legal costs associated with the transfer.
- (b) If the offer is accepted, all documents to finalise the purchase be completed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 3581(C))

SUBJECT: McMAHON PARK, KURRAJONG - PRIVATE ELECTRICITY
SUPPLY LINE

An application has been made by Mr. L. Buckett and Miss K. Sheaves for approval to reconnect electricity to Lot 2, D.P. 2844 fronting Little Wheeny Creek, opposite McMahon Park Road along the same route as the previous electricity supply.

8/6/82

The proposed route is adjacent to the northern boundary of McMahon Park extending from the main supply serving Lot A, D.P. 313447 (Goodacres) and McMahon Park. Previously the electricity supply had existed on this route but was subsequently disconnected.

Recommendation

Approval be given to Mr. L. Buckett and Miss K. Sheaves for extension of the electricity supply over McMahon Park adjacent to the northern boundary for a width not exceeding three (3) metres from the northern boundary of McMahon Park and that authority be given for the completion and affixing of the Common Seal of Council on any documents necessary for the creation of an easement for electricity supply adjacent to the northern boundary of McMahon Park. A rental of \$100.00 per annum be charged for the occupation of that part of McMahon Park affected by the proposed electricity supply.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and the applicants meet all survey and legal costs.

ITEM 2: (File S81/29, S81/30, S81/31)

SUBJECT: SUBDIVISION LOT 104, D.P. 617411 COLLITH AVENUE, SOUTH WINDSOR

The developer, Tasman Securities Pty. Ltd. have advised that the roadworks associated with the subdivision of the above land creating 28 residential lots are substantially complete and request Council's agreement to the bonding by means of a Bank Guarantee securing the sum of \$94,080, for the following contributions:

1. Sewerage Headworks	\$47,040.00
2. Sewerage Reticulation	21,280.00
3. Downstream Drainage	25,760.00

Council would be responsible for implementing the sewerage reticulation in respect of this subdivision and in view of the progress of the subdivision, the reticulation should be commenced at the earliest opportunity for which the contribution should be prepaid to cover Council's expense.

In relation to the contributions required, Council has already incurred expense relating to sewerage headworks and a guarantee in relation to this work should not be countenanced as Council is still paying interest on the expense incurred. The downstream drainage has not been implemented at this time, however, it is not considered that a Bank Guarantee is the appropriate means of securing this financial commitment.

Recommendation

Tasman Securities Pty. Ltd. be informed that Council is not prepared to accept a Bank Guarantee in relation to the contributions required in the subdivision of Lot 104, D.P. 617411.

COMMITTEE'S RECOMMENDATION

See Shire Engineer's Supplementary Report - Item 3.

8/6/82

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ITEM 3: (File S81/29, S81/30, S81/31)

SUBJECT: SUBDIVISION OF LOT 104, D.P. 617411 COLLITH AVENUE, SOUTH WINDSOR

Further to my report, Item 2, Shire Engineer's Report to Finance, it has been established that bankers guarantees have been accepted previously by Council in respect of sewerage headworks and downstream drainage.

Recommendation

Council accept a bankers guarantee for the following:

- | | |
|------------------------|----------|
| 1. Sewerage headworks | \$47,040 |
| 2. Downstream drainage | \$25,760 |

Such guarantee to extend to not later than 30th December, 1982 and that in respect of sewerage reticulation that the funds of \$21,280 necessary for these construction works be subject only to a cash contribution to effect these works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File G90)

SUBJECT: GARBAGE SERVICES

Further to my report to Council's last Finance Committee the following information is submitted to assist Council. From discussions when considering this matter previously it is believed Council's aims are reflected in the following pertinent points which emerged.

To provide in the foreseeable future the same type and frequency of service throughout the scavenging districts of the whole of the Shire and from 1983 to upgrade the existing service in the former Shire area by providing services which are comparable, thereby obviating the severe disparity in quality of service which currently exists.

To utilise where practicable in the first instance and throughout in the longer term a system of wheeled waste carts which have many advantages over the conventional bin system. Among these advantages is the cost effectiveness of the system which by allowing weekly collection reduces significantly the operating costs, vehicle running expenses and the like. This cost advantage will of course, become more evident in the long term with vehicle running and labour costs increasing and the repayment of loans to provide the waste carts being made. Other advantages include the large capacity of 240 litres which allows them to be used for all household garbage disposal including garden refuse, lawn clippings and the like. Additionally, dogs will not interfere with these containers as is the case with conventional bins, they are fly proof, easily cleaned and handled and are particularly sturdy.

As indicated in my previous report should the waste carts not be suitable in any case for any reason be it circumstances of the property, frailty or ill health of the particular resident or whatever, conventional bins may be used with no limit as to number.

8/6/82

While the proposal put forward to introduce this system throughout in the first instance would be ideal, as the Shire Clerk has advised it would not be economically feasible owing to the fact that a heavy loan commitment in the sum of \$500,000 would be involved. Following Council's discussions it is agreed that the alternative to provide for a bin service twice weekly to the urban areas of Richmond, Windsor, McGraths Hill, Pitt Town and Agnes Banks and a once weekly waste cart service elsewhere is a feasible and appropriate one which will provide a good service which is comparable throughout and will enable the waste cart service to be extended to those nominated urban areas when and as finances permit.

On the same basis of costing by which figures were provided for my previous report, such a service could be expected to cost \$56 per annum.

Discussions have been held with the Shire Clerk as this proposal would involve an expenditure to acquire the necessary waste carts of approximately \$247,000. The Shire Clerk has advised that he considers this proposal to be economically feasible.

In previous discussion by Council it was mentioned that the proposed monthly clean-up may not be required so frequently and perhaps should be extended to say quarterly intervals. Monthly clean ups have been operating within the former Municipal area since the latter half of 1980. These have been well received and are used extensively. These clean ups are carried out each

SHIRE HEALTH SURVEYOR'S REPORT

Wednesday (Tuesday night) where the area is divided into four, with area one being serviced on the first Wednesday of the month and so on. Indeed, it is quite often that the Wednesday collection, particularly in the urban areas, is the crews' busiest shift. It is a good service, it is believed, and it is felt should be continued at least for the time being. Of further considerable advantage with the scheme is the fact that each quarter as there are five Wednesdays of the month this spare Wednesday is used to carry out a clean up of litter, etc. from roadsides, reserves and the like, throughout the Shire which over a period must enhance the overall appearance of the area.

Recommendation

1. In 1983 a garbage service be provided to:
 - (a) cater for the collection of an unlimited number of bins twice per week from the urban areas of Windsor, Richmond, McGraths Hill, Pitt Town and Agnes Banks.
 - (b) cater for a once weekly waste cart service to other areas within the scavenging districts with waste carts being provided for the use of residents.
 - (c) where residents may desire to utilise conventional bins rather than waste carts, to provide for the collection of these without limit as to number.
 - (d) provide a once monthly clean-up to all scavenging districts together with a quarterly clean-up of litter, etc. from roadsides, reserves, etc.
 - (e) provide for the extension of the weekly waste cart service to those urban areas previously mentioned when and as finances of the account permit.

8/6/82

2. Tenders be invited to obtain the necessary equipment to carry out the service.

COMMITTEE'S RECOMMENDATION

1. IN 1983 A garbage service be provided to:

- (a) cater for the collection of an unlimited number of bins twice per week from the urban areas of Windsor, Richmond, McGraths Hill, Pitt Town and Agnes Banks.
- (b) cater for a once weekly waste cart service to other areas within the scavenging districts with waste carts being provided for the use of residents.
- (c) residents who ^{deserve} can show cause for reasons of handicap or hardship may utilise conventional bins rather than waste carts, to provide for the collection of these without limit as to number. ^{with reason}
- (d) provide a bi-monthly clean-up to all scavenging districts together with a regular clean-up of litter, etc. from roadsides, reserves, etc.
- (e) provide for the extension of the weekly waste cart service to those urban areas previously mentioned when and as finances of the account permit.

2. Tenders be invited to obtain the necessary equipment to carry out the service. ✓

ITEM 2: (File 4250)

SUBJECT: PART PORTION 25 TRIANGLE LANE, RICHMOND

The owners of this property, Mr. S. and Mrs. N. Vassallo, have been occupying a converted agricultural shed for some considerable time and this matter was previously reported to Council where it was resolved as follows:

1. That Notice be served under Section 306(2) of the Local Government Act on the owners requiring the vacation of the building within six months of the date of the Notice.
2. That Notice be served under Section 317(b)(1A) of the Local Government Act allowing six months to demolish the unauthorised alterations.
3. The Notice be accompanied by a covering letter pointing out that:
 - (a) Approval to erect a dwelling on the land cannot be granted because of the level of the land and the requirements of the Windsor Planning Scheme Ordinance.
 - (b) Consideration will be given to granting approval for the conversion of the existing building for a storage shed for agricultural purposes subject to a building application with appropriate plans and specifications being submitted.

8/6/82

Shortly after these Notices were served advice was received from the owners' Solicitors indicating that they were purchasing an alternative property with the intention of constructing a dwelling in the near future. Recent advice from the Solicitors has indicated that although contracts have been exchanged in regard to this alternate property, the vendor is experiencing some difficulty in making title and until such is accomplished the owners are unable to commence the construction of their proposed dwelling and under the circumstances have sought an extension of time to comply with Council's Notice.

As the owners' Solicitors have been in contact with Council on a number of occasions since the service of the Notices in question, it is felt that a genuine endeavour is being made to comply with Council's requirements and an extension of time would be appropriate to assist them.

Recommendation

A further extension of six months be granted to Mr. S. and Mrs. N. Vassallo to comply with Notices served under Section 317(b)(1A) and 306(2) of the Local Government Act in respect of the property Part Portion 25 Triangle Lane, Richmond.

COMMITTEE'S RECOMMENDATION

A FINAL EXTENSION of three months be granted to Mr. S. and Mrs. N. Vassallo to comply with Notices served under Section 317(b)(1A) and 306(2) of the Local Government Act in respect of the property Part Portion 25 Triangle Lane, Richmond.

ITEM 3: (File S1/8)

SUBJECT: PENDING RETIREMENT - COUNCIL'S DEPUTY HEALTH
AND BUILDING SURVEYOR, MR. A.B. SHERIDAN

As Council may be aware, Council's Deputy Health and Building Surveyor, Mr. A.B. Sheridan, is proposing to retire on Friday, 20th August, 1982, following a distinguished career in Local Government, including the position of Chief Health and Building Surveyor of Colo Shire Council for almost 18 years.

It is felt that this position would be very ably filled from among the existing Health and Building Department staff members, some of whom have, it is believed, the qualifications and experience which would suit them admirably to fill this important position.

Recommendation

Applications be invited from the existing staff to fill the position of Deputy Health and Building Surveyor following Mr. Sheridan's retirement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

SHIRE PLANNER'S REPORT

ITEM 1: (File L122)

SUBJECT: ACQUISITION OF LAND - BAKER STREET CAR PARK,
WINDSOR

In 1976 Council commenced resumption proceedings to acquire land for the car park now established behind the properties fronting George Street, Windsor between Baker and Kable Streets. One of the properties concerned belonged to 79 Lithgow Street Pty. Ltd. The resumption action was as a result of unsuccessful negotiations with the landowners.

In 1973 Council offered the company \$3,500 as compensation for the land, which was rejected by the owner, who at the time stated it would not accept less than \$28,000. There was a subsequent valuation with a value of \$1 being attributed to the land to be resumed. Resumption proceedings were instituted in 1976, with the company subsequently claiming a total of \$41,000.

Despite numerous discussions and negotiations with the applicant company's representatives, its solicitors advised that it would not remotely consider anything less than \$31,000. At discussions late in 1981 and early in 1982 substantial figures of possible compensation were indicated to the company's representatives, but on all occasions they maintained their position of not considering anything less than \$31,000.

The matter was subsequently heard for three days before the Land and Environment Court on 15th, 16th and 17th February, 1982. Both sides were represented by Counsel with instructing solicitors and provided expert witnesses.

The Court orders are as follows:

- . That the applicant be entitled to the sum of \$7,268 in full compensation, with accrued interest as provided by statute.
- . That there be no order as to costs.
- . That the exhibits be returned.

The basis of the decision is that the Court accepted that the applicant was entitled to more than nominal compensation. It saw that the land had some value at some future time for development in extension to that existing at the present time and, therefore, decided the compensation amount on the basis of \$10.75 per square metre of the land, thus making the total of \$7,268. Council will be cognisant of the fact that the compensation now given to the applicant is less in real terms than the Council offered in 1973 and less than figures indicated late in 1981.

Recommendation

Submitted for the information of the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

11. QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked what progress was being made in relation to Cordners Corner.

The Shire Engineer advised that the contract documents are at present with Council's Solicitors and he understood the documents should be completed today. He advised that the weighbridge has been installed and is ready for occupation and it was anticipated operation should be commenced within four weeks.

Councillor McEwan asked what the present position was concerning MacDonalds.

The Shire Clerk advised that it may be possible to submit a letter to the next Ordinary Meeting.

Councillor McEwan asked what progress has been made regarding the Glossodia Water Supply and stated that he had noticed that pipes had been removed and taken out of the district.

The President advised that pipes were removed from Martin Lane but had since been returned and the laying of pipes was continuing.

The Shire Clerk advised that he had forwarded a letter to the Water Board about two months ago asking the Board to give an indication when the work would be completed.

Councillor McEwan asked what was the present position regarding the lease of land in the Industrial Estate by the Education Department for the new High School at Wilberforce.

The Shire Planner advised that he had had a site meeting the week before last with the Architect and representatives of the Public Works Department and the Education Department. He stated they had received a site plan from Council and they were designing the building. The complex was to be completed by the second week in December, of this year.

The Shire Clerk stated that the lease has been referred to the Valuer General for a valuation.

Councillor Henry congratulated the Council staff on the construction of the factory sites at South Windsor.

Councillor Horrex asked what was the latest position regarding the mall proposal for Windsor.

The Shire Planner advised that a meeting of agents and authorities involved in the mall had been held last Thursday week and there was total agreement at that meeting with one issue being raised by the Board of Fire Commissioners regarding the access from the Fire Station. Once this matter had been resolved a further meeting will be held.

Councillor Horrex referred to Council's industrial subdivision at South Windsor and the 11 blocks still not sold.

The Shire Clerk stated that two blocks were not negotiated for sale and nine prospective purchasers did not proceed. The sales had been referred to the various agents not only locally but elsewhere. Council would be advertising in the Sydney Morning Herald and other real estate agents had advertised in the various Sydney papers.

Councillor Buttsworth asked when it was proposed to start work on the Kurmond Shopping Centre.

The Shire Engineer stated that it was scheduled for September/October.

Councillor Buttsworth asked what was the present position regarding kerbing and guttering in George Street, South Windsor and asked if it was programmed to carry out all the work at this stage.

The Shire Engineer stated he had proposed to submit a report to this meeting but this was not possible and it would come before the June meeting which would indicate the total kerb and guttering programme.

The meeting terminated at 12.15 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 25th May, 1982 commencing at 9.30 a.m.

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

Apologies for absence were received from Councillor R.W. Rose, and from Councillor Henry who would be arriving late at the meeting.

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File E74/1)
CORRESPONDENT: THE PROSPECT COUNTY COUNCIL
SUBJECT: STREET LIGHTING

Informing that approval has been given for the erection of street lights in Nartee Place and Macquarie Road, Wilberforce at an increased annual charge of \$157.56 and the locations of the proposed installations are shown on the enclosed copy of Plan D100879/A and it is intended to erect the lights in conjunction with overhead reticulation works in the area.

SHIRE ENGINEER

Nartee Place is a recently constructed subdivision road which involved opening of Macquarie Road, previously not formed, and street lighting is considered necessary at this location.

Recommendation

Prospect County Council be informed that Council will accept the increased annual charge of \$157.56 for the street lighting indicated on Plan D100879/A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File E74/1)
CORRESPONDENT: THE PROSPECT COUNTY COUNCIL
SUBJECT: STREET LIGHTING

Advising that approval has been given for the erection of street lights in:-

- (a) Mileham Street and Anderson Place, South Windsor at an increased annual charge of \$157.56 at the location shown on Plan D100880/A.
- (b) Penraddock Street and vicinity, South Windsor at an increased annual charge of \$787.80 at the location shown on Plan B100875/A.

Stating that it is intended to erect the lights in conjunction with reticulation works in the respective areas.

8/6/82

S.E. REPORT

These street lights are in respect of new subdivision roads.

Recommendation

Approval be given to the following:-

- (a) The erection of street lights in Mileham Street and Anderson Place, South Windsor an an increased annual charge of \$157.56.
- (b) The erection of street lights in Penruddock Street, South Windsor at an increased anual charge of \$787.80.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File T216)

CORRESPONDENT: TELECOM AUSTRALIA

SUBJECT: RELOCATE EXISTING PUBLIC TELEPHONE - KURRAJONG HEIGHTS

Advising that it is proposed to relocate the existing public telephone 67701M2 from Bells Line of Road, Kurrajong Heights to a new site in Warks Road, Kurrajong Heights and requesting Council's concurrence in the adoption of the proposed site.

S.E. REPORT

The existing site is adjacent to the Kurrajong Heights Post Office, Bells Line of Road, Kurrajong Heights and the proposed location is re-sited some little distance from the existing site and is located in Warks Road in the vicinity of the Opal Trading Centre. The proposed site has some advantage in respect of vehicles parking opposite the post Office and pedestrians moving across the traffic lanes of Bells Line of Road but it does have the disadvantage of not being readily visible from the main traffic route (Bells Line of Road) where motorists may wish to report accidents, as such frequently occur on Bells Line of Road.

Recommendation

That the proposal of Telecom Australia for the re-location of the public telephone from Bells Line of Road, Kurrajong Heights to Warks Road, Kurrajong Heights be advertised seeking comment in regard to this proposal.

COMMITTEE'S RECOMMENDATION

✓ THE TELEPHONE BE moved to the area recommended by Telecom Australia and an appropriate sign be erected on Bells Line of Road indicating the location of the public telephone.

Councillor Henry arrived at the meeting at this stage, the time being 9.42 a.m.

8/6/82

ITEM 4: (File 3819/1)

CORRESPONDENT: BRADFIELD & CO., SOLICITORS FOR C. & C.
PARKER, "CLAREMONT COTTAGE", CLAREMONT
CRESCENT, WINDSOR

SUBJECT: ACQUISITION OF LANEWAY

Advising of a primary application to bring title under the Real Property Act, 1900, a strip of land being part of a lane which intrudes into the south east corner of land owned by Mr. and Mrs. Colin Parker.

Requesting a statement from Council to the effect that "the Council records do not indicate that at any time Council has considered it to be a public way, and further that public money has not been expended on controlling, repairing or maintaining the said land".

S.E. REPORT

The section of the lane referred is that part at the dead end of a lane off Richmond Road that juts into the south east corner of the property, being 25.115m long by 8.29m wide approximately.

While the lane is not currently used for access and no work has been undertaken by Council in providing public access for at least 12 years, in accordance with Council's practice, the proposal should be advertised.

Recommendation

The proposal that foreclosure of the unnamed lane adjacent to Lot 1, D.P. 597050 be advertised at cost of C. & C. Parker, where no objections are received, that no objection be offered to the closing of part of the unnamed lane.

See Shire Engineer's Report Item 3.

ITEM 5: (File A7/5, R190, P160/32)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: IMPROVEMENT OF AREA BETWEEN MCGRATHS HILL AND
SOUTH CREEK BRIDGE AND INSTALLATION OF A
BIKEWAY

Stating that as McGraths Hill is one of the gateways to the Hawkesbury District, the Association would like to see Windsor Road between McGraths Hill and South Creek Bridge improved, with trees along each side of the road tidied up, and dead and missing ones replaced. Stating that if the grass edges of the road could be graded to remove all bumps and dips, the grass could be mowed easier and more often.

Advising that they would also like to see a Bikeway installed along this strip of Windsor Road, as Windsor High School is in this vicinity.

S.E. REPORT

1. Instructions have been issued for the necessary maintenance attention on Windsor Road between Windsor and McGraths Hill to embellish the road verges. Council has requested the Department of Main Roads to implement raising of this section of Windsor Road and at this time further planting towards the established beautification for this section of road is considered not desirable as the planting may well be subject to burial in fill material.

8/6/82

2. The provision of bikeways need to be in compliance with the requirements of the Traffic Authority of N.S.W. and it is noted that there are physical constraints in provision of a cycleway within the existing road reserve due to the limited width of reserve and drainage structures. Consideration could well be given to the establishment of a cycleway clear of the existing road reserve which would involve the acquisition of additional land.

Recommendation

1. The Pitt Town Progress Association be informed that maintenance will be undertaken of the road verges in Windsor Road between McGraths Hill and Windsor, however new planting and further embellishments are not considered desirable at this time as such are likely to be adversely affected by future road works of the Department of Main Roads; and
2. The Council give authority to the investigation of the provision of a cycleway between McGraths Hill and Windsor, and that the Pitt Town Progress Association be so informed.

COMMITTEE'S RECOMMENDATION

1. The Pitt Town Progress Association be informed that maintenance will be undertaken of the road verges in Windsor Road between McGraths Hill and Windsor, however new planting and further embellishments are not considered desirable at this time as such are likely to be adversely affected by future road works of the Department of Main Roads; and
2. The Council give authority to the investigation of the provision of a cycleway between McGraths Hill and Windsor, and that the Pitt Town Progress Association be so informed.
3. Council seek urgent advice from the Department of Main Roads on what their programme is for raising the road between McGraths Hill and Windsor.

ITEM 6: (File A7/5, 665-1515)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: ACCESS TO PITT TOWN

Stating that as the population of Pitt Town increases the Association feels that easier access should be provided to the area, in particular they would like the northern end of Stockroute Road between Old Pitt Town Road and Pitt Town-Dural Road opened up and formed.

S.E. REPORT

There is no design or estimate at this time for the construction of Old Stockroute Road and no funds have been voted for its construction.

Recommendation

The Pitt Town Progress Association be informed that the proposal for the construction of Old Stockroute Road between Old Pitt Town Road and Pitt Town-Dural Road will be investigated in conjunction with other road proposals in a future roads programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

ITEM 7: (File A7/5, R190-13)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: CLOSURE/SALE OF PUBLIC ROADS AND LANES, PITT TOWN AREA

Expressing concern at the closure and/or sale of public roads and lanes in the Pitt Town area, which they believe should remain community possession and not used for private individuals or fenced off. Advising that they are strongly against the practice and hope not to lose any more of their public roads in this way.

S.E. REPORT

Some 12 months ago the Association made a similar request where Council resolved that:

"The Pitt Town Progress Association be informed that Council cannot give assurance that public roads in the future will not be closed or sold as in some instances, such together with the appropriate road openings are in the community interest. Further, Council will ensure that such proposals will be advertised in the local press inviting objections to any such proposals."

These advices were forwarded to the Association and road closing proposals in the Shire have subsequently been advertised inviting objections before Council has made any decision in regard to such closure.

Recommendation

The concern of the Pitt Town Progress Association to the closing of public lanes and thoroughfares be noted and the Association be informed that Council is adhering to its policy as outlined in the advices to the Association dated 15th April, 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-1304)

CORRESPONDENT: W.F. WILLBRANDT

SUBJECT: SEALING AND SURFACING OF MANNS ROAD, WILBERFORCE

Requesting that Council take urgent action to seal the carriageway of Manns Road, Wilberforce. Stating that Grono Farm Road, of which Manns Road is a continuation, was sealed in two sections, terminating at Manns Road, which although surveyed and pegged for sealing, was left untouched. Stating that the attraction of the river for picnics, camping, water skiing and swimming generates a heavy flow of traffic as there are blocks backing onto the river in Manns Road, and dust from this flow of traffic is a nuisance and a health hazard.

S.E. REPORT

The length of roadworks necessary for the bituminous surfacing of Manns Road is approximately 380 metres including a turning area at its eastern end. The estimated cost for sealing this section of road is \$20,000. No funds have been provided for this work in 1982.

Recommendation

Consideration for the pavement strengthening and bituminous surfacing of Manns Road, Wilberforce, estimated cost \$20,000 be referred for consideration in the Estimates for 1983.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. (a) BAYVILLE PTY. LTD. - ACCESS ROAD - WEBBS CREEK TO LEETSVALE.
R190/26.

Referring to Council's request for permission to enter upon Bayville Pty. Ltd. property to effect repairs to the access road from Webbs Creek to Leetsvale which traverses that property, and stating that it appears that Council have anticipated their consent and commenced work on that part of the road which is within Bayville property and they strongly object to Council's action and direct no further work be done upon their property. Further stating that they understood Council sought our consent to pass through Bayville property to repair wash-outs in the road on Crown Lands and not upgrade the entrance of this road such as to invite its increased use and trusting that Council will accelerate the formation of a legitimate road connection between Leetsvale and Webbs Creek so that the full enjoyment of the Bayville property may be afforded the owners.

(b) DIAMOND PEISAH & CO. - PROPOSED ACCESS ROAD - WEBBS CREEK TO LEETSVALE.
R190/26.

Advising that they act for Nandi Pty. Limited, the owner of Portion 46 and part of Portion 1 Leetsvale Road, Leetsvale and referring to Council's request for permission to enter upon the road for the purpose of effecting repairs and stating that their client objects very strongly to Council's proposal to upgrade the existing access road to permanent status and their client originally granted permission to adjoining owners to use the access road as a temporary measure in view of Council's failure to provide any alternative facilities. Stating that the "temporary access road" is the main means of access to the area and with the increasing volume of traffic their client had to fence the existing road for the protection of his herd, and now is unable to graze cattle on the southern most part of Portion 1 without constant supervision, which is the most fertile area, rendering the whole of their client's property commercially almost without value for grazing purposes. Requesting Council to reconsider the location of the road and to give serious consideration to the location previously suggested by their client.

S.E. REPORT

Council at its Special Meeting held on 23rd March, 1982 resolved that a maximum of \$7,500 be expended on repairing the existing road and investigations be made into the possibility of obtaining Government assistance to construct a high level road. The above letter emanates from work undertaken in accordance with Council's resolution.

8/6/82

B2. HAWKESBURY HISTORICAL SOCIETY - PENINSULA AREA. H105/13.

Advising that the name Governor Phillip Park was considered appropriate and as there was only one Governor Phillip there is no need for the word "Arthur", but the area north east of Bridge Street bounded by the river and creek is a geographical feature that has historical significance, because of the work of John Tebbutt last century, and the name Peninsula should be retained for the built up section, including the old Tebbutt home and observatory buildings. Stating that they have checked all source material concerning the naming of the Hawkesbury and can find no evidence as to when or where he actually named it.

B3. DEPARTMENT OF MAIN ROADS - 'NO STOPPING' AND 'NO STANDING' SIGNS - AMENDMENTS TO TRAFFIC REGULATIONS AND RELATED ACTIONS. C44/4.

Referring to previous amendments whereby the meaning of No Standing signs was changes to be the same as that of No Stopping signs. Advising that the Government subsequently decided to repeal these amendments so that the meanings of the various parking controls will revert to what they were prior to 1st January, 1982, namely:

1. "No Stopping" means that a motor vehicle shall not stop at the kerbside except for an urgent purpose arising from a medical or similar emergency.
2. "No Standing" means that a vehicle shall not stand except when actually engaged in taking up or setting down persons.
3. "No Parking" means that a vehicle shall not stand except when actually engaged in taking up or setting down persons or goods.

S.E. REPORT

As a result of representations from Local Government and other bodies, action has been taken to alter the meaning of the signs indicating parking restrictions back to the system previously in force.

It is believed that no signs require alteration in the Shire area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File R1909/13/4)

SUBJECT: ROAD CLOSURE APPLICATION - R.B. LOWNDES - LAND ADJOINING LOT B D.P. 354269 AT YARRAMUNDI

Council at its meeting held in November 1981 considered a report on the above matter and resolved that the application be deferred pending further investigation regarding value and costs.

The land is triangular in shape and contains an area of 1053m². The Department of Main Roads have surveyed the area and state that a concrete slab and shop awning encroach from the adjoining property and that there are no services or public utilities within the area sought to be closed. The Department of Main Roads has also advised Mr. Lowndes by letter that it has no objection to the road closure. The applicant has offered Council \$100.00 for the area and this may not be unreasonable provided the consolidation of the road closure and the adjoining property, having an area of 13.01 ha. occurs. The proposal has been advertised and no objections received.

Development consent was issued in 1968 and whilst no formal building application can be located it is considered that as the applicant went to the trouble to submit a Development Application, a Building Application would also have been lodged.

The road closure application stems from the Department of Main Roads taking road widening during the 1960's and not fencing the realigned boundary on the applicant's property thus causing the encroachment.

In relation to the value of the land as mentioned above, \$100 is not unreasonable as the area is only of benefit to an adjoining owner. As regards costs, once the application has been approved the applicant submits same to the Department of Lands and any further expense created by this application proceeding is at his expense.

Recommendation

1. Subject to the applicant, Mr. R.B. Lowndes, completing a satisfactory Deed of Agreement with Council that the land contained in the road to be closed is to be consolidated with the title to Lot B in D.P. 354269, no objection be raised to the closing of the public road involved having in mind in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds. The price of \$100.00 the lot, for the land in the public road as offered by the applicant is applicable.
2. The applicant pay Council's costs relating to the Deed of Agreement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORTS

ITEM 1: (File R1/40)

SUBJECT: BOUNDARY ROAD, MARAYLYA, MAINTENANCE AND REPAIR PROGRAMME, 1982

A vote of \$40,000 has been provided for the maintenance of Boundary Road on the basis of the cost being met 50:50 between Baulkham Hills Shire Council and this Council.

The following programme is submitted for approval and submission to Baulkham Hills Council:

Item No.	Description of Work	Quantity	Unit	Rate	Amount
1	Routine maintenance of bitumen pavement including shoulders and roadside furnishings, etc.	9.36	km	1500	14,040
2	Routine maintenance Minor Structures	Item			4,000
3	Reseal Ch. 0.86km to 3.26km from Windsor Road	2.40	km	6600	15,840
4	On costs (30.1% on labour)				3,000
5	Engineering supervision				1,900
6	Administrative expenses				1,220
					<u>\$40,000</u>

8/6/82

Recommendation

The programme of works be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-1604)

SUBJECT: DRAINAGE RESERVE - PECKS ROAD

An open drain exists serving road drainage from Pecks Road and properties fronting Susella Crescent.

Following subdivision of the adjoining land, access for maintenance purposes will be extremely difficult as the Drainage Reserve is only 1524mm wide. The present construction is open earth and requires maintenance two to three times per year.

The estimated cost to pipe the drain is \$18,500 and provision has not been made in the 1982 Estimates.

Recommendation

The construction of the piped Drainage Reserve in D.P. 11069 be included in a future Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 3819/1)

SUBJECT: BRADFIELD & CO., SOLICITORS FOR C. & C.
PARKER, "CLAREMONT COTTAGE", CLAREMONT
CRESCENT, WINDSOR - ACQUISITION OF LANEWAY

Further to my report in Correspondence Item 4, Works Committee, the status of the lane should be determined and if such is a public lane there should then be, in the event of closure, compensation to Council.

Recommendation

The proposal for the closure of the unnamed lane adjacent to Lot 1, D.P. 597050 be advertised at cost of C. & C. Parker, and where no objections are received that the subject lane be closed and sold to C. & C. Parker, and the cost for the land contained within the lane to be at a value equivalent to adjoining land values.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

LOCAL TRAFFIC COMMITTEE'S REPORT

Report of the meeting of the Local Traffic Committee held at the Council Chambers, Windsor on Monday 17th May, 1982, commencing at 10.00 a.m.

PRESENT: Hawkesbury Shire Council

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

Police Department

Sgt R. Paks

Department of Main Roads

Mr. G. Bilton
Mr. R. Svarc

APOLOGIES: Sgt A. Barnes
Sgt M. Roughly1. Presbyterian Church of Australia. T225.

Requesting that "School" signs be erected at each end of the lane past the entrance to the school in Drummond Street, South Windsor.

THAT "SCHOOL CHILDREN" signs be provided on each side of the pre-school.

THAT A "NO STANDING" zone be provided at the entrance to the pre-school.

2. Mr. Ken Moss, Resident of Walmsley Road, Lower McDonald. T225.

Requesting the display of Children Symbols a short distance into the road off Wollimbi Road and about half way along Walmsley Road at the beginning of the second long straight to warn motorists of the existence of the children playing on the road.

THAT ONE "CHILDREN" sign be provided on Walmsley Road near the intersection with Settlers Road.

3. National Roads & Motorists Association. T225, M130/16.

Bells Line of Road (M.R. 184) between Wheeney Creek and Kurrajong Heights.

Stating that a member of their Association has requested the provision of overtaking lanes and parked bays wherever possible to allow slow vehicles to be passed.

THAT THE REPRESENTATIONS from the N.R. & M.A. be referred to the Department of Main Roads for their attention.

4. Mr. A. Knight, Boundary Road, Maraylya.

Requesting remarking of the centre line on Boundary Road where roadworks have been undertaken.

Seeking advice as to the action being taken by the Police Department in respect to enforcement of the speed restrictions.

THAT MR. KNIGHT be advised that the re-marking of the centre line on Boundary Road has been attended to and that regular patrols along the road are undertaken by the Police Department.

8/6/82

5. Bilpin Parents & Citizens Association.

Speed restrictions through Bilpin.

Council resolution Works Committee 27th April, 1982:

The Traffic Committee address itself to the specific request of the Bilpin P. & C. Association for the widening of the formation of the eastern end of the School to provide a passing lane.

THAT THE REQUIREMENT for a passing lane at the eastern entrance to the Bilpin School be referred to the Department of Main Roads.

6. Cycleway Cox Street, Windsor, to Entrance of RAAF Base off Percival Street

Resolution of Traffic Committee Meeting 19th April, 1982:

- (a) The Committee does not favour the use of the existing bridge for Cyclists under the restricted width available, and considered that an additional bridge or an attachment to the bridge should receive consideration.
- (b) Further concern was expressed as to the accident potential to cyclists at the commencement and end of the cycleway as proposed and that further consideration should be given to the means of crossing into Percival Street and Cox Street.
- (c) That prior to any implementation of any cycleway within the Shire, that Council seek the proposed guidelines in respect of the implementation of cycleways from the Traffic Authority.
- (d) That the Department of Main Roads be asked to provide formal advice as to their consideration of the proposal.

It was noted that a high proportion of heavy vehicles cross the bridge.

Advising that consultations were held with representatives of the Traffic Authority and the Department of Main Roads on Tuesday, 20th April, 1982, where a revised mode of cycleway was suggested. Details of this are being prepared for submission to the Local Traffic Committee for further consideration.

Resolution Council's Works Committee Meeting 27th April, 1982:

That consideration of this item be deferred pending further report from the Local Traffic Committee.

THAT THE PROPOSED bikeway as shown on Council plan No. M.R. 184/75 be approved by the Local Traffic Committee subject to reduction of the length of the bikeway to a point 40 metres east of the intersection with Percival Street.

The Committee again expressed its concern regarding the right hand turn into Percival Street required for bikes proceeding to the RAAF Base and requested that this receive further consideration following establishment of the bikeway.

7. Councillor J.E. Nicholson

Requesting that provision be made for signs to warn of school children crossing Grose Wold Road to reach Grose View School.

8/6/82

Referred from last meeting of the Local Traffic Committee.

AS "SCHOOL" SIGNS are provided on both approaches to the school, the Committee considers that no further action is necessary.

8. Windsor Public School. S196/25.

Requesting that the school be issued with "Children Crossing" flags for the pedestrian crossing on George Street, near Christie Street, and that the poles be adapted for their use.

THAT THE FACILITIES be provided for the use of flags at the pedestrian crossing and that the flags be delivered to the Headmaster, Windsor Primary School.

9. Wilberforce Public School. B26-1.

Requesting that a bus zone be marked outside the school gate in George Road, Wilberforce, to establish an official zoned area.

THAT THE MATTER be forwarded to the Department of Motor Transport for their advice.

The meeting terminated at 10.35 p.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE adopted.

QUESTIONS WITHOUT NOTICE

✓

QUESTIONS WITHOUT NOTICE

Councillor McEwan stated that there are no speed advisory signs in Grose Wold Road at Grose Vale where it enters Grose Vale at the "T" intersection, and asked if the Local Traffic Committee could look at this matter.

Referred to Local Traffic Committee for investigation.

Councillor McEwan stated that he had placed before the Local Traffic Committee earlier a request for speed advisory signs in Greggs Road, one kilometre from the junction of Grose Vale Road and Greggs Road. He stated that there are still no signs at this location and asked if the matter could be looked at again.

Councillor McEwan asked if the Engineer had received any advice from the Department of Main Roads regarding their plans for the upgrading of the intersection of Comleroy Road and Bells Line of Road. He stated that Telecom has started construction of an exchange at this location and there is a need for an improvement in the road there.

The Engineer stated that the situation in Comleroy Road depends on the Department's proposals for Bells Line of Road and stated that no plans had been received from the Department in relation to the future of the construction of Bells Line of Road in relation to Comleroy Road.

Councillor McEwan asked if it would be possible for the Department to investigate this crossing.

Councillor Michael asked if the Engineer could look at the question of street lighting in the Kurrajong Village including a costing, and a report brought back to Council.

Engineer for attention.

Councillor Henry referred to public telephones on main highways and the need for parking facilities to enable vehicles to keep off the main road.

Councillor Knight stated that he had been approached regarding problems relating to trees on the footpaths in Francis Street and Bourke Street, Richmond, particularly during wet weather. He stated that it is not possible to walk along the footpath and asked if this matter could be investigated.

Engineer for attention.

Councillor Horrex referred to the problems relating to abandoned motor vehicles on roads. He referred in particular to one in Bowen Mountain Road and another in Bells Line of Road.

The Shire Clerk outlined the procedure involved before an abandoned vehicle could be removed. He stated that it is necessary for the police to issue a Certificate to the Council that the vehicle is no longer a vehicle under the Motor Traffic Act. He stated that there have been representations through the Department of Local Government and the Local Government Association regarding this problem.

The Shire Clerk advised that a further letter would be forwarded to the Department of Local Government.

Councillor Henry stated that there is a car on the Windsor Road under the power lines.

The meeting terminated at 10.01 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.

B ROAD OPENING APPLICATIONS

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

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 25th May, 1982 commencing at 10.02 a.m.

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

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

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA58/82)
APPLICANT:	MR. M. SCHMITT
OWNER:	MR. M. SCHMITT
LAND & LOCATION:	LOT 1 IN D.P. 624927 BELLS LINE OF ROAD, NORTH RICHMOND, LOCATED ON THE SOUTH-WESTERN SIDE OF BELLS LINE OF ROAD ABOUT 98 METRES SOUTH-EASTERLY FROM THE INTERSECTION OF CHARLES STREET
ZONING:	I.D.O. 3 COLO - RESIDENTIAL A1
APPLICATION:	ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS "A"
OBJECTIONS:	NO OBJECTIONS HAVE BEEN RECEIVED AS A RESULT OF ADVERTISING

S.P. REPORT

The Council may consent to the application under the provision of Interim Development Order No. 3 - Colo.

The proposed development does not contravene the provisions of Council's Code for Residential Flat Buildings.

Access to the proposed units is by means of a Right of Carriageway over the adjoining battle-axe handle to the rear Lot 2 in D.P. 624927.

At the time of preparation of this report D.P. 624927 has been lodged but not registered. Evidence of registration of the D.P. will be required before a building permit is issued.

The land is affected by an Easement to drain water and sewerage of variable width which is clear of the proposed building.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-9. Standard conditions (a), (g), (i) 3, (j), (l), (m), (r), (s) and (t) \$400.
10. A Building Permit is not to be issued until such time as evidence has been submitted to the Council of the registration of D.P. 624927.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

ITEM 2: (File DA82/82)
 APPLICANT: MR. M. SCHMITT
 OWNER: MR. M. SCHMITT
 LAND & LOCATION: LOT 2 IN D.P. 624927 BELLS LINE OF ROAD, NORTH RICHMOND, LOCATED ON THE SOUTH-WESTERN SIDE OF BELLS LINE OF ROAD ABOUT 103 METRES SOUTH-EASTERLY FROM THE INTERSECTION OF CHARLES STREET
 ZONING: I.D.O. 3 COLO - RESIDENTIAL A1
 APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS "A"
 OBJECTIONS: NO OBJECTIONS HAVE BEEN RECEIVED AS A RESULT OF ADVERTISING

S.P. REPORT

The Council may consent to the application under the provision of Interim Development Order No. 3 - Colo.

The proposed development does not contravene the provisions of Council's Code for Residential Flat Buildings.

The battle-axe handle forming part of the land is affected by a Right of Carriageway over its full width (4.5 metres).

The land is affected by an Easement to drain water and sewerage of variable width which is clear of the proposed building.

At the time of preparation of this report D.P. 624927 has been lodged but not registered. Evidence of registration of the D.P. will be required before a building permit is issued.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-9. Standard conditions (a), (g), (i) 3, (j), (l), (m), (r), (s) and (t) \$400.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA140/82)
 APPLICANT: MASONRY BLOCK PTY. LIMITED
 OWNER: i.f.e. PTY. LIMITED
 LAND & LOCATION: LOT 27, D.P. 244920 WALKER STREET, WINDSOR, LOCATED ON THE WESTERN SIDE OF WALKER STREET, APPROXIMATELY 256 METRES SOUTHERLY FROM THE INTERSECTION OF ARGYLE STREET. DIRECTLY C6, MAP 26
 ZONING: W.P.S. - INDUSTRIAL - GENERAL 4(a)
 APPLICATION: TO ESTABLISH SEVEN (7) INDUSTRIAL UNITS IN TWO SINGLE STOREY BUILDINGS

S.P. REPORT

The proposed development may be permitted under the provisions of the Windsor Planning Scheme Ordinance.

The provisions of Council's Industrial Code have been complied with except for the set-back of the buildings of 5 metres from one side boundary. Access to the site for fire fighting and service vehicles is adequately catered for by the central driveway and in this case it is considered that to alter the design to comply with the five (5) metre set back would result in an inferior development.

8/6/82

Twenty nine (29) parking spaces are required by Council's Parking Code -
Twenty nine spaces are proposed.

In order to improve the visual amenity it is recommended that the front fence be set back to the 10 metre building line.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-16. Standard conditions (a), (b) - one sign only no larger than 1.2m x 600mm is to be erected on each of the units, (c), (e), (f), (g), (h), (i) 29, (j), (k), (l), (m), (p), (q), (u) factory unit, and (x).
17. The front fence is to be set back a minimum of 10m from the road boundary and the area in front of the fence is to be landscaped in accordance with plans required by condition (10) above. Details of the fencing are to be included in the building application.
18. All loading and unloading of goods is to take place within each of the units.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA145/82)
APPLICANT:	P.K. BROWNLIE
OWNER:	P.K. BROWNLIE
LAND & LOCATION:	LOT 4, D.P. 13541 GROSE VALE ROAD, KURRAJONG, LOCATED ON THE NORTH-WESTERN SIDE OF ROAD, DIRECTORY C8, MAP 21B
ZONING:	I.D.O. 3 - COLO - RESIDENTIAL 2(a1)
APPLICATION:	CONVERSION OF FRONT ROOMS OF THE EXISTING DWELLING TO BE USED FOR THE PURPOSE OF PROFESSIONAL CONSULTING ROOMS

S.P. REPORT

The applicant proposes to convert the three front rooms of the existing fibro 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 3 off-street parking spaces will be provided at the rear of the property which complies with Council's Code. Access to these spaces will be obtained from Old Bells Line of Road. The proposal complies with the provisions of I.D.O. 3 Colo and may be approved.

Recommendation

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

- 1.-8. Standard conditions (a), (c), (h), (i) 3, (j), (l), (p) and (v).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

ITEM 5: (File DA87/82)
 APPLICANT: MR. H.F. DE RUYTER
 OWNER: MR. H.F. DE RUYTER
 LAND & LOCATION: LOTS 1 AND 2, D.P. 245357 AND PORTION 453,
 PARISH OF WILBERFORCE, LOCATED ON THE SOUTHERN
 SIDE OF BURGESS ROAD, APPROXIMATELY 355 METRES
 EASTERLY FROM THE INTERSECTION OF HIBBERTS
 LANE AT FREEMANS REACH
 ZONING: I.D.O. 3 COLO - NON URBAN B1
 APPLICATION: THE ESTABLISHMENT OF A STOCK HOME FOR THE
 HOUSING AND CARE OF UNWANTED STRAY DOGS

S.P. REPORT

Under the provisions of Interim Development Order No. 3 - Colo the Council has the discretionary power to refuse or to consent to the application.

Objections

As a result of sending letters to adjoining and nearby owners advising of the proposed development a total of four letters have been received of which three are objections and the fourth stating that there is no objection subject to compliance with Council's Code for Keeping of Dogs.

The main points of objection contained in these letters are:

1. Disturbance to the amenity of the area by noise resulting from barking of dogs.
2. Risk of escaping dogs causing damage to livestock.
3. Possible health risk to livestock resulting from the risk of infection from stray dogs collected and the fact of town water not being available may result in improper cleaning of the kennels.
4. Non compliance with Council's Code for Keeping of Dogs.

Council's Code

One of the provisions of Council's Code is that dogs are not to be kept within 150 metres of the road. The subject land has a depth of approximately 80 metres which means that in terms of the Code its size and shape is not suitable.

General Consideration

It is considered that the combined effects of the letters of objection and non-compliance with the Council Code are of sufficient weight to warrant refusal of the application. Additionally it is considered that the proper place for the caring of stray and unwanted dogs is both the R.S.P.C.A. and Council's own pound, both bodies being set up to properly cater for this problem.

Recommendation

The application be refused for the following reasons:

1. The size and shape of the land is not suitable for the proposed use in that the minimum distance of 150 metres from the road required by Council's Code for the Keeping of Dogs cannot be complied with.
2. The proposed development is likely to cause disturbance to the amenity of the area by virtue of noise resulting from the barking of dogs.
3. The proposed development is not considered to be in the public interest as evidenced by the letters of objections received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

ITEM 6: (File DA 18/82)
 APPLICANT: MR. K. PAPADIMITROU
 OWNER: MR. K. PAPADIMITROU
 LAND & LOCATION: LOT 4, SECTION 6A TOWN OF RICHMOND, LOCATED ON THE SOUTH WESTERN SIDE OF LENNOX STREET ABOUT 40 METRES NORTH WESTERLY FROM THE INTERSECTION OF WEST MARKET STREET
 ZONING: W.P.S. - RESIDENTIAL A1
 APPLICATION: TO ERECT A RESIDENTIAL FLAT BUILDING CLASS 'A'
 OBJECTIONS: NO OBJECTIONS RECEIVED AS A RESULT OF ADVERTISING

S.P. REPORT

The application may be consented to under the provisions of the Windsor Planning Scheme. The proposed development does not contravene the provisions of the Planning Scheme Ordinance or Council's Code for Residential Flat Buildings.

Traffic arrangements are not satisfactory in that no provision is made for turning of vehicles to allow forward site egress. This may be overcome by setting the building back further from the street and allowing the two carports and visitor parking space to be placed between the face of the building and the building line. This will result in the setback at the south-western corner of the proposed building from the nearby boundary being reduced but should not fall below 2.4 metres being the minimum prescribed by the Code. The applicant's agent has agreed to this. In addition this alteration will delete the driveway along the side of the building which will improve both the residential and visual amenity. The plan used for exhibition purposes showed these amendments.

Recommendation

Council consent to the application subject to the following conditions:

1. The proposed building being relocated further from Lennox Street to allow for the two carports and the visitor parking space to be located between the face of the proposed building and the building line. Provision is to be made to allow forward site ingress and egress.
- 2.-12. Standard Conditions (a), (c), (g), (i)(3), (j), (l), (m), (p), (r), (s), (t)(\$400).
13. The fire wall separating the two units shall be extended to the underside of the roof covering material.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 544/81)
 APPLICANT: R.N. & N.R. TOLSON
 OWNER: R.N. & N.R. TOLSON
 LAND & LOCATION: LOT 3, D.P. 610341 MULGRAVE ROAD, MULGRAVE
 ZONING: W.P.S. - NON URBAN 1(c)
 V.S. - RURAL 1(c)
 APPLICATION: TO VARY THE HOURS OF OPERATION OF THE EXISTING MUSHROOM COMPOSTING OPERATION PREVIOUSLY APPROVED

8/6/82

S.P. REPORT

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.

Mr. Garlick addressed the meeting and stated that he lived directly opposite the mushroom composting plant and had contacted Council on ten different occasions regarding the noise from the factory during its operation outside their existing hours of consent. He stated that the operation had been carried out outside the shed and if carried out inside the shed would not worry him. He tendered a schedule of times when operations took place outside the hours of approval.

Mr. R.N. Tolson, one of the applicants/owners of the composting plant, then addressed Council and submitted a letter asking Council to reconsider the consent in relation to Item 12 of DA 106/80.

COMMITTEE'S RECOMMENDATION

THE COMMITTEE INSPECT the site at peak working conditions and a further report be brought forward.

ITEM 8:	(File DA130/82)
APPLICANT:	MR. A. ROBERTSON, BUDGET TIMBERS
OWNER:	MRS. J. GLUCK
LAND & LOCATION:	LOT C, D.P. 378361 GROVES AVENUE, MULGRAVE, LOCATED ON THE SOUTH-EASTERN SIDE OF GROVES AVENUE ABOUT 290 METRES SOUTH-WESTERLY FROM THE INTERSECTION OF WINDSOR ROAD
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a)
APPLICATION:	TO USE THE SOUTH-WESTERN PART OF THE SUBJECT LAND FOR THE PURPOSE OF A TIMBER YARD

8/6/82

S.P. REPORTProposed Development

It is intended to divide the subject land into two parcels for separate leasing. The south-western parcel is the subject of this application while the remaining parcel may be used at a later time for continuation of the previous use of the land, i.e. the manufacture of swimming pools, however on a reduced scale. The subject part of the land is to be used for the purpose of a timber yard involving retail handyman sales as an ancilliary use. No milling of timber is to take place.

Statutory and Code Requirements

1. The application may be consented to by Council under the provisions of the Windsor Planning Scheme.
2. Provided that the following requirements are complied with the development will not contravene Council's Industrial Code.
 - (a) No buildings or structures are to be erected and no materials stored within five (5) metres of the south-western boundary of the land.
 - (b) No goods or materials are to be stored or displayed and no vehicles parked within ten (10) metres of the road boundary.

General Requirements

The site needs to be cleared of all rubbish, dilapidated buildings and overgrown vegetation. The front ten (10) metres of the site requires landscaping and adequate parking and areas for loading and unloading of goods need to be provided. Also adequate fire prevention measures need to be taken.

Recommendation

Council consent to the application subject to the following conditions:

1. No buildings or structures are to be erected and no timber or other materials are to be stored within five metres of the south-western boundary of the subject land.
2. No goods or materials are to be stored or displayed and no vehicles are to be parked within ten (10) metres of the road boundary.
3. Part of the land between the road boundary and ten (10) metres back therefrom is to be cleaned up and landscaped in accordance with plans required by condition (18) following.
4. The proposed fence dividing the subject part of the land from the other part is to be located a minimum of three (3) metres from the building standing on the other part.
5. The dilapidated buildings towards the front and rear of the subject part of the land are to be demolished and the main factory building having a floor area of about 270m² is to be placed in a good state of repair and painted.
6. The subject part of the land is to be cleared of all rubbish, old machinery and overgrown vegetation.
7. A properly constructed parking area is to be provided on the site having a minimum capacity of five spaces for customer parking and in addition for employee parking at the rate of one space per two employees. Adequate space clear of parking and storage areas and driveways is to be provided for the loading and unloading of goods. All vehicles must be able to enter and leave the site in a forward direction.
8. No milling of timber is to take place on the land.

8/6/82

9. A fire hose reel is to be installed on the subject part of the land in accordance with A.S.A. Standard No. 1221.
10. All timber is to be stored in properly constructed racks to be approved by Council's Health Surveyor.
- 11-21. Standard conditions (a) for all proposed buildings or structures, (b), (c), (d), (h), (j), (k), (l), (p), (v) and (y).

AMENDED REPORT

The Committee paper report in this matter inadvertently stated that no milling of timbers is to take place on the land the subject of the proposal.

This is not, in fact, the case as the applicant's intention, as indicated in his proposal, is to mill and to sell timber. While there is no objection to the milling or wholesale of timber in an industrial zone, retail sales are a different matter and can only take place as outlined in the Department of Environment and Planning guidelines.

The applicant has indicated that retail sales will take place and in lieu of the above the following recommendation is made.

Recommendation

In respect of the previous report it is recommended that Condition No. 8 be altered to read:

"Should the milling of timber reach a stage whereby more than 4000m³ per annum is sawn, milled or machined in any way and as stipulated as "Designated Development" in the Environmental Planning and Assessment Act, 1979, then separate development approval will be required from Council.

Condition No. 22 to be added:

"All retail sales taking place to be in accordance with Department of Environment and Planning guidelines as set out in Planning and Environment Commission Circular No. 47 issued on 8th July, 1980, namely that of a minor ancillary use to the milling and wholesale of timbers, and in this respect is to be limited to Saturdays only between the hours of 8.30 a.m. and noon."

COMMITTEE'S RECOMMENDATION

COUNCIL CONSENT TO the application subject to the following conditions:

1. No buildings or structures are to be erected and no timber or other materials are to be stored within five metres of the south-western boundary of the subject land.
2. No goods or materials are to be stored or displayed and no vehicles are to be parked within ten (10) metres of the road boundary.
3. Part of the land between the road boundary and ten (10) metres back therefrom is to be cleaned up and landscaped in accordance with plans required by condition (18) following.
4. The proposed fence dividing the subject part of the land from the other part is to be located a minimum of three (3) metres from the building standing on the other part.
5. The dilapidated buildings towards the front and rear of the subject part of the land are to be demolished and the main factory building having a floor area of about 270m² is to be placed in a good state of repair and painted.
6. The subject part of the land is to be cleared of all rubbish, old machinery and overgrown vegetation.

8/6/82

7. A properly constructed parking area is to be provided on the site having a minimum capacity of five spaces for customer parking and in addition for employee parking at the rate of one space per two employees. Adequate space clear of parking and storage areas and driveways is to be provided for the loading and unloading of goods. All vehicles must be able to enter and leave the site in a forward direction.
8. Should the milling of timber reach a stage whereby more than 4000m³ per annum is sawn, milled or machined in any way and as stipulated as "Designated Development" in the Environmental Planning and Assessment Act, 1979, then separate development approval will be required from Council.
9. A fire hose reel is to be installed on the subject part of the land in accordance with A.S.A. Standard No. 1221.
10. All timber is to be stored in properly constructed racks to be approved by Council's Health Surveyor.
- 11-21. Standard conditions (a) for all proposed buildings or structures, (b), (c), (d), (h), (j), (k), (l), (p), (v) and (y).
22. All retail sales taking place to be in accordance with Department of Environment and Planning guidelines as set out in Planning and Environment Commission Circular No. 47 issued on 8th July, 1980, namely that of a minor ancillary use to the milling and wholesale of timbers, and in this respect is to be limited to Saturdays only between the hours of 8.30 a.m. and noon.

ITEM 9:	(FILE DA822/81)
APPLICANT:	HAWKESBURY MACHINERY CENTRE
OWNER:	MR. L.D. ZUCCO
LAND & LOCATION:	LOT 21, D.P. 244920 DOWLING PLACE, WINDSOR
ZONING:	W.P.S. - INDUSTRIAL 4(a)
APPLICATION:	STORAGE OF AGRICULTURAL FENCING MATERIALS

S.P. REPORT

The applicant states he wishes to clear and fence the land for the above proposed use. The application was submitted on 19/8/81 and was deficient in that no site plan was attached and other details concerning the amount of clearing, types of building(s), or indeed if any building was proposed, toilet facilities, access, parking, etc., was not stated.

Since the submission the applicant has been written to on four separate occasions requesting this information with no response.

A recent inspection of the land reveals that the site has already been cleared, fenced, and that there are fencing materials being stored all without consent of Council having been obtained beforehand.

On the basis of the above, and as Council must deal with an application for development, the following recommendation is made.

Recommendation

1. The application be refused on the grounds that there has not been sufficient supporting information to the application and as requested specifically by Council such as to allow Council to properly consider the matter in accordance with S.90 of the Environmental Planning and Assessment Act, 1979.
2. The applicant be requested to advise Council as to why it should not institute legal action for the unauthorised use of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

ITEM 10: (File DA 119/82)
 APPLICANT: E.G. QUESTED
 OWNER: E.G. QUESTED
 LAND & LOCATION: LOT 462 D.P. 214756 KENTUCKY DRIVE, GLOSSODIA
 LOCATED ON THE EASTERN SIDE. DIRECTORY B6 MAP
 23
 ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(d)
 APPLICATION: CONVERT THE EXISTING RESIDENCE BY AN
 ADDITIONAL DWELLING UNDER THE 'DUAL OCCUPANCY'
 POLICY
 OBJECTIONS: NIL

S.P. REPORT

The proposal is to extend the existing residence by an additional dwelling under the provisions of Sydney Regional Environmental Plan No. 2 - Dual Occupancy. The dwellings are to be connected by a breezeway. The proposal does not indicate any provisions for off street car parking. Under Council's Code, two covered spaces and a visitor's space are required.

The application was advertised with no objections being received. The application complies with the requirements of Sydney Regional Environmental Plan No. 2 and may be approved.

Recommendation

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

- 1.-7. Standard Conditions (a), (g), (l), (r), (s), (t-\$400), (v).
8. Two covered parking spaces and one visitor's parking space are to be provided in accordance with the requirements of Council's Code for off-street parking.
9. Provision of a minimum water storage capacity of 18,185 litres for the proposed additional dwelling.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA 129/82)
 APPLICANT: D.J. & K.E./D.J. & E.L. HENRY
 OWNER: D.J. & K.E./D.J. & E.L. HENRY
 LAND & LOCATION: LOT 1, D.P. 232606 WESTBURY ROAD, GROSE VALE,
 LOCATED ON THE SOUTHERN SIDE OF WESTBURY ROAD.
 DIRECTORY A8 MAP 8
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 APPLICATION: CONVERT THE EXISTING RESIDENCE BY AN
 ADDITIONAL DWELLING, IN ACCORDANCE WITH THE
 'DUAL OCCUPANCY' POLICY
 OBJECTIONS: NIL

S.P. REPORT

The proposal is to extend the existing residence by an additional dwelling under the provisions of Sydney Regional Environmental Plan No. 2 - Dual Occupancy. The applicant has indicated that three off-street car parking spaces are to be provided.

The application was advertised with no objections being received. The application complies with Council's Code and with Sydney Regional Environmental Plan No. 2 and may be approved.

8/6/82

Recommendation

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

- 1.-8. Standard Conditions (a), (g), (i)(3), (l), (r), (s), (t-\$230) and (v).
9. Provisions of a minimum water storage capacity of 22,400 litres for the proposed additional dwelling.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12:	(File DA 89/82)
APPLICANT:	J.A. & J.A. SCHONKALA
OWNER:	J.A. & J.A. SCHONKALA
LAND & LOCATION:	LOT 14, D.P. 7565 NO. 6 LONGLEAT LANE, KURMOND. LOCATED ON THE SOUTHERN SIDE OF LANE. DIRECTORY E6 MAP 8.
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b2)
APPLICATION:	CONVERT THE EXISTING RESIDENCE BY AN ADDITIONAL DWELLING IN ACCORDANCE WITH THE 'DUAL OCCUPANCY' POLICY
OBJECTIONS:	NIL

S.P. REPORT

The proposal is to convert part of the existing residence into a separate dwelling under the provisions of Sydney Regional Environmental Plan No. 2 - Dual Occupancy. The proposal does not indicate any provisions for off street parking. Under Council's Code two covered spaces and a visitor's space are required.

The application complies with the provisions of Sydney Regional Environmental Plan No.2. The application was advertised with no objections being received.

Recommendation

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

- 1.-7. Standard Conditions (a), (g), (l), (r), (s), (t-\$230) and (v).
8. Two covered spaces and one visitor's parking spaces are to be provided in accordance with Council's Code for off street parking.
9. Provisions of a minimum water storage capacity of 22,400 litres for the proposed additional dwelling.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13:	(File DA 628/81)
APPLICANT:	W.R. & O. BOWDEN
OWNER:	W.R. & O. BOWDEN
LAND & LOCATION:	LOT 8, D.P. 245757 UWORRA ROAD, EAST KURRAJONG, LOCATED ON THE NORTH EASTERN SIDE OF ROAD, DIRECTORY C9, MAP 15
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	ESTABLISH A STOCK HOME AND PLANT NURSERY

8/6/82

S.P. REPORT

The proposed stockhome will provide facilities to be rented to the public for the purposes of breeding, resting and recreation of horses and cattle. The applicant has indicated that six stables will be erected, each stable to be surrounded by a fenced run with water and power supplied to each.

The applicant also proposes to establish a plant nursery on the subject site for the propagation of plants for sale to the wholesale industry and to the growers. The applicant has advised that as the nursery volume is increased, provision is to be made for a loading and packing shed with soil mixing equipment installed inside a covered area.

Access to the plant nursery and stock home will be obtained by a driveway from Uworra Road and the applicant has indicated that off-street parking will be provided on site. The applicant has also indicated that the site will be suitably landscaped.

The application complies with the provisions of I.D.O. 3 Colo and may be approved.

Recommendation

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

- 1.-9. Standard conditions (a), (b), (c), (i) 4, (j), (l), (q), (v) and (w).
10. A detailed site plan, drawn to a suitable scale, showing the location of each proposed structure to be submitted with the building application.
11. The farm shedding and equipment buildings with stables are to be located not less than 10m from the allotment boundaries.
12. Provision of sanitary accommodation for staff in accordance with Ordinance 44 of the Local Government Act.
13. Liquid wastes produced from the nursery shall be disposed of to the satisfaction of Council's Health Surveyor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14:	(File DA136/81)
APPLICANT:	P. COLLESS
OWNER:	P. COLLESS
LAND & LOCATION:	LOT C, SECTION X, NO. 36 DRUMMOND STREET, SOUTH WINDSOR, LOCATED ON THE NORTH-EASTERN SIDE OF STREET BETWEEN GEORGE AND MACQUARIE STREETS
ZONING:	W.P.S. - RESIDENTIAL 2(a)
APPLICATION:	CONVERT THE EXISTING RESIDENCE BY AN ADDITIONAL DWELLING IN ACCORDANCE WITH THE "DUAL OCCUPANCY" POLICY
OBJECTIONS:	NIL

S.P. REPORT

The proposal is to extend the existing residence by an additional dwelling at the rear, under Sydney Regional Environmental Plan No. 1 - Dual Occupancy. The proposal does not indicate any provision for off-street car parking. Under Council's Code, 2 covered spaces and a visitor's space are required.

8/6/82

The application complies with the provisions of Sydney Regional Environmental Plan No. 1. The application was advertised with no objections being received.

Recommendation

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

- 1.-7. Standard conditions (a), (g), (l), (r), (s), (t)\$400, and (v).
8. Two covered spaces and one visitor's parking space are to be provided in accordance with the requirements of Council's Code for off-street parking.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:	(File DA39/82)
APPLICANT:	K.A. ROGAN
OWNER:	K.A. ROGAN
LAND & LOCATION:	PT. PORTION 264, PARISH KURRAJONG, COMLERROY ROAD, KURRAJONG, CORNER COMLERROY ROAD AND BELLS LINE OF ROAD, DIRECTORY C5, MAP 8
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b2)
APPLICATION:	EXTENSION TO EXISTING GENERAL STORE

S.P. REPORT

The applicant proposes extending the main building of the existing general store by an area of 132 square metres, that extension to replace two existing buildings that presently form part of the general store, one of which is to be demolished, the other to be severed by an approved proposed subdivision.

The proposed extension increases the gross floor area of the store by 31.23 square metres which represents an increase in the order of 8.35 per centum on that existing at the relevant date.

The application as first submitted was forwarded to the Department of Main Roads and the Traffic Authority who objected to the proposal on traffic grounds.

The applicant, upon being notified of that advice submitted amended plans that are considered adequate to overcome the objections of these authorities.

The general store, enlarged as proposed, generates a demand for a minimum of 11 car spaces. The space reserved for parking in the submission is more than adequate to accommodate that number of spaces.

The site is situated on M.R. 519 (Comleroy Road) some 80 metres from its junction with M.R. 184 (Bells Line of Road) and sight distance is restricted to the north by a horizontal curve and to the south by a vertical curve and it is considered appropriate that road signs giving warning of conflicting vehicular traffic movements be provided at applicant's expense in the interests of road safety.

The subject land has frontage to a narrow section of M.R. 519 and road shoulder vehicular parking should be discouraged in the immediate vicinity of the store and in this regard it is considered appropriate that road signs be provided at applicant's expense that prohibit vehicles parking or standing on the road shoulder that fronts the commercial development.

8/6/82

Clause 15(g) of I.D.O. 3 Colo requires that the Council may only approve development on land having frontage to a main or arterial road subject to the concurrence of the Director, however D.E.P. Circular 24 delegates power to Council to grant concurrence in cases such as this.

The proposal as submitted is considered reasonable and may be approved as an extension of an existing non-conforming use.

Recommendation

A. That development consent be granted generally in accordance with the amended plan submitted subject to the following conditions:

- 1.-15. Standard conditions (a), (b), (c), (e), (f), (g), (h), (i) 11 (such to be of dust free all weather surface to the satisfaction of Council's Engineer), (k), (l) (in respect to that part of the land that fronts the general store as extended and the loading area), (p), (q), (v) (such access to be of dust free all weather surface to the satisfaction of Council's Engineer), (w) (such facility to be suitably identified), and (y).
16. The provisions, at applicant's expense, subject to the approval and/or concurrence of the Department of Main Roads, the Traffic Authority of N.S.W. or any other authority as may have jurisdiction, of road signs that:
 - (a) are to be placed at the northern and southern approaches to the site giving adequate warning of the risk of conflicting traffic movements, such signs to be of a design and be placed to the satisfaction of the appropriate authority; and
 - (b) will prohibit the parking or standing of vehicles on the road reserve that fronts the proposed expanded development or such greater distance as is considered necessary to preserve public safety and convenience by the appropriate authority having jurisdiction.
17. Upon occupation of the proposed extension the use of the building identified on the amended plan submitted, having an area of 70.08 square metres and indicated as being severed by the approved proposed subdivision shall permanently cease to be used in relation to any use of the existing and/or extended general store.

B. That Council concur with the above by virtue of its delegation from the Minister for Planning and Environment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16:	(File DA160/82)
APPLICANT:	C. GEORGE
OWNER:	C. GEORGE
LAND & LOCATION:	PT. LOT 3, SECTION 7, NO. 173 WINDSOR STREET, RICHMOND, LOCATED ON THE NORTH EASTERN SIDE OF STREET BETWEEN EAST MARKET AND WEST MARKET STREET
ZONING:	W.P.S. - GENERAL BUSINESS 3(a)
APPLICATION:	DISPLAY AND SALE OF ABOVE GROUND SWIMMING POOLS

8/6/82

S.P. REPORT

The proposal is to display above ground swimming pools at the rear of the existing shop which fronts Windsor Street. The applicant has indicated that three pools will be installed, on brick paving with timber decking surrounding sections of the pools. A 1500mm height pool safety fence will enclose the pool area with self locking gates. The area is to be landscaped.

The application indicates that 5 parking spaces are to be provided which complies with Council's Code. Vehicular access to the parking area is via Council's car park to the rear of the property. Access may also be obtained from Windsor Street, however it is considered that to avoid traffic problems all vehicular access should be from Council's car park and that the Windsor Street access should be for pedestrian movement only. The proposal indicates that additional parking can be provided within the driveway linking the development with Windsor Street, however it is considered that there is insufficient space in this area for further off-street parking. An additional six parking spaces which are currently provided on site will be deleted by the development.

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

Recommendation

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

- 1.-11. Standard conditions (a), (b), (c), (g), (h), (i) 5, (j), (l), (p), (q) and (v).
12. The pool area shall be enclosed with a safety fence complying with A.S. 1926 - 1976 "Fences and Gates for Private Swimming Pools".
13. All vehicular access to the proposed development to be obtained from the rear of the property. Access from Windsor Street to be limited to pedestrian movement only.
14. Payment of a contribution of \$19,200 toward provision of off-street parking being deleted by the development, calculated at the rate of \$3,200 per space for the six spaces being deleted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Knight left the meeting at this stage, the time being 10.46 a.m.

ITEM 17:	(File DA 132/82)
APPLICANT:	MR. A. CLARK
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	MACQUARIE PARK WINDSOR
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b2)
APPLICATION:	OPERATION OF AQUA BIKES ON A HIRE BASIS

S.P. REPORT

The applicant seeks Council's consent for the use of Macquarie Park as a base for the hiring of aqua bikes (small peddle powered boats capable of carrying up to three people). The applicant proposes to have 10 bikes operating initially with possible additional numbers at a later date. The bikes will be brought to the park by truck daily and removed. Life jackets will be provided and a power boat will be available to assist any one in difficulty.

8/6/82

Council at its meeting on 9th March, recognised that the tourist and recreational use of the river as proposed was desirable and considering that the slow speed and generally passive nature of peddle powered boats will not adversely affect other activities of the park and adjacent river, it is considered that the proposal is desirable.

Recommendation

Council consent to the application subject to the following conditions:

1. The applicant is to obtain from the Council a licence under the provisions of Ordinance 48(A) of the Local Government Act at such fee of \$500 per annum. This licence is to be renewed annually and will be subject to the conditions and amount as imposed by Council from time to time.
2. All aqua bikes, boats or other ancillary equipment is to be removed from Macquarie Park before sundown each day and all rubbish in the vicinity of the hiring area is to be collected and removed from the park daily.
3. All hiring of aqua bikes is to be kept to within an area to be specified in the licence required by Condition (1) above and bikes are to be stored in an orderly manner.
4. A suitable power boat is to be kept available at all times during periods of hiring for rescue purposes and for retrieving of abandoned aqua bikes. This boat is to be made available for inspection from time to time by authorised officers of the Council or the Maritime Services Board as to seaworthiness and mechanical operation.
5. Aqua bikes are not to operate on any section of the river out of sight distance of the point of hiring or down river from Windsor Bridge.
6. All children of 12 years of age and under operating the aqua bikes are to be provided with properly approved life-jackets and all children under the age of 8 years are to be accompanied by an adult. Life jackets are to be available for all people over 12 who require them.
7. A bond is to be lodged with the Council to cover maintenance of or any damage to the Park occasioned by the subject operations. The amount of the bond is to be determined and paid before the issue of the licence in Condition (1) above. (\$2,000)
8. The applicant is to enter into a Deed of Release absolving the Council of any liability resulting from the subject operations and is also to produce evidence satisfactory to the Council of adequate public liability insurance before the issue of the licence in Condition (1) above.
9. No operations are to commence until such time as the above conditions have been satisfied and until an Aquatic Licence has been obtained from the Maritime Services Board.
10. The bikes are to be used only between 9.00 a.m. and one hour before sundown each day and the use will be subject to any separate requirements by the State Pollution Control Commission under the Noise Control Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18:	(File DA 151/82)
APPLICANT:	KULLAVIK PTY. LTD.
OWNER:	KULLAVIK PTY. LTD.
LAND & LOCATION:	LOT 18, D.P. 531217 EAST KURRAJONG ROAD, EAST KURRAJONG LOCATED ON THE SOUTH SIDE OF ROAD. DIRECTORY B2 MAP 9
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	USE THE EXISTING EQUESTRIAN CENTRE FOR THE TEACHING OF HORSE RIDING, JUMPING AND DRESSAGE ON A COMMERCIAL BASIS

8/6/82

S.P. REPORT

At the meeting on 11/8/81 Council resolved to approve an equestrian hall for private family use (DA 488/81 Item 8). The applicant now wishes to use the equestrian centre for commercial purposes. This use is permissible under I.D.O. 3 Colo subject to Conditions 1-8 of Development Consent No. 444/81.

Recommendation

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

- 1.-7. Standard Conditions (a), (b), (c), (g), (v), (w) and (z).
8. The proposed structure being so sited to the satisfaction of Council's Health Surveyor as to avoid an intrusion into the skyline when viewed from the public road.
9. Sanitary accommodation for staff and patrons shall be provided in accordance with the provisions of Ordinance 44 of the Local Government Act, 1919.
10. The premises shall be maintained in a state of cleanliness so as not to create a nuisance.
11. The "horse riding school" shall be licensed annually by Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATION

ITEM 1:	(File DA 135/82)
APPLICANT:	G.W. EVERS
OWNER:	VIMTEST PTY. LTD.
LAND & LOCATION:	LOT 2, D.P. 558604 BELLS LINE OF ROAD, KURRAJONG HEIGHTS. HAS FRONTAGE TO BOTH BELLS LINE OF ROAD AND DOUGLAS STREET ADJACENT TO POST OFFICE STORE. DIRECTORY D3 MAP 21A
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	SUBDIVISION CREATING SIX RESIDENTIAL ALLOTMENTS

S.P. REPORT

The land offered for subdivision is 'L' shaped, has an area of 7119m², has a general fall to the south-west and is considered suitable for subdivision in the manner proposed.

The plan submitted depicts six allotments all of which are reasonable in shape and compare favourably with the pattern of subdivision in the locality within the zone.

The proposed subdivision creates an additional five residential allotments and generates a demand for an additional 560m² of public reserve.

It is considered appropriate that the applicant be required to contribute the sum of \$2,800 in lieu of provision of adequate public reserve within the subdivision.

The application conforms with the requirements of Clauses 19(3), 20(3), 21(2) and 21(3) of the Instrument and may be approved.

8/6/82

Recommendation

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

- 1.-3. Standard Conditions 2, 8(\$2,800), and 9.
4. Provision of vehicular access from Warks Road to serve proposed Lots 21 and 22 to the requirements of the Shire Engineer.
5. Provision of half width construction of Douglas Street from its junction with Bells Line of Road to the southernmost point of the proposed Lot 26. Such construction to be to the requirements of the Shire Engineer.
6. Provision of kerb and gutter opposite to and for the full frontage of the proposed Lots 23 to 26 inclusive to the requirements of Council's Engineer.
7. Provision of access to Lots 23 to 26 inclusive to the requirements of the Shire Engineer, such access to proposed Lot 26 shall extend to the main body of the Lot and be constructed with an all weather, dust free surface.
8. Provision of inter-allotment drainage to the requirements of Council's Engineer. Details of such drainage together with the proposed means of disposal downstream of that drainage to be submitted with the application to subdivide made under Part 12 Division 2 of the Local Government Act 1919 as amended.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File S82/40, DA819/81)
APPLICANT:	BERMILL PTY. LTD.
OWNER:	PLASTADS AGENCIES PTY. LIMITED
LAND & LOCATION:	PORTION 320 KING AND GEORGE ROADS, WILBERFORCE
APPLICATION:	SUBDIVISION TO CREATE THREE LOTS FRONTING KING ROAD AND 7 LOTS FRONTING A PROPOSED NEW ROAD

S.E. REPORT

This subdivision proposes to create three lots fronting King Road and seven lots fronting a proposed new road opening onto George Road, Wilberforce. The width of the proposed road is 8.5 metres for the major part of its length widening to 14 metres at its blind end. The application has indicated that this is half the road width and such to be duplicated in the subdivision of the adjoining Portion 319. Each of the lots proposed indicates an area of not less than 1000 square metres. Frontages vary from 10 metres to 24 metres.

The subdivision of this land is covered by Development Consent 10/1982 approved by Council on 12th January, 1982. The subdivision application differs in respect of the development application in that the approved development is for a road having a width for the major part of its length of 13 metres, widening to 20 metres at its turning end. As there is no certainty as to when the adjoining land may ever be subdivided as it is substantially affected by flooding, it is considered that the road width of not less than 13 metres be required in the subdivision of Portion 320.

Recommendation

The application to subdivide Portion 320 King and George Roads, Wilberforce, involving the opening of a new road be approved subject to:

8/6/82

- 1.-8. Subdivisions A (i), (iii), (v), (vi), (vii), (viii), (ix) and (x).
9. The area of each allotment shall not be less than 1000 square metres in area.
- 10-16. Road Opening B (i), (ii) residential, (iii), (v) (NAME), (vi), (vii), (viii).
17. The new road to have a width of not less than 13 metres for the major part of its length, widening to 20 metres to provide adequate width for vehicular access and the turning movement for vehicles serving the proposed lots 1 - 7.
18. The provision of a splay corner 5 each way at the junction of the new road with George Road.
19. The construction of the kerb return from the new road into George Road and such construction to extend to the western boundary of Lot 1, together with the extension of the carriageway in George Road to the new concrete gutter and the formation of the footway in George Road adjacent to the proposed Lot 1 in natural materials.
20. Compliance with the requirements of Development Consent 10/1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File 388(W))

CORRESPONDENT: CASTLE GLEN PROPERTIES PTY. LTD.

SUBJECT: LOTS A & E. MPS 7660 & LOTS 3-5 RP 2153 BRABYN STREET, WINDSOR

The correspondent has requested Council's support for the preparation of a Draft Local Environmental Plan to permit the erection of medium density housing development on the subject site which is presently occupied by the "Skatel" Skating Rink.

The site is zoned Residential 2(a) under the Windsor Planning Scheme and has an area of 3,833m². The site is surrounded by detached housing development with the railway line at the rear. The site is suited to the erection of villa homes or town houses containing 15 units.

The correspondent did not submit a plan of the proposal with the request. However, it is considered that a suitable design can be achieved which will comply with the requirements of Council's Code.

Recommendation

1. Council prepare a draft Local Environmental Plan over Lots A & E, MPS 7660 and Lots 3-5 RP 2153 Brabyn Street, Windsor in support of the correspondent's proposal and that the matter be forwarded to the Department of Environment and Planning along with the necessary map and information required by Clause 5 of the Regulation of the Act.
2. The Department be advised that in Council's opinion an environmental study is not required.
3. Council assist the correspondent in finding a suitable alternative site for the skating rink.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. DEPARTMENT OF ENVIRONMENT & PLANNING - LOT 6 D.P. 227211, TIZZANA ROAD, EBENEZER. DA/533/81.

Advising of the issue by the Director of a certificate under Section 65 of the Act enabling the Local Environmental Plan for a caravan park supported by Council on 9/2/82 to be advertised.

2. HERITAGE COUNCIL OF N.S.W. - 42-42A RICHMOND ROAD, CLARENDON. H105/1.

Advising that the Minister for Planning and Environment has made an Interim Conservation Order pursuant to Section 26 of the Heritage Act, 1977, in respect of the above property.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ITEM 1: (File 6060)

SUBJECT: PREMISES LOT 6, D.P. 203975 WEST PORTLAND ROAD

It has come to notice that a metal framed garage type structure has been erected on this property without the prior consent of Council.

The owners of this property, Mr. J.R. and Mrs. F.R. Champion of 13 Harrow Avenue, Cabramatta have advised that the structure was erected approximately 10 years ago and have requested Council's consent to utilising the structure as an amenities building. The land on which this building is erected is affected by flooding with the 1978 flood reaching the floor level, however would have been approved as an amenity building should consent have been applied for at the time of erection.

As Council may be aware, unauthorised building works cannot be regularised by the subsequent lodgement of a building application as Council has no power to approve building works which have already been performed. Council may only require the demolition of the building or resolve to take no further action.

Mr. and Mrs. Champion in support of their request to retain the building have submitted:

- (a) A Deed of Release and indemnity releasing Council from any claim or demands which may arise from any damage caused to this building by flooding; and
- (b) A Statutory Declaration that the structure will not be used nor permitted to be used as a dwelling or domicile.

Inspection of the premises have revealed that the building is well maintained and of good appearance and the surrounding lawns and gardens kept neat and tidy.

Recommendation

Under the circumstances, Council resolve to take no further action in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8/6/82

SHIRE PLANNER'S REPORT

ITEM 1: (File E70/1)

SUBJECT: PROPOSED TECHNICAL COLLEGE.

Kevin Rozzoli, M.P., Member for Hawkesbury and Deputy Leader of the Opposition, has written to Council regarding the establishment of a technical college within the Shire. He states that land has been reserved for the establishment of such a facility for some time and that he considers it appropriate for a strong campaign on the part of Council, the community and himself to seek the approval of the government to start construction. He has requested an opportunity to discuss the matter with Council because of the complex nature of commencing such an initiative. An invitation has been extended to him to attend the Committee Meeting.

The Committee met Mr. Rozzoli at 1.00 p.m. See later report.

ITEM 2: (File DA110/82)

SUBJECT: DEVELOPMENT APPLICATION - NEWLINE PRODUCTS PTY. LIMITED, CORNER CHAPMAN AND WINDSOR ROADS, VINEYARD

Council considered this matter concerning a change of a non-conforming use at its meeting of 11th May, 1982, viz. Shire Planner's Report Item 4.

The applicant has now submitted further Statutory Declarations and a site plan purporting to prove more extensive existing use rights than that recognised by Council. It has not been possible to properly consider this new evidence in time for the Committee and a further report will be submitted before the Ordinary Meeting on 8th June, 1982.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 522)

SUBJECT: CLAIM FOR EXISTING USE RIGHTS - BELLS LINE OF ROAD, KURMOND

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.

8/6/82

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 acknowledgment 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.

COMMITTEE'S RECOMMENDATION

THE MATTER BE referred back for further report.

8/6/82

SHIRE PLANNER'S REPORT

ITEM 4 : (File DA 483/81)

SUBJECT : PROPOSED REZONING OF LAND - NORTH RICHMOND

Wallis & Moore Pty. Ltd., Consulting Engineers, Surveyors and Planners, of Sydney, acting on behalf of Hawkesbury Valley Holdings (No.2) Pty. Ltd. have submitted a proposal to rezone land at North Richmond being Lot 6 of resubdivision Lots 1 and 2 in DP 11069, land at the northern end of Pecks Road, North Richmond. The subject land is currently zoned non-urban and adjoins the residential zone of the village of North Richmond.

The proposal is to construct a proposed road being a cul-de-sac incorporating 16 residential sized blocks, with a lot proposed as a public reserve and another as a substation site for Prospect County Council. This substation site is one currently subject to acquisition by the County Council.

In the outline plan for the North Richmond area the land is indicated as proposed open space.

It is not considered appropriate to deal with the application at this time. The matter should be dealt with in conjunction with the entire extension of the North Richmond village area and incorporate a proposal for contributions in accordance with Section 94 of the Environmental Planning & Assessment Act relating to such matters as community facilities - peripheral roads etc.

Recommendation

That Wallis & Moore Pty. Ltd. be advised that Council currently has a proposal with the Department of Environment & Planning proposing a release of residential land adjoining the North Richmond village area and will consider the current submission in conjunction with the Minister's decision on the present proposal.

COMMITTEE'S RECOMMENDATION

WALLIS & MOORE PTY. Ltd. be advised that Council currently has a proposal with the Department of Environment & Planning proposing a release of residential land adjoining the North Richmond village area and will consider the current submission in conjunction with the Minister's decision on the present proposal, and the applicants be advised in accordance with the Shire Planner's Report.

ITEM 5 : (File Pl60)

SUBJECT : PROPOSED ESTABLISHMENT - TAKE AWAY FOOD OUTLET - ROSS AND MACQUARIE STREETS, WINDSOR.

Correspondence has been received from Red Rooster Foods regarding a proposal to establish a fast food outlet on land at the intersection of Macquarie and Ross Streets, Windsor.

The correspondence relates to conversations between members of the planning staff and the N.S.W. Property Manager of the organisation. In brief the discussions have centered upon the Company being informed of Council's proposals to allow special business uses in the locality that would include the type proposed by the Company.

8/6/82

SHIRE PLANNER'S REPORT

(ITEM 5 CONTINUED)

As the Department of Environment & Planning have not to date supported the proposals to rezone the area it would be necessary, should the matter be supported, for a resolution to prepare a draft local environmental plan. The Company's correspondence requests confirmation that the Council would support such an application subject to the presentation of proper plans; the Company securing all relevant properties and not leaving any of the owner's in isolation; the construction of traffic control signals at the intersection of Ross and Macquarie Streets.

The above are the major matters that have been indicated to the Company that would need to be considered in making a submission with others including landscaping of site, aesthetics of the proposed building, vehicular access, servicing affect on surrounding residents etc.

Recommendation

That Red Rooster Foods be advised that Council supports the establishment of a special business zone in the locality of Ross and Macquarie Streets at Windsor and would be prepared to give favourable consideration to an application for the establishment of a fast food outlet. At this stage and without the submission of detailed plans, Council is only able to indicate that it would need to consider the following; traffic issues at the intersection with the need to establish traffic control signals, the affect of the development on surrounding properties and the need not to leave any properties in isolation, landscaping, aesthetics of buildings to be erected and vehicular and pedestrian access.

COMMITTEE'S RECOMMENDATION

RED ROOSTER FOODS be advised that Council supports the establishment of a special business zone in the locality of Ross and Macquarie Streets at Windsor and would be prepared to give consideration to an application for the establishment of a fast food outlet. At this stage and without the submission of detailed plans, Council is only able to indicate that it would need to consider the following: traffic issues at the intersection with the need to establish traffic control signals, the effect of the development on surrounding properties, and the need not to leave any properties in isolation, landscaping, aesthetics of buildings to be erected and vehicular and pedestrian access.

8/6/82

QUESTIONS WITHOUT NOTICE

Councillor Nicholson asked what was the present situation regarding the renaming of Ham Street.

The Shire Clerk advised that the date for representations to be made to Council is 12th June and a further report would then be submitted to Council.

Councillor Buttsworth referred to his previous request for a report regarding the land in Baker Street for a parking area.

The Shire Clerk advised that he had asked for a survey to be made on a daily basis by the Ordinance Inspectors to determine the extent of parking in that particular parking area to see if there was any surplus spaces available, and to ascertain if there is a need to extend.

He stated that a further report would then be made.

Councillor Henry made submissions regarding retailing from the industrial areas.

The Shire Planner advised that Council maintains a reasonable attitude towards retailing from industrial areas.

Councillor McEwan sought information regarding the current situation concerning Golac.

The Shire Planner advised that as a result of Council re-instituting action some six weeks ago, the Directors of Golac had instructed new Solicitors. They have advised that the Company's Directors have directed that the Court undertaking be signed with one query they have relating to costs. Reparatory works have been undertaken on the property. On 1st June an inspection would be carried out between officers of the Council, State Pollution Control Commission and the company to indicate any matters which they included which have not been alleviated and the company might not be able to rectify all matters that are outstanding.

Councillor McEwan asked if some action could be instituted to obtain a further reply from the Planning and Environment Commission as to the status of the recommendations by the State Pollution Control Commission Inquiry into Diamond Hill. He stated that the recommendations were to be instituted some time ago and asked if it could be ascertained why this had not been done.

The Shire Planner advised that the Department's attitude regarding the recommendations form part of the Rural Lands Policies and should not be dealt with separately. He stated that as Council is aware, it has been resolved to seek a deputation which has been held up and the appropriate time to bring up these matters is at the deputation.

Councillor Rotherham asked the Shire Planner what progress had been made regarding the study on the need to establish an industrial zone between Wilberforce and North Richmond.

The Shire Planner advised that the staff had identified appropriate areas for industrial uses. The provision of services is the most important, in particular electricity and water supply. Discussions had taken place with both authorities and there was no problem with the County Council's point of view in regard to electricity. However, there is a problem with the Water Board relating to a suitable area for water which will not be determined until the final resolution regarding the new releases.

DEVELOPMENT APPLICATIONS

ITEM 19: (File DA32/82)
 APPLICANT: J. GOUGH
 OWNER: J. GOUGH
 LAND & LOCATION: PORTION 71, PARISH OF WILBERFORCE AND LAND IN D.P. 606537 LOCATED ON THE NORTH-EASTERN SIDE OF THE HAWKESBURY ROAD BETWEEN WINDSOR AND ARGYLE REACHES ADJOINING AND TO THE SOUTH-WEST OF MACQUARIE PARK. DIRECTORY REFERENCE B9, MAP 11
 ZONING: I.D.O. 3 COLO - PART NON URBAN B1 AND PART NON URBAN B2
 APPLICATION: FARM RESTORATION AND ESTABLISHMENT OF A TURF FARM

DEFERRED ORDINARY MEETING 11TH MAY FOR
 INSPECTION

S.P. REPORT

The application is for the removal of accreted sandy material for the establishment of a turf farm. Deposits are up to 2.5 metres in depth and the applicant has estimated that approximately 90,000m³ will need to be removed to restore the land to the original soil level. As the prime objective in this particular case is to provide suitable farming area for extension of the existing turf farm on the adjoining land, it is considered that the application should not be treated as an extractive industry but one of farm restoration as favoured by Council at its meeting of 8/9/81. Council may therefore deal with the application.

Removal of material in the manner proposed would leave an isolated levee around the edge of the public reserve between portion 71 and the river. In order for the area to be finished in a neat and aesthetic manner and so as not to cause any adverse effect on the river floodway it will be necessary for the material contained in this levee to be removed. This may not be done until such time as the consent of the Department of Lands and the Public Works Department have been obtained.

Access to the site is through the eastern end of Macquarie Park off Windsor Road, thence through the existing turf farm. Maintenance of this access should be at the applicant's expense by the imposition of a levy on material removed.

Removal of material is to be undertaken in eight areas commencing at the north-western corner of Portion 71, working anticlockwise with each area being restored following completion of removal of material. No more than three areas should be worked at once. In this way the turf farm will be progressively established.

Recommendation

A. The application for removal of material for farm restoration be consented to subject to the following conditions:

1. The following information is to be submitted and final approval of the Shire Engineer given prior to commencement of any work.
 - (a) Final batter grades.
 - (b) Bearings and distances on control lines.
 - (c) The location of a recoverable base line referred to both the north-eastern boundary of the sites and points A, C and F as shown on the plans with the development application.

8/6/82

- (d) A suitably located bench mark to A.H. datum.
 - (e) Notes covering working details and final restoration proposals,
2. A work as executed plan is to be provided at the completion of works or after 12 months, whichever is sooner.
 3. Access to the site is to be via one route only located at the eastern end of Macquarie Park utilising the existing bitumen road from Windsor Road for a distance of approximately 70 metres thence to the north-east of the kiosk across the existing turf farm to Portion 71. This road is to be constructed to the requirements of the Shire Engineer and is to be maintained at the applicant's expense with suitable measures taken to abate dust. The applicant is to pay to the Council a levy of 20c per cubic metre of material removed for the maintenance of the bitumen road to Windsor Road. All spillage on the park access road and the Windsor Road intersection is to be removed daily by the applicant.
 4. Any stockpiles resulting from the removal operations are not to exceed 3 metres in height above the ground level in the immediate area.
 5. Suitable precautions are to be taken to prevent any material being washed into or in any way deposited in the river to the satisfaction of the Shire Engineer.
 6. Standard condition (c).
- B. Council refer the matter of removal of material from the public reserve to the Lands Department and the Public Works Depot for the purpose of obtaining consent to carry out the works required to regrade the public reserve area to conform with the finished restored levels of portion 71.

COMMITTEE'S RECOMMENDATION

- A. THE APPLICATION FOR removal of material for farm restoration be consented to subject to the following conditions:
1. The following information is to be submitted and final approval of the Shire Engineer given prior to commencement of any work.
 - (a) Final batter grades.
 - (b) Bearings and distances on control lines.
 - (c) The location of a recoverable base line referred to both the north-eastern boundary of the sites and points A, C and F as shown on the plans with the development application.
 - (d) A suitably located bench mark to A.H. datum.
 - (e) Notes covering working details and final restoration proposals.
 2. A work as executed plan is to be provided at the completion of works or after 12 months, whichever is sooner. *The new time for completion is 2 years.*
 3. Access to the site is to be via one route only located at the eastern end of Macquarie Park utilising the existing bitumen road from Windsor Road for a distance of approximately 70 metres thence to the north-east of the kiosk across the existing turf farm to Portion 71. This road is to be constructed to the requirements of the Shire Engineer and is to be maintained at the applicant's expense with suitable measures taken to abate dust. The applicant is to pay to the Council a levy of 30c per cubic metre of material removed for the maintenance of the bitumen road to Windsor Road. All spillage on the park access road and the Windsor Road intersection is to be removed daily by the applicant.

8/6/82

4. Any stockpiles resulting from the removal operations are not to exceed 3 metres in height above the ground level in the immediate area.
 5. Suitable precautions are to be taken to prevent any material being washed into or in any way deposited in the river to the satisfaction of the Shire Engineer.
 6. Standard condition (c).
- B. Council refer the matter of removal of material ~~from~~ the public reserve to the Lands Department and the Public Works ~~Depot~~ for the purpose of obtaining consent to carry out the works required to regrade the public reserve area to conform with the finished restored levels of portion 71.

I.M./J.A. Applicate be not counted too.

Councillor Knight rejoined the meeting at 1.00 p.m.

Councillor Nicholson left the meeting at 1.00 p.m.

SHIRE PLANNER'S REPORT

ITEM 1: (File E70/1)

SUBJECT: PROPOSED TECHNICAL COLLEGE. E70/1.

Mr. K. Rozzoli addressed the meeting regarding the establishment of a technical college and the need to co-ordinate the campaign on the part of Council to bring about the establishment of such a facility. He stated that he would like to see Council adopt in principle that it commences negotiations for a technical college and that it devise some form of an outreach programme to the community to assist in the preparation of a case. He suggested that a Steering Committee be formed of schools, industries, Chambers of Commerce and other organisations so that it would be in a position to make a submission.

Dec: The Shire Clerk suggested that Council's Management Executive Committee come up with a report on the ways and means of forming a Steering Committee.

✓ The meeting terminated at 2.30 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 8TH JUNE, 1982.

The President and Councillors.

Gentlemen :

1. RESTRICTIONS IN CAR PARKS. P155-10

At the meeting of Council on 8th December, it was resolved that parking restrictions in accordance with the provisions of the Local Government Act and Ordinances apply to various parking areas throughout the area. These restrictions applied to the parking area at the Corner of Macquarie and Kable Streets, Windsor and as the area has now been extended it is necessary to re-define the area and at the same time resolve on the restrictions which shall apply to that area.

IT IS RECOMMENDED THAT the following classes of offences and restrictions shall apply within the parking area as defined below :

1. PARKING OFFENCES & RESTRICTIONS

- (a) Not wholly within the parking spaces.
- (b) Parking in access bays.
- (c) Parking in No Standing, No Parking, or Loading Zones.
- (d) Failure to comply with reasonable instructions regarding the movement of the vehicle within the parking areas.

2. 2 HOUR PARKING RESTRICTIONS

Monday to Friday	8.30 a.m. to 5.30 p.m.
Thursday	5.30 p.m. to 9.00 p.m.
Saturday	8.30 a.m. to 12.00 noon

3. CARPARK, CNR. MACQUARIE & KABLE STREETS, WINDSOR.

Situated at Windsor, between Fitzgerald, Macquarie and Kable Streets with vehicular access from Kable and Fitzgerald Streets and pedestrian access through the Post Office Arcade, and between the Commonwealth Bank and the Bank of New South Wales from George Street.

THE PENALTY WHICH shall apply to the offences as set out above in the parking area at the Corner of Macquarie & Kable Streets, Windsor, as defined above, shall be \$20 for each offence and payment shall be made within twentyone (21) days from the time the notice is affixed to the vehicle. ✓

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 May, 1982 :

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st May	Wedding	* Mr.Whitehead
3rd May	Dinner	* Gideons International
5th May	Meeting	* The Salvation Army
7th May	Dinner Dance	* Hawkesbury Shire Council
8th May	Wedding	* Mr.Dell
8th May	Wedding	* Mr.Fitzgerald
9th May	Dinner	* Bus & Coach Association
14th May	Concert	* Hawkesbury River Jazz Society
14th May	Wholesale Sale	* Mr.L.Oldfield

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
15th May	Retirement Sendoff	* Richmond High School
16th May	Dinner	* Mr.P.Giovas
16th May	Meeting	* Charismatic Christian Fellowship
20th May	Children's Theatre	* Hawkesbury Shire Council
22nd May	Presentation	* Hawkesbury Agricultural College
22nd May	Luncheon	* Hawkesbury Agricultural College
22nd May	Wedding	* Mr.Cowling
26th May	Dinner	* Apex Club of Hawkesbury
29th May	Debutante Ball	* Masonic Lodge

* Paying functions.

✓ IT IS RECOMMENDED THAT the report be received.

3. DIVISION OF AREA INTO RIDINGS. C50/8

At the Ordinary Meeting of Council on 10th February, 1981 it was resolved that the Shire Clerk prepare a report on the subdivision of the Shire into appropriate Ridings for the 1983 Local Government Council Elections.

The report proposing the division of the Shire into three Ridings was considered by the Ridings Committee at its meeting on 24th September. The Committee recommended that no action be taken to institute proceedings to introduce Ridings at this time but the matter be reviewed again in six months. This recommendation was adopted at the Ordinary Meeting on 13th October.

It is felt that there is no change in the situation and that contrary to the belief which is possibly held by some people, representation is far stronger in an undivided area. I understand too that the Department of Local Government holds the same opinion and that a proposed division would not receive sympathetic consideration.

✓ IT IS RECOMMENDED THAT no further action be taken.

4. CONTRACTS & DOCUMENTS FOR SIGNATURE

IT IS RECOMMENDED THAT the Seal of Council be affixed to the undermentioned documents :

Contract for ... Sale of Lot 65, Rifle Range Road, Windsor to P.
Sale Vartis for \$9,250.

✓ Request - Regist-... Rectification of title - Lot 30, D.P. 236504. Ph.
rar General Pitt Town, Main Cattai Road.

5. GRADING OF COUNCIL. S205/26

At the time of the amalgamation Council was graded 12 under the Local Government Senior Officers' Award, and although it was felt that the grade should have been 14 it was decided to allow the matter to stand in abeyance until 1982.

A comparison has been made with other areas and statistics confirm the early opinion that the Council grading should be 14. Unfortunately there is no mechanism within the review system for a regrading unless an application is made by the Council and/or its Senior Officers. The present determination was made based on the years 1978, 1979, and 1980. Significant development and progress has taken place within the Shire since 1979 and therefore it is felt an application for a review is justified.

An application has now been submitted by Senior Officers and the Review Committee has asked for an indication of Council's attitude.

✓ IT IS RECOMMENDED THAT Council support the regrading from 12 to 14.

6. BANK ACCOUNTS. B21/2

Approximately twenty (20) bank accounts are maintained. General Fund has an overdraft balance whilst credit balances are reflected in the remaining accounts. The basic overdraft limit approved by the Bank is \$1.5 million but a temporary extension of \$1 million is given until 30th April. However because of the development of the industrial area, the Bank has been requested to extend the overdraft limit of \$2.5 million to 30th June. The Bank has agreed to the extension subject to set off facilities being limited to the basic overdraft of \$1.5 million. Providing credit funds exceed debit funds, the Bank only charges .05% interest on overdraft.

Except in the case of major development - such as the current industrial estate - if all cash funds were placed in the one bank account, the need for set off facilities would not be required because the account would not be in overdraft.

Discussions have taken place with the Chief Inspector of Accounts, Council's Auditor and Solicitor, with the object of doing this. All are of the opinion that the Sewerage Fund and Loan Bank Accounts can be closed, whilst the legal requirement possibly still exists - although a further legal opinion is being obtained - to maintain the Trust Fund and Main Roads Trust Fund Bank Accounts. The provisions of the Trustee Act require consideration in this matter.

It should be noted however, that a contrary opinion could be held by an Inspector of Accounts who may have a different view regarding the closure of the Sewerage Fund and Loan Bank Accounts. Nevertheless the Chief Inspector of Accounts strongly agrees with the principle of one bank account supported by separate accounts.

Action has now been taken to close the Sewerage Fund and all Loan Bank Accounts and further action is being taken to ensure that deposits in the Trust Fund Bank Account will only be made where it is a legal requirement under the Local Government Act.

Reserves, for example, whilst still being maintained, will now be banked in the General Fund Account, whilst Government Grants, damage deposits, proceeds from sale of land for rates, etc. will still be placed in the Trust and Main Roads Trust Funds Bank Accounts. This action will mean - except in the case of major development - that it will be possible to maintain General Fund with a relatively small overdraft, and in fact it may be possible under normal circumstances to eliminate the overdraft completely.

Besides reducing bank charges and largely obviating the need for set off facilities, interfund and loan bank account transfers will not be necessary except between General Fund and the two Trust Fund Bank Accounts.

It is understood the Department of Local Government has been proposing for some time to amend Ordinance 26 to permit Councils to hold all funds in the General Fund Bank Account and when this is done it will be possible to close the Trust Fund and Main Roads Trust Fund Bank Accounts.

IT IS RECOMMENDED THAT the report be received. ✓

8/6/82

7. COMMUNITY MANAGEMENT TRAINING COURSE - REPORT BY COMMUNITY PROJECT OFFICER. C45.

The 1981 series of training courses for community groups and individuals was held at the Richmond Neighbourhood Centre on five successive Wednesday evenings from 21st April to 19th May.

This was the third year that the course has been organised by Council's Community Services Section in response to demand from the community.

The objectives of the course were to give members of community groups a broad understanding and skill in:

- (a) Meeting procedure
- (b) Responsibility of Office Bearers
- (c) Basic financial management
- (d) Techniques of applying for grants
- (e) How to publicise activities and programmes

The course was run with the assistance of Mr. A. Breakspear, the Manager of the Commonwealth Bank, Windsor, Mr. Ken Gibbon from the Board of Adult Education, Mr. Bob Williams from the Regional Office of the Department of Youth & Community Services, Mr. Stan Stevens, Editor of the Windsor/Richmond Gazette and Ms. Wendy Lewis from the Macquarie Towns Community Radio Committee.

Thirty-six people enrolled for the 1982 course, representing a broad cross section of sporting, recreational, aft, craft, cultural, welfare and educational community groups.

IT IS RECOMMENDED THAT a similar course be held in 1983.

8. GLOSSODIA COMMUNITY INFORMATION AND NEIGHBOURHOOD CENTRE - SECOND ANNUAL COUNTRY FAIR. 625/94.

The above Association have written to Council advising that the Committee are in the process of organising their second Annual Country Fair to be held on Saturday, 4th September, 1982.

The location of the Fair will be Lot 512, D.P. 214574, being the Recreation Reserve in Golden Valley Drive, Glossodia.

As part of the Fair the Committee propose to operate a liquor booth on the grounds for the day. However, a requirement of the granting of a booth licence in accordance with the Liquor (Amendment) Act of 1979 is that Council be informed of the proposal and concur with same.

IT IS RECOMMENDED THAT the Glossodia Community Information & Neighbourhood Centre be allowed to operate a liquor booth within the boundaries of Lot 512 on Saturday, 4th September, 1982.

8/6/82

9. EMERGENCY FIRE PLAN. E27/10.

The Emergency Fire Plan for Hawkesbury Shire Council has now been prepared and it is necessary for it to be formally accepted by Council and then presented to the Co-ordinating Committee of the Bush Fire Council for approval.

Copies of the Emergency Fire Plan have been distributed with the business paper.

IT IS RECOMMENDED THAT the Emergency Fire Plan be adopted and forwarded to the Co-ordinating Committee of the Bush Fire Council for approval.

10. YOUTH RECREATION OFFICER'S ACTIVITIES REPORT. S205/9

1. May School Vacation Activities

Vacation Play Centres

Five (5) Vacation Play Centres were conducted during the school holidays. These were held at the following venues (figures shown indicate the average daily attendances):

South Windsor Primary School	44
Hobartville Primary School	54
McMahons Park	38
Oakville Primary School	31
Glossodia Community Information and Neighbourhood Centre	57

From all accounts, the Centres ran successful programmes which the children enjoyed thoroughly.

"Fun Day" McQuade Park

A "Fun Day" which was subsidised by the Department of Sport & Recreation and organised by the Youth REcreation Officer and community Arts Officer, was held on Thursday 20th May, at McQuade Park. This was attended by children from Vacation Play Centres, the colc Wilderness Mobile Resource Unit Care Centres, the McGraths Hill Holiday Play Scheme and other children from the Shire. Activities included earthball, parachute and balloon games, three-legged and sack races and face-painting. Drinks were donated by Mr. Juicy Fruit Juices.

The children also attended a play at the Community and Cultural Centre, Windsor. This was performed by Mr. Jupiter's Childrens Theatre Group.

Approximately 250 children attended the "Fun Day".

Soccer Coaching Clinic

A soccer coaching clinic was organised for the first week of the school holidays and held at McGraths Hill Sports Field. Twenty boys of junior grade soccer attended the clinic. Their keen enthusiasm and participation has indicated a need for such an activity for future holiday periods.

8/6/82

Netball Coaching Clinic

This was held at the South Windsor Netball Complex over a two day period, with an average attendance of 42 girls per session. The three coaches were from the N.S.W. Netball Association and provided a high quality programme.

2. Free Lectures on Water Safety & Resuscitation Techniques

The Department of Sport and Recreation recently funded an awareness campaign of lectures on water safety and resuscitation techniques.

Various agencies were given the option of organising for these lectures to be held in their local areas. Council's Youth REcreation Officer arranged three such lectures. These were held at the Glossodia Community Information and Neighbourhood Centre (20th April), Richmond Neighbourhood Centre (25th May) and Windsor Library (26th May). Those who attended the sessions expressed the need for knowledge on survival methods and saw benefit in attending the sessions.

3. Youth Forum

The Youth Recreation Officer attended a Youth Forum organised by the Rotary Clubs for the Outer Western Region on Saturday 29th May at Westmead Hospital. The purpose of the Forum was to establish the needs of the youth in the region and to create an awareness of the expressed needs. Approximately 50 representatives from the youth of the region were present and many of those who spoke indicated the need for the following:

- Unstructured meeting places,
- Dissemination of information on programmes available for youth, and
- The availability of a diverse range of opportunities to cater for the wide interests of youth.

There has been no major report on the needs of the youth in the Hawkesbury Shire and it is proposed that the Youth Recreation Officer undertake such a study in the near future.

✓ IT IS RECOMMENDED THAT the report be received.

11. COLO WILDERNESS MOBILE RESOURCE UNIT. G95/3.

The Colo Wilderness Mobile Resource Unit was established and received its initial funding from the Western Area Assistance Scheme. To enable the Unit to commence operations, it was necessary for a 527 Committee to be formed.

The funds are paid to Council who administers the grant on behalf of the Committee. The activities of the Mobile Resource Unit relate to an out-of-reach service to the isolated areas in the Hawkesbury District.

The Unit is based at the Blaxland Ridge School House (leased to Council from the Department of Education).

Activities conducted by the Unit are as follows:

8/6/82

Bilpin

A pre-school is conducted once a week at the Bilpin Hall catering to an average of 18 children. Both the Unit's workers run the pre-school with participation by the parents.

School Vacation Centres are run every holidays offering varied games, music and craft activities.

An adult craft and arts programme is operating.

A community based after school craft programme initiated by one of the parents involved in the pre-school.

Blaxlands Ridge

A pre-school is conducted once a week at the Blaxland Ridge School House offering a structured and unstructured programme (as at Bilpin). Average attendance is eight children.

An art and craft group has formed and will continue activities in 1982.

A youth group operates for children ages 13 and upwards on a weekly basis offering similar activities.

A playgroup shares the facilities at the schoolhouse once a week.

A vacation programme (as at Bilpin).

Colo Heights

Adult Activity Centre - varied arts, crafts, discussion, films and practical courses and culminating in a most successful exhibition in the Windsor Library at Christmas 1981.

A Childrens Stimulation Programme is run concurrently with the Centre.

A vacation programme (as at Bilpin).

Lower Portland

A vacation programme (as at Bilpin).

Funds have been received for the development of the Unit's services in the Lower Portland area. The implementation of a programme in this area cannot be made until staff resources for 1981/82 are determined.

Kurrajong Heights

The Unit assists in the playgroup once a week.

Art classes for six weeks.

Festivals & Special Activities

The Unit offers arts, crafts, drama and play equipment for children and adults at:

8/6/82

Kurrajong Heights Festival 1980
Colo Council Shire Day 1980
Family Day at Colo Heights 1980
Comlaroy Road Festival 1981
The Wheelbarrow Ridge Festival 1981
Richmond Park Festival 1981
"Meander" Rudolf Steiner School Fete 1981

The Unit conducted a special workshop at the St. John of God Psychiatric Hospital during 1980 and attended several conferences and seminars since 1980 (Network, Mobiles, etc.)

Funding

Funding has been received from various sources as follows:

1980	WSAAS - to establish the service, provision of vehicle and equipment.
1980/81	YACS - wages for Community Resource Worker.
1981	Board of Adult Education - Adult education classes.
1981/82	WSAAS - wages for Childrens Services Development Officer - expires 3/6/82.
1981/82	YACS - wages for Community Resource Worker - expires 1/10/82.
1982	Premier's Dept. - Muralist for projects in the area.
1982	WSAAS - establish service to Lower Portland.
1980/81/82	YACS - vacation centres.

The Childrens Services Development Officer funding expires in June and although there has been no official indication of continued funding, the WSAAS Co-ordinator has advised that a recommendation for continued funding is with the Minister and expected to be approved by 11 June 1982.

The Committee has from time to time experienced problems in obtaining sufficient members to conduct the business of running the Unit and this causes concern. However, present indications are that the Committee is again functioning satisfactorily but this will need to be kept under review from time to time.

If the Committee reaches the stage where it cannot function effectively, then Council may have to give consideration to taking over the running of the Unit subject to the continuation of grant funds being available.

In the meantime it is suggested that Council make representations to the various funding bodies to seek an assurance of the continued funding of the Unit.

IT IS RECOMMENDED THAT the report be received.

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.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 8th JUNE, 1982

The Shire Clerk,
WINDSOR.

1. BRIDGE CONSTRUCTION - TERRACE ROAD

The northern abutment has been poured and preparation is being made for pouring of headstocks and the central pier.

2. ROAD CONSTRUCTION

West Portland Road

Earthworks have been completed and drainage works are underway.

3. STORMWATER DRAINAGE

Richmond Drainage

Pipelaying through the proposed RSL car park has been completed and work on connecting pits is proceeding.

March Street

Pipelaying in connection with the March Street reconstruction between Bosworth Street and Chapel Street has been commenced.

4. NEW SOUTH WALES SPECIAL GRANT FOR EMPLOYMENT

Hobartville Drainage Channel

Work under this programme is now complete.

Bi-Centenary Park - Ham Common

Fencing work and tree attention has continued. The programme for unemployment work will finish in mid June.

5. MAINTENANCE

The footpath in George Street, Windsor, between Fitzgerald Street and Johnson Street has been surfaced.

Londonderry Road reseal under Secondary Roads Programme has been completed.

Attention to sealed surfaces throughout the Shire has been given including Main Road 519, West Portland Road, Yarramundi Lane, Old Kurrajong Road, Glebe Road and Oakville area.

The installation of a concrete box culvert under Main Road No. 182 near Woodlands Park has been carried out and it is anticipated that the final seal will be carried out in June.

Dry and dusty conditions have hampered maintenance to gravel surfaces; however, pavement and shoulder maintenance has been given to roads including Hermitage Road, Douglas Farm Road, Railway Road North and South and Levee Crossing Road.

Clearing for sight distance on Upper Colo Road near Wards Bridge has been completed.

6. PARKS AND GARDENS

The colour surface has been applied to the Pitt Town Tennis Courts, but the completed surface was unsatisfactory. Corrective measures have been unsuccessful to date and it may be necessary to resheet the surface.

The Powell Park asphaltic surface has been laid and colour surface will be applied during the first week in June.

Roadside clearing has been carried out on Grose Vale Road between Bowen Mountain Road and Westbury Road.

Landscaping at Wilberforce Child Care Centre is complete and refurbishing of Howe Park near Water Board Pump Station has been attended to.

7. BUILDINGS

Hobartville Shops

Brickwork is well advanced and should be completed in mid June.

Windsor Swimming Centre - Extension of Clubhouse

Brickwork to be completed in mid June.

Old Council Chambers, Windsor

Building renovation is complete with outside grounds work completion anticipated in mid June.

Wilberforce Child Care Centre

Furniture construction has been completed.

8. COUNCIL INDUSTRIAL SUBDIVISION

Kerb and gutter construction is well advanced and work is proceeding on sewer reticulation and attentions to Pumping Station "B" and "E".

9. TASMAN SECURITIES PTY. LTD., PROPOSED ROAD CLOSURE - PART SALMON ROAD, SCUTE WINDSOR, R190-13-1

Tasman Securities Pty. Ltd. has lodged an application for the closure of three parts of Salmon Road, being required for the implementation of the subdivision of Portions 305 and 306, Parish of St. Matthew. One part of the proposed closure having an area of approximately 1,800 square metres has previously been approved by Council, the valuation for which was \$7,700.00. No valuation has been obtained for the other two parts of the application, which have areas of approximately 680 square metres and 124 square metres.

The application has been advertised and no objections received.

IT IS RECOMMENDED THAT:

- (1) The road closure application by Tasman Securities Pty. Ltd. be consented to subject to standard conditions for Road Closure Applications No's. 1 and 4.

- (2) The price of the land to be \$7,700.00 plus the value of the two parcels having areas of approximately 680 square metres and 124 square metres, to be assessed by Council's valuers.

10. SUBDIVISION PART PORTION 294 MILEHAM STREET, SOUTH WINDSOR (FILE: 1687)

The subdivision of part Portion 294 Mileham Street, South Windsor, was approved on 12th March, 1980, providing for thirtyfive (35) residential sized lots and involving the opening of two new roads. Engineering plans of the construction of the new roads and drainage were approved on 26th August, 1981.

The applicants have requested an extension of time to the approval of the above subdivision.

At this time no significant construction works have commenced and the construction period would involve approximately thirty (30) weeks.

Contributions cost from the development were based on 1980 figures to which there has been considerable escalation due to inflationary pressures and in any renewal or extension of approval the Council may not impose additional conditions or alter the conditions previously approved.

IT IS RECOMMENDED that in view of no significant physical works being commenced in this subdivision and the need to re-assess contributions to sewerage headworks and public reserves in light of current costs, that the requested extension of the approval to this subdivision be not granted.

11. PLANT TENDERS (FILES: P165-1, P165-2)

Tenders were invited for the following plant:

1. Vehicles
2. Trucks
3. Slashers
4. Front End Loaders Back Hoe (A field evaluation will be carried out on selected items tendered and the report will be submitted to the Finance Committee on 29th June, 1982.)

A summary of tenders covering items 1, 2 and 3 above and recommendations are attached hereto.

12. EXTENSION OF WOODS ROAD, SOUTH WINDSOR (FILE: P160/26)

The extension of Woods Road between Collith Avenue and Stewart Road affects Portion 311 bisecting that land. In regard to negotiations with the owners of the land, T.A.M.S. Management Pty. Ltd., that company advises that the land required for the extension of Woods Road would be made available, subject to:

1. The Company would provide the land to Council provided Council grants the Company that Portion of Collith Avenue which is to be closed.
2. That the proposed extension of Woods Road be tar sealed, kerbed and guttered at no cost to the Company

3. Council give approval in principle to subdivision of the land shown in the development control plan of the area.
4. That all drainage works, stormwater channels, etc., between the proposed extension of Woods Road and Stewart Road, be carried out at no cost to the Company.
5. The area edged in blue on the plan attached to Council's letter be dedicated in lieu of parks and garden contribution by the Company.
6. All costs associated with survey and legal transfers of title, etc., be borne by Council.

In regard to the above conditions, the following comments are made:-

- Condition 1. The proposed closure of Collith Avenue as indicated in the development control plan would be occupied in conjunction with the development of the adjoining land by the Housing Commission and part of Collith Avenue would be available to conform with a subdivision development of the severed residential part of Portion 311. The latter plans of the Housing Commission proposal indicated that the Commission would substantially utilise land available in the closing of Collith Avenue and in these circumstances the Council would not be able to grant the Company the area of the road proposed to be closed.
- Condition 2. In the construction of Woods Road extension the bitumen sealing and kerb and gutter would normally not be at cost to the adjoining landholder, except where such opening of the new road was included in a subdivision application of that land (Portion 311).
- Condition 3. For the reasons in (1) above, approval in principle of subdivision of Portion 311 in accordance with the development control plan may not be given as the affect of the revised Housing Commission layout does not enable the subdivision of land in accordance with the development control plan.
- Condition 4. In the construction of Woods Road it would be necessary to protect the roadworks from stormwater drainage, this would involve culvert construction within that section of Woods Road to be extended with an associated open earth formed channel to convey such road waters to the existing drainage system at Stewart Road. In the total residential development of the land between Woods Road extension and Stewart Road, the drainage would need to be of underground construction and such costs would normally relate to the subdivision costs.
- Condition 5. The area designated blue covers a triangular part of the land allowing for the alteration of the alignment of Stewart Road to Woods Road to provide a right angle junction with that road. Subject to design, the area of land affected can be kept to a minimum splay achieving the same purpose and in these circumstances the provision of any splay should not be off-set against a requirement for the dedication and/or contribution for public reserve in respect of any residential subdivision of Portion 311.
- Condition 6. In any acquisition of land for road widening or opening of new roads, Council normally bears the survey and legal cost involved.

IT IS RECOMMENDED that T.A.M.S. Management Pty. Ltd. be informed that Council could not comply with conditions 1, 3 and 5 of their request but Council, on the acquisition of land for Woods Road extension would undertake conditions 2, 4 (open drains only) and 6 of the request and further that a valuation of the land affected by the proposed extension of Woods Road be obtained, taking into consideration these beforementioned matters.

13. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

- S82/29. Stephen Jaques & Stephen/ F.E. Grace & Leo Burnett Pty. Ltd. Lot 25 D.P.547496 & Portion 15 Parish St. Albans, Main Road 181 Central Macdonald. Subdivision creating two allotments.
- S82/27 L. Cerone. Lots 1 and 2 D.P.567318 Portion 49 Singleton Road, Colo Heights. Subdivision creating two allotments.
- S82/28 R.K. Cambridge & Co./A.S.J. & M. Middleton. Lot 2 D.P.599272 and Lot 1 F.P.172763 East Kurrajong Road (Section 1), East Kurrajong. Subdivision creating three allotments.
- S82/32 Velhan Developments Pty. Ltd. Lot 1 D.P.259534 McQuade Avenue, South Windsor. Strata subdivision creating two units.
- S82/26 W.M. Paynter. Lot 12 D.P.613791, Lot 554 D.P.43738 and part Portion 21 Parish Wilberforce, Sackville Road, Ebenezer. Subdivision creating four new allotments.
- S82/36 p.S. Graham & Assoc./E. Morrison. C.T. Vol.7350 Fol.208 and part Portion 84 Kurmond Road, Freemans Reach. Subdivision creating two allotments.
- S82/35 Bennetts Real Estate Pty. Ltd./R.W. Billing, J. Billing, A.D. Sunman and J.L. Sunman. Part Lot 102 D.P.534790 and Lot 2 D.P.559099 Kurmond Road, Kurmond. Subdivision creating two new allotments.

R.F. Cranston,
SHIRE ENGINEER

TENDERS

SUPPLY OF MOTOR VEHICLES

In consideration of the tenders, a quotation has been obtained for the supply of two Ford Fairmonts in accordance with the specification to provide for replacement of the Shire President's vehicle and for Shire Clerk.

Funds are provided within the estimates to cover the cost of the vehicles recommended.

IT IS RECOMMENDED THAT the following tenders be accepted:

Winford Motors: Supply of Ford Fairmont and Ford Falcon Vehicles

- Item 1) Ford Fairmont Ghia Sedan
- Item 2) Ford Falcon Sedan
- Item 3) Ford Falcon Station Sedan
- Item 4) Ford Fairmont Ghia
- Item 5) Ford Falcon Sedan
- Item 11) Ford Falcon Panel Van

at tendered change over price \$23,672.

Hawkesbury Valley Motors: Supply of Holden Commodore Sedans and Gemini Van

- Item 6) Holden Commodore Sedan
- Item 9) Holden Commondor Sedan
- Item 10) Holden Gemini Van

at tendered change over price \$10,223.54

Capital Motors Ltd.: Supply of Datsun Stanza Sedan and Datsun Tonne Truck

- Items 7, 8 and 13) Datsun Stanza Sedan
- Item 12) Datsun Tonne Truck

at tendered change over price \$9,377.00

TENDERS
SUPPLY OF MOTOR VEHICLES

	(Item 1) Ford Falcon KGE 477 Shire Clerk	(Item 2) Ford Falcon KGE 476 Health Surveyor	(Item 3) Ford Falcon KGE 588 Librarian	(Item 4) Ford Falcon KIK 266 Deputy Engineer
Capital Motors Ltd. 100 Parramatta Road Auburn, Ph. 648-8033				
Five Towns Toyota 139 Windsor St. Richmond, Ph 78-1077				
Hawkesbury Valley Motors 122 George Street Windsor, Ph 77-4077	Holden Comm. 4.2 1. \$8930.74 - \$5850. Nett \$3080.74	Holden Comm. 3.3 1. \$7926.21 - \$5640. Nett \$2286.21	Holden Wagon \$8266.98 - \$6420. Nett \$1846.98	Holden Comm. 3.3 1. \$7888.98 - \$5620. Nett \$2268.98
Hills Ford Galston Ph. 653-1352	Ford Falcon 4.1 1. \$8950.- \$5950. Nett \$3000.	Ford Falcon 4.1 1. \$8670. - \$5820. Nett \$2850.	Ford Falcon 3.3 1. \$8800. - \$6300. Nett \$2500.	Ford Falcon 3.3 1. \$8500. - \$5820. Nett \$2680.
Mitchell & Townsend Main St., Blacktown Ph 622-6333	Holden Comm. 3.3 1. \$8403.86 - \$5700. Nett \$2703.86	Holden Comm. 3.3 1. \$8124.72 - \$5500. Nett \$2624.72	Holden Comm. 2.8 1. \$8239.91 - \$6300. Nett \$1939.91	Holden Comm. 2.8 1. \$7829.91 - \$5700. Nett \$2129.91
Winford Motors 251-257 George Street Windsor, Ph 77-2241	Ford Falcon 4.1 1. \$8795.- \$6225. Nett \$2570.	Ford Falcon 4.1 1. \$8565. - \$5725. Nett \$2840.	Ford Falcon 3.3 1. \$8770. - \$6225. Nett \$2545.	Ford Falcon 3.3 1. \$8331. - \$6225. Nett \$2116.
	Fairmont Ghia \$11983. - \$6225 Nett \$5758			Fairmont Ghia \$11,983 - \$6225. Nett \$5,758

	(Item 5) Holden Commodore KGE 696 Deputy Planner	(Item 6) Holden Commodore KGE 295 Works Engineer	(Item 7) Holden Commodore KDW 386 District Bldg. Surveyor	(Item 8) Holden Commodore KDW 408 District Bldg. Surveyor
Capital Motors Ltd. 100 Parramatta Rd. Auburn, Ph. 648-8033			Datsun Bluebird GL \$6024. - \$4600. Nett \$1424. Datsun Stanza GL \$5391. - \$4600. Nett \$791.	Datsun Bluebird GL \$6024.-\$4500. Nett \$1524 Datsun Stanza GL \$5391.-\$4500. Nett \$891.
Five Towns Toyota 139 Windsor St. Richmond, Ph. 78-1077			Toyota Corona SE \$6367. - \$5200. V Nett \$1367.	Toyota Corona SE V \$6367. - \$5200. Nett \$1367.
Hawkesbury Valley Motors 122 George St. Windsor, Ph. 77-4077	Holden Comm. 3.3 1. \$7888.98 - \$4530. Nett \$3358.98	Holden Comm. 3.3 1. \$7888.98 - \$4480. Nett \$3408.98	Holden Comm. 4 cyl. \$7103.91 - \$4510. Nett \$2593.91	Holden Comm. 4 cyl. \$7103.91 - \$4400. Nett \$2703.91
Hills Ford Galston Ph. 653-1352	Ford Falcon 3.3 1. \$8500. - \$4300. Nett \$4200.	Ford Falcon 3.3 1. \$8400 - \$4150. Nett \$4250.	Ford Meteor 1.5 1. \$7000. - \$4500. Nett \$2500.	Ford Meteor 1.5 1. \$7000. - \$4500. Nett \$2500.
Mitchell & Townsend Main St. Blacktown, Ph. 622-6333	Holden Comm. 2.8 1. \$7829.91 - \$4800. Nett \$3029.91	Holden Comm. 2.8 1. \$7829.91 - \$4200. Nett \$3629.91	Holden Comm. 2.8 1. \$7829.91 - \$5000. Nett \$2488.91	Holden Comm. 2.8 1. \$7488.91 - \$4000. Nett \$3488.91
Winford Motors 251-257 George St. Windsor, Ph. 77-2241	Ford Falcon 3.3 1. \$8369. - \$5425. Nett \$2957.	Ford Falcon 3.3 1. \$8228. - \$5425 Nett \$3203.		

	(Item 9) Holden Commodore KDW 290 Chief Accountant	(Item 10) Ford Escort Panel Van JQC 599 Bldg. Trades Foreman	(Item 11) Holden Panel Van KAB 724 Survey Team	(Item 12) Ford Falcon Utility JSY 058 Wilberforce Depot
Capital Motors Ltd. 100 Parramatta Rd. Auburn, Ph. 648-8033				Datsun Utility \$4848. - \$3250. Nett \$1598. Datsun Tonne \$5554. - \$3250. Nett \$2304.
Five Towns Toyota 139 Windsor St. Richmond, Ph. 78-1077				
Hawkesbury Valley Motors 122 George St. Windsor, Ph 77-4077	Holden Comm. 3.3 1. \$7883.96 - \$4660. Nett \$3228.96	Holden Gemini Van \$5295.60 - \$1710. Nett \$3585.60	Holden WB Van \$6520.30 - \$2510. Nett \$4010.33	Holden Rodeo \$4653.60 - \$1760. Nett \$2893.60
Hills Ford Galston Ph. 653-1352	Ford Falcon 3.3 1. \$8400. - \$4300. Nett \$4100.	Ford Econovan \$5400. - \$1820. Nett \$3580.	Ford Falcon 3.3 1. \$6650. - \$2200. Nett \$4450.	Ford Courier \$5000. - \$2600. Nett \$2400.
Mitchell & Townsend Main St. Blacktown, Ph. 622-6333	Holden Comm. 2.8 1. \$7829.91 - \$4200. Nett \$3629.91	Holden Gemini Van \$5359.60 - \$1300. Nett \$4057.60	Holden WB Van \$6560.60 - \$1800. Nett \$4760.60	Holden Rodeo \$4648.60 - \$1300. Nett \$3348.60
Winford Motors 251-257 George St. Windsor, Ph. 77-2241	Ford Falcon 3.3 1. \$8228. - \$5425. Nett \$3203.	Ford Escort 2.0 1. \$5831. - \$2300. Nett - \$3531.	Ford Falcon 3.3 1. \$6663. - \$2850. Nett \$3813.	Ford Courier Ute. \$5158. - \$2075. Nett \$3083.

(Item 13)
Additional Unit
District Health Surveyor

Capital Motors Ltd. 100 Parramatta Rd. Auburn, Ph. 648-8033	Datsun Bluebird GL \$6024. Datsun Stanza \$5391.	
Five Towns Toyota 139 Windsor St. Richmond, Ph. 78-1077	Toyota Corona SE \$6367.	
Haykesbury Valley Motors 122 George St. Windsor, Ph. 77-4077	Holden Comm. 4 cyl. \$7103.91	
Hills Ford Galston Ph. 653-1352	Ford Meteor 1.5 l. \$7000.	
Mitchell & Townsend Main St. Blacktown, Ph. 622-6333	Holden Comm. 4 cyl. \$7488.91 Gemini Sedan \$6001.91	
Winford Motors 251-257 George St. Windsor, Ph. 77-2241		

Amount Provided Estimates \$49,400.00
Total Purchase Cost \$43,272.54

TENDERS - SUPPLY OF TWO SLASHERS

Alan Page Equipment Pty. Ltd., Dandenong, Victoria

1.52m Heavy Duty CZ Slasher	\$2,065.00
1.83m Heavy Duty DZ Slasher	2,455.00
2.44m Heavy Duty Slasher	4,100.00

Castlereagh Tractor & Equipment Pty. Ltd., Windsor

1.83m Howard RS	2,250.00
1.83m Moorhouse Heavy Duty	1,500.00
1.83m Moorhouse Super Heavy Duty	2,000.00

ISAS Pty. Ltd., Enfield

1.52m Turner	6,500.00
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Howard Rotovators Pty. Ltd., Parramatta

1.52m Howard Rotoslasher	1,157.00
1.83m Howard Rotoslasher	1,209.00

ESTIMATE ALLOCATION: \$4,600.00

RECOMMENDATION: It is recommended that Council purchase two Howard 1.83m Rotoslashers at tender price of \$2,418.00

TENDERS - SUPPLY OF FOUR TRUCKS

The Truck Centre, Auburn	
Replacement Chevrolet Tipper JEI424 Street Cleansing Vehicle 2.5 - 3.0 tonne Tipper Estimate Provision \$16,000.	Mitsubishi FC212EZY 2.6 l. Petrol, G.V.M. 5500 kg. \$11,441. less trade \$3,250. Net \$8,191.00 Mitsubishi FE211EZY 3.3 l. Diesel, G.V.M. 5500 kg. \$12,791. less trade \$3,250. Net \$9,541.
Replacement Toyota Twin Cab, Unregistered Building Trades Dept. 2.5 - 3.0 tonne Tipper Estimate Provision \$13,000.	Mitsubishi FC212EZY 2.6 l. Petrol, G.V.M. 5500 kg. \$11,441. less trade \$500. Net \$10,941. Mitsubishi FE211EZY 3.3 l. Diesel, G.V.M. 5500 kg. \$12,791. less trade \$500. Net \$12,291.
Replacement Toyota Twin Cab ANI592 Plant Service Vehicle 2.5 - 3.0 Tonne Table Top Estimate Provision \$16,000. Storage cabin to be built by Council	Mitsubishi FC212EZY 2.6 l. Petrol \$9,447. less trade \$1,000. Net \$8,447. Mitsubishi FE211EZY 3.3 l. Diesel \$10,797. less trade \$1,000. Net \$9,797.
Replacement Bedford Tipper DQU707 Public Works 7 tonne Tipper Estimate Provision \$20,000.	Leyland Boxer BX8.31 5.65 l. Diesel G.V.M. 12,870 kg. \$22,550 less trade \$1,800. Net \$20,750.

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 8/6/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of May. Applications received during May, 1981, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>
21 (64)	New Dwellings	\$1 067 131 (\$2 576 200)
30 (38)	Additions to Dwellings	287 410 (163 197)
1 (-)	Residential Flat Buildings	50 000 (-)
28 (35)	New Buildings other than Residential	545 147 (263 400)
8 (4)	Additions to Buildings Other than Residential	192 340 (25 000)
4 (7)	Swimming Pools	29 440 (48 709)
1 (-)	New Dwellings containing Dual Occupancy Unit	71 000 (-)
- (-)	Additions to Dwellings - Dual Occupancy Unit	- (-)
<u>93 (148)</u>		<u>\$2 242 468 (\$3 076 506)</u>

Building applications received up to the end of May, 1982. Approvals for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>
124 (287)	New Dwellings	\$5 723 534 (\$10 975 701)
168 (171)	Additions to Dwellings	1 302 117 (1 134 553)
5 (4)	Residential Flat Buildings	1 930 000 (385 000)
134 (165)	New Buildings other than Residential	2 299 974 (1 151 176)
27 (21)	Additions to Buildings Other than Residential	492 320 (583 000)
32 (39)	Swimming Pools	211 640 (273 884)
1 (-)	New Dwellings containing Dual Occupancy Unit	71 000 (-)
1 (-)	Additions to Dwelling - Dual Occupancy Unit	30 000 (-)
<u>492 (687)</u>		<u>\$12 060 585 (\$14 503 314)</u>

Reference is made to the Summary of Building Applications submitted to Council's last meeting. Subsequent to the meeting it was discovered an error was made, in that the figures shown in that Summary were taken over a longer period than indicated in the report. For Council's information the corrected summary for the month of April is printed hereunder.

The following is a summary of building applications received during the month of April. Applications received during April, 1981, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
20 (53)	New Dwellings	\$953 100	(\$1 868 907)
25 (21)	Additions to Dwellings	155 870	(93 611)
2 (1)	Residential Flat Buildings	140 000	(40 000)
21 (33)	New Buildings other than Residential	623 400	(128 809)
3 (3)	Additions to Buildings Other than Residential	14 480	(85 000)
2 (4)	Swimming Pools	14 870	(32 370)
1 (-)	Addition to Dwellings - Dual Occupancy Units	30 000	(-)
<u>74 (115)</u>		<u>\$1 931 720</u>	<u>(\$2 248 697)</u>

Building applications received up to the end of April, 1982. Approvals for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
103 (223)	New Dwellings	\$4 656 403	(\$8 399 501)
138 (133)	Additions to Dwellings	1 014 707	(971 356)
4 (4)	Residential Flat Buildings	1 880 000	(385 000)
106 (130)	New Buildings other than Residential	1 754 827	(887 776)
19 (17)	Additions to Buildings Other than Residential	299 980	(558 000)
28 (32)	Swimming Pools	182 200	(225 175)
1 (-)	Addition to Dwellings - Dual Occupancy Units	30 000	(-)
<u>399 (539)</u>		<u>\$9 818 117</u>	<u>(\$11 426 808)</u>

2. WASTE DISPOSAL DEPOTS. G90/2.

On Friday, 14th May, 1982, Council's Waste Disposal Depots at East Kurrajong and South Windsor were inspected by Mr. T.J. Farrell, Solid Waste Manager and Mr. P. McManns, Senior Technical Officer of the Metropolitan Waste Disposal Authority.

The Officers of the Authority complimented Council on the satisfactory operation of both waste depots which were being controlled in accordance with the conditions specified on the Certificates of Registration issued under the Waste Disposal Act, 1970.

IT IS RECOMMENDED THAT the report be received.

3. SCHOOL MEDICAL SERVICE. H103/6.

The Health Commission of New South Wales has advised Council that medical officers of the Blacktown Area Health Centre will be available to provide the medical backup for Sister G. Schinko in the re-organised school health screening service in the Shire. The Commission considers that the involvement of the Area Health Centre will facilitate an improved client referral pattern for Sister Schinko and the potential of a better utilisation of community health services for the residents of the former Colo Shire.

Sister Schinko has completed health screening of children at five schools and her programme embraces a further eight schools. Nurses are presently based at Windsor, South Windsor, Richmond and Hobartville Public Schools who undertake community health services in the former Windsor Municipality. The medical examination of school children at periodic intervals is a highly valuable procedure and every effort should be made to ensure that this service is continued from year to year.

IT IS RECOMMENDED THAT the report be received.

4. BACHELOR OF APPLIED SCIENCE (ENVIRONMENTAL HEALTH). H103.

This Course commenced in 1979 at the Hawkesbury Agricultural College, Richmond. It is of four years duration, the students receiving three years full time tuition and twelve months practical experience with local authorities.

Over recent months Council's Deputy Chief Health and Building Surveyor and two Senior Health and Building Surveyors have accepted invitations from the College to lecture students on Environmental Health, Building Construction and Building Services.

On Friday, 4th June, Mr. Sheridan will attend the College by invitation to speak to nurses from Concord and Blacktown Hospitals on "Stress and the Community", which will include factors such as inadequate shelter, overcrowding, infestation, lack of facilities and structural hazards.

The College is appreciative of Council's involvement in the Course.

IT IS RECOMMENDED THAT the report be received.

5. WILBERFORCE PRE-SCHOOL KINDERGARTEN. C43/2.

Council's representative on this Management Committee, Mr. Ray Clifford, reports as follows:

The majority of equipment has been received and the initial subsidy from the Department of Youth and Community Services paid. The enrolment vacancies have been filled and a waiting list established. All members of the Management Committee have contributed a considerable amount of effort to establish the Kindergarten in the 11 weeks since it was elected. The Committee is to be congratulated on their success.

✓ IT IS RECOMMENDED THAT the information be received.

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

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 8TH JUNE, 1982.

The Shire Clerk,
WINDSOR

1. PROPOSED NAMING OF HIGH SCHOOL

Council will be aware that a high school is to be established during 1982 on land at Wilberforce with subsequent relocation to a permanent site some years later.

The school will serve generally the areas of Wilberforce, Freemans Reach, Glossodia, East Kurrajong and the Colo River areas.

It is considered that Council should recommend a name for the high school to the Department of Education at this time with the name representing the area as a whole, rather than any specific location.

IT IS RECOMMENDED THAT the name HAWKESBURY HIGH SCHOOL be recommended to the Department of Education for the new high school currently being established at Wilberforce. *deferred*

2. URBAN CONSOLIDATION - MEDIUM DENSITY HOUSING (P160/44)

The Council is referred to the information paper distributed with the business paper regarding this item. That paper discusses the current initiative of the Government in the area of urban consolidation, the suggested initiatives of the Department of Environment and Planning, and comments thereon.

Basically the Government is concerned at the rising cost of housing, the lack of rental accommodation and the rapid growth of the areas on the periphery of Sydney. In an endeavour to achieve the Government's housing objectives, they consider it necessary to increase the total supply of land for medium density housing and for each local government area to accept a reasonable share of such development.

Within the Shire the majority of the residential zoned land is developed. The total housing stock is around 12,000 dwellings, of which 85% were constructed over the last fifteen years. In addition there are a number of historical orders on other properties. These two factors prohibit, to a degree, the amount of area available for redevelopment as there would be little incentive to landowners to renew or modify existing structures only established in recent years. An assessment has been made of the residential areas of Windsor, Richmond and North Richmond, with recommendations for opportunities in these localities being made.

There are three basic areas in which Council may consider assisting the Government's urban consolidation objectives, being: the zoning of additional land for medium density housing; increasing permissible densities in existing zones; and revising existing policies and codes for the erection of medium density housing. These three areas are discussed in the information paper.

The Department of Environment and Planning has requested Council's advice regarding possible action by early June in order to leave sufficient time for the Department to respond to the Government by the end of June.

IT IS RECOMMENDED THAT Council take the following steps to implement the State Government's policy on urban consolidation:

- investigate the preparation of local environmental plans to permit the erection of villa and town house type development (Residential Flat Building Class "B") on parcels of land specified in the information paper;

5. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY.
P160-33.

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

Applicant

Land

Dwelling Houses

R.A.P. Holdings P/L
 Michael Hull & Assoc.
 A.F. & A.J. Holdings P/L
 G.M. Brennan
 B.J. Sutton
 K. Rice
 W.P. & S.L. Anderson
 W.J. & B.M. Alston
 E. Smallwood
 H. & E.M. Weller
 N. & A. Raphael
 Winmalee Homes P/L
 A.S. & L.K. Maxwell
 P. Ring
 J. & M. Vojtek
 Gibbs & Pratt
 K.G. Shepherd & Co. P/L
 E. Long & Co. P/L
 J.G. Cane
 J.M. Stalley
 M. Howes
 G.J. & M.A. Watson
 A. Brinkman
 D.N. Jackett
 S. Goodier
 G.C. Lambert
 Collings Const. P/L

Por. 373 McKinnons Road, Wilberforce
 Lot 9 Port Erringhi Road, Ebenezer
 Lot 137 Lt. Bowen Drive, Bowen Mountain
 Lot 9 Portland Head Road, Ebenezer
 Lot 9 Maddens Road, North Richmond
 Lot 7 Wheelbarrow Ridge Road, Lower Portland
 Lot 2 Gadds Road, North Richmond
 Lot 44 Lt. Bowen Drive, Bowen Mountain
 Lot 18 Old Bells Line of Road, Kurrajong
 Lot 2 Bells Line of Road, Kurrajong
 Lot 45 Coobah Road, East Kurrajong
 Lot 13 Elizabeth Street, North Richmond
 Lot 6 McMahons Road, Kurrajong
 Lot 4 Pamela Crescent, Bowen Mountain
 82 William Street, North Richmond
 Lot 2 Greggs Road, Kurrajong
 Lot 222 East Kurrajong Road, East Kurrajong
 Lot 76 Lt. Bowen Drive, Bowen Mountain
 Lot 6 Settlers Road, Wisemans Ferry
 Lot 7 Cabbage Tree Road, Grose Vale
 Lot 146 Carters Road, Grose Vale
 Lot 22 Morilla Road, Wilberforce
 Lot 2 Nartee Place, Wilberforce
 223 Boomerang Drive, Glossodia
 Lot 26 Terrace Road, Freemans Reach
 Lot 24 Settlers Road, Wisemans Ferry
 Lot 397 Currawong Crescent, Bowen Mountain

Applicant

Land & Application

T. Branster
 A.S.J. & M.C. Middleton
 T.J. & T.A. Buckett
 M.J. & W.T. Briggs
 R.G. Pakes & P. Lees
 W. Vesey

Lot 5 Box Avenue, Wilberforce - Use Unit 2, Lot 5 for panel beating and spray painting.
 Lot 2 East Kurrajong Road, East Kurrajong - erect a rural workers dwelling
 Lot 81 Kurrajong Road, Kurrajong - dwelling house, garage and shed
 Lot 22 The Terrace Road, Freemans Reach - dwelling house and storage shed
 Lot 6 Tizzana Road, Sackville - dwelling house and agricultural shed
 Lot 16 George Street, South Windsor - use shop for manufacture and retail of hot bread, pies, cakes, etc.

IT IS RECOMMENDED THAT the report be received.

8/6/82

6. NORTH RICHMOND MARKET TOWN SHOPPING COMPLEX. C51/9

The developer of the above, Mr. J. Tonge, has approached Council concerning a condition of development consent in regard to landscaping and parking requirements to the Bells Line of Road and Riverview Street frontages of the complex.

The condition imposed provided for a landscaping width of 8.5 metres to Bells Line of Road and 4.5 metres to Riverview Street, this being in accordance with Interim Development Order No.3 provisions. Difficulty has been experienced in making maximum use of available space for parking if this condition is applied and on this basis the developer wishes to conform with Council's adopted Development Control Plan, still with the Department of Environment & Planning for determination, which seeks, inter alia, reduced landscaping widths enabling further utilisation for parking of land between the building line and the landscaping.

Council can remedy this situation by approving reduced landscaping for this development under State Environmental Planning Policy No.1. If this were done it would also conform with a prior direction from the Department of Environment & Planning to maximise parking areas in commercial zones providing that traffic safety measures are maintained. The control plan adequately addressed these measures.

IT IS RECOMMENDED THAT Council agree under State Environmental Planning Policy No.1 to alter the landscaping setbacks to the subject development as imposed by the development consent to that indicated in the adopted Development Control Plan.

7. DEVELOPMENT APPLICATION FOR LOT 26 DP 244920 WALKER STREET, WINDSOR - ADLER STREET METAL PTY. LTD. DA 595/81

At the meeting of 10/11/81 Council considered an application to erect a building containing 4 factory units on the subject property. Council resolved that on submission of amended plans, showing suitable relocated loading docks, parking areas and landscaping, approval be granted subject to 14 conditions.

Amended plans have now been received which satisfy Council's resolution. However, the floor area of the building has been reduced and on this basis 24 car parking spaces are now required under Council's code rather than 27 spaces required previously. The amended plans indicate that 24 spaces are to be provided.

With the reduction in the floor area of the building and the corresponding reduction of the required number of car parking spaces, Condition 6 of the development consent, which related to the provision of off-street parking facilities, will need to be amended.

IT IS RECOMMENDED THAT development consent be issued for the erection of a building containing four (4) factory units at Lot 26 DP 244920 Walker Street, Windsor, subject to the previously resolved conditions with the following exception:

Condition 6 of the consent be amended to read:

✓ "Parking to be provided for 24 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."

8. LOCAL ENVIRONMENTAL PLAN - 155 MARCH STREET, RICHMOND. 2650

Council at its meeting of 8/12/81 supported an application for a draft local environmental plan to amend the provisions of the Windsor Planning Scheme to allow the conversion and addition to an existing dwelling on the land for use as a restaurant. The Director of the Department of Environment & Planning subsequently certified the matter, it was advertised for comment and no objections were received.

Normally the matter could be forwarded to the Minister for signature and gazettal, however, the owner of the land no longer wishes to proceed with the restaurant and now seeks Council support for a local environmental plan to allow a Solicitor's office. The house in question has a Section 130 order covering it preventing demolition. The use of a historical house for the purposes of a Solicitor's practice, like a restaurant, is a recognised suitable use to preserve items of heritage.

The present residential 2(c) zoning prevents Solicitors' offices, however, the proposed 3(b) zoning under the Varying Scheme would allow such use.

The owner seeks to establish early next year and on this basis it is considered that Council should prepare a draft local environmental plan now in case the Varying Scheme is not determined in time.

IT IS RECOMMENDED THAT

1. Council support the preparation of a draft local environmental plan to allow the conversion and extension to the existing dwelling at No.155 March Street, Richmond for use as professional offices.
- ✓ 2. The Department be advised that in Council's opinion an environmental study is not required and the matter be forwarded for its determination in accordance with the Environmental Planning & Assessment Act, 1979.

8/6/82

9. LOCAL ENVIRONMENTAL PLAN - 296-298 WINDSOR STREET RICHMOND. P7/122

The draft plan to allow commercial development of the above land, supported by Council at its meeting of 13/10/81, has been exhibited with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment & Planning for the Minister's determination and gazettal procedures. ✓

G.G. McCully,
Shire Planner

CHIEF LIBRARIAN'S REPORT.

ORDINARY MEETING - 8th June, 1982.

The Shire Clerk,
WINDSOR.

1. BOOK WEEK 1982 L125 .

This year the Book Week theme is "Branch out with books" and the official dates in New South Wales are 24th July to 31st July.

The Shire Library Service will be celebrating Book Week for a two week period commencing 19th July through to 30th. Following is a list of activities and displays that will be held.

WINDSOR.

- a) Life-size display of the characters from the story "Snow White and the Seven Dwarfs" from July 19th to 30th.
- b) Book and Toy Fair in the Art Room at Windsor Community and Cultural Centre:

Thursday July 22nd - 10 am to 4 pm.

Friday July 23rd - 10 am to 7 pm.

Saturday July 24th - 10 am to 3 pm.

3 book suppliers and 3 toy suppliers have been invited to participate and all goods will be for sale to the general public.

- c) Free Family Film night in the Tebbutt Room at the Central Library on Friday July 23 from 7.30 to 9 pm.
- d) Film sessions for all groups who make bookings to visit the library.

RICHMOND.

- a) A display and information about Lern.
- b) Film sessions for all groups who make bookings to visit the library.

Information has been sent to all schools and an offer extended to display material made by the children at either libraries or at the Fair.

For Council's information.

IT IS RECOMMENDED THAT the Report be received.

Julia Brown,
Chief Librarian.

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 8TH JUNE, 1982

The Shire Clerk,
WINDSOR.

14. HORRIE ELEY MEMORIAL HALL COMMITTEE - COLO HEIGHTS - IMPROVEMENTS TO COLO HEIGHTS RESERVE. 625/10.

Council at its meeting on 8th December, 1981 resolved to provide a maximum of \$12,500 from the 1982/83 Capital Works Programme to the Horrie Eley Memorial Hall Committee for the construction of a multi purpose complex area on the Horrie Eley Memorial Reserve.

The Horrie Eley Memorial Hall Committee have received a grant from the Department of Sport and Recreation in the amount of \$12,500 to assist with improvements to the Horrie Eley Memorial Reserve. The Committee has the services of Mr. Robert Pont, Architect in relation to the proposed development and have invited tenders for the construction of a tennis court with associated fencing, electrical work for lighting of the court and also for general landscaping. Details of tenders received are as below:

Contract No. 1 Court and Court Fencing

Alpine Industries Pty. Ltd.	16,943.00
Australian Sporting Surfaces Pty. Ltd.	18,172.00

Contract No. 2 Electrical Work

Brack's Electrical Service	2,565.00
Brack's (Alternative Tender)	2,655.00
J. Pickard	2,570.00
Australian Sporting Services Pty. Ltd.	3,289.00

Contract No. 3 General Landscaping

Guardian Consolidated Pty. Ltd.	5,502.00
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The Architect has recommended acceptance of the following:

Contract No. 1 - Alpine Industries Pty. Ltd.	16,943.00
Contract No. 2 - Brack's Electrical Service	2,655.00
Contract No. 3 - Guardian Consolidated Pty. Ltd.	5,502.00

Total	\$25,100.00
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The Horrie Eley Memorial Hall Committee have endorsed the Architect's recommendation and have requested Council to endorse their decision.

IT IS RECOMMENDED THAT the selection of tenders by the Horrie Eley Memorial Hall Committee for improvements to the Horrie Eley Memorial Reserve as follows:

Contract No. 1 - Alpine Industries Pty. Ltd.	16,943.00
Contract No. 2 - Brack's Electrical Service	2,655.00
Contract No. 3 - Guardian Consolidated Pty. Ltd.	5,502.00

Total	\$25,100.00
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be endorsed.

R.F. Cranston,
Shire Engineer

NAME	CURRENT POSITION	COMMENCED SERVICE	INCREMENTAL DATE	CLASSIFICATION 31.12.80	CLASSIFICATION 1.1.81	CURRENT SALARY	RECOMMENDED CLASSIFICATION	RECOMMENDED SALARY	ANNUAL INCREASE
<u>ADMINISTRATION</u>									
M. Pye	S.C. Secretary	26.2.58		31	40	\$368.70	42	\$379.90	\$582
L. Henbery	Records	28.7.75		14	14	\$292.20	19	\$302.20	\$520
J. McGlinchey	DSC Secretary	21.1.81		-	14	\$284.70	Class 23	\$313.80	\$1513
D. Castelli	WP Operator	11.6.80		10	14	\$284.70	Class 23	\$313.80	\$1513
<u>ACCOUNTS</u>									
G. Davies	Paymaster	6.2.78 (L.G.23.1.75)		27	27	\$326.50	31	\$339.80	\$691
K. Wilson	Insurance Off.	10.12.56		35	40	\$368.70	42	\$379.90	\$582
D. Hagger	Snr.Cr.Clerk	11.4.79	11.4.82	5	8 (now 9)	\$243.00	10	\$250.30	\$380
K. Lister	DP Manager	21.5.79		40	42	\$379.90	48	\$398.30	\$957
T. Gill	Data Entry	24.10.79	24.10.81	2	2 (from 24.10.81 Class 3)	\$150.00	4	\$199.90	\$1336
G. Ryan	DP Operator	13.10.80 (L.G.14.3.75)		13	23	\$313.80	27	\$326.50	\$660
<u>RATES</u>									
J. Platt	RC Secretary	13.2.78	13.2.82	4	4 (now 5)	\$214.40	7	\$230.60	\$842
A. Crosbie	Rates	24.9.79	24.9.82	3	3 (now 5)	\$214.40	6	\$222.40	\$416

NAME	CURRENT POSITION	COMMENCED SERVICE	INCREMENTAL DATE	CLASSIFICATION 31.12.80	CLASSIFICATION 1.1.81	CURRENT SALARY	RECOMMENDED CLASSIFICATION	RECOMMENDED SALARY	ANNUAL INCREASE
<u>ENGINEERING</u>									
M. Eggleton	Eng. Asst. G2	14.5.79		Ganger G1	Eng. Asst. G2	\$297.00	Eng. Asst. G3	\$338.30	\$2148
L. Coupland	Eng. Sec.	24.3.80		14	14	\$284.70	Class 23	\$313.80	\$1513
E. Shepherd	Overseer	24.1.55		O/seer G4	O/seer G4	\$309.20	O/seer G6	\$322.60	\$697
<u>HEALTH & BUILDING</u>									
M. Dibb	O/I G1	30.3.81		-	O/I G1	\$233.60	O/I G.2	\$244.20	\$551
P. Davis	Dog Cont.	18.2.80		Dog Cont.	Dog Cont.	\$244.70	in-charge allce	\$7.00	\$364
S. Ford	Dist. Surv. G1	28.1.80		Dist. Surv G1	Dist. Surv G1	\$350.60	Dist/H. G3	\$362.90	\$697
P. Robinson	Dist. Surv. G1	8.9.80		Dist. Surv G1	Dist. Surv G1	\$350.60	Dist/HG3	\$362.90	\$697
B. Hardman	Trnee 4th Yr.	14.4.80	14.4.82	Trnee 3rd Yr	Trnee 4th Yr	\$226.20	H. Insp. G.1	\$281.90	\$2896
B. Stever	Clerk H & B	1.9.80		Insp. G5	Insp. G5 (now Class 14)	\$284.70	Class 16	\$292.20	\$390
<u>TOWN PLANNING</u>									
G. Falson	Planner	30.7.81				\$478.80	Dep. Sh. Planner	\$514.50	\$1856
V. Peterson	Clerk TP	5.2.74		Class 27	Class 40	\$368.70	Planner G2 (Class 44)	\$384.20	\$806
J. Duncan	Planner G1	4.5.81			Class 31	\$339.80	Class 44 G2	\$384.20	\$2309
M. Coulter	Planner G1	5.8.81			Class 31	\$339.80	Class 44 G2	\$384.20	\$2309

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 8TH JUNE, 1982

The Shire Clerk,
WINDSOR

10. PROPOSED EASEMENT FOR PADMOUNT SUB-STATION (E74/8)

Prospect County Council have indicated that it will be necessary for an easement to be granted over an area at the North Richmond Shopping Centre to enable the establishment of a padmounted sub-station. The area is 2.75m x 4.5m on the western end of the Bells Line of Road frontage of Lot 20 in DP 17017. This is within the area set aside for landscaping in the shopping centre currently under construction.

The normal conditions apply to the easement with a nominal consideration of \$1 and the County Council meeting all reasonable costs associated with its establishment.

Alternative sites were considered adjoining the building, however, for reasons of aesthetics and/or servicing, they were unsuitable. The current proposal with surrounding landscaping and ease of access for servicing is acceptable.

IT IS RECOMMENDED THAT Council grant an easement to Prospect County Council for the establishment of a padmounted sub-station on Lot 20 in DP 17017 and authorise the completion of all necessary documentation including placing of Council's Seal thereon.

11. OPERATION OF AQUA BIKES - MACQUARIE PARK, WINDSOR (DA132/82)

Council is referred to the report at Item 17 of the Development Committee, where there is a proposal to allow for the operation of aqua bikes on a hire basis from Macquarie Park.

Following the Development Committee Meeting Council received correspondence from Canoe Action, being the organisation that currently operates a canoe hire service in the same locality. Canoe Action object to the current application on the basis of competition, safety during peak times, employment and the past performance of the current operator in maintaining a community service in the area of operations.

On the grounds of safety, it is considered that the slow speed of the aqua bikes and the canoes would not be such as to have any significant impact on the safety of people using the park or the river. The grounds of competition are not considered justified in the terms of Council's considerations to refuse the proposal.

Recommendation

The Committee is referred to the recommendation at Item 17 of the Development Committee.

G.M. McCully
SHIRE PLANNER.

SHIRE OF HAWKESBURY

Information Paper

URBAN CONSOLIDATION - MEDIUM DENSITY HOUSING

URBAN CONSOLIDATION - MEDIUM DENSITY HOUSING

Introduction

The Minister for Planning and Environment has recently written to Council advising of the Government's concern with the rising cost of housing, the lack of rental accommodation and the rapid growth of the periphery of the Sydney Region. The Government has adopted a programme of urban consolidation and to fully achieve its objectives there is a necessity to increase the total supply of land for villa homes, town houses and the like and to ensure that all local government areas accept a reasonable share of such development.

The Minister has stated that Councils are in the best position to identify the preferences of their residents and the most suitable locations and forms for new housing in their areas. The Government is, therefore, seeking the co-operation of Council and has requested that, as a matter of urgency, there be reviews of the opportunities provided in the Shire for medium density housing.

Following the Minister's initial approach there has been correspondence from the Department of Environment and Planning expressing the Minister's concern that the Government's objective should receive high priority, particularly when considering draft local environmental plans. As a demonstration of the Government's commitment to the policy and to ensure its implementation at an early date, the Minister has issued a direction under Section 117 of the Environmental Planning and Assessment Act, 1979, that reads as follows:

"Draft Local Environmental Plans which zone land for residential purposes:

- (a) shall not contain provisions which will result in a reduction of the permissible residential density of any land to which the plan applies; and
- (b) shall in as much as is practicable and compatible with the environment quality of the area, provide for a variety of housing forms and increase the permissible residential density of the land."

The Department has advised that it will treat any draft local environmental plans assisting the implementation of the Government's urban consolidation objectives as top priority matters.

Action by the Department of Environment & Planning

Following the Minister's announcement, correspondence has been received from the Department of Environment and Planning and three planners from the Department discussed the matter with Council at the Development Committee Meeting on 27th April, 1982. The Department has restated the Government's reasons for its policy as:

- the need to contain the rate of housing cost increase by providing new housing opportunities throughout the Sydney Region;
- to ensure that the cost of urban expansion is minimised;
- to provide a choice of housing types to meet the increasingly diverse housing needs of the population.

The Department has suggested the following initiatives that Council could consider for increasing residential densities within the Shire:

- increase the opportunities for dual occupancy by broadening its use, e.g. remove owner occupancy requirements, permit strata titling, allow two unattached dwellings to be built;
- allow a variety of dwelling types in Residential 2(a) zones, e.g. town houses, villa homes, etc. with a two storey limit and control over density;
- include smaller minimum lot size requirements in new residential areas;
- include provision to permit cluster town and villa housing in all new subdivisions.

The Department has expressed its concern that each Council should act quickly to develop and implement initiatives for increasing residential densities and has requested Council to advise the Department of its attitudes to the initiatives suggested and of the action Council proposes to take to increase densities, either by way of local environmental plans or amendments to its policies.

Comments on Urban Consolidation Policy

It is considered that the basic reason and objectives behind the Government's policy on urban consolidation are valid. However, it appears that the policy is mainly aimed toward the established areas of Sydney closer to the city centre where population is declining in favour of the outer growth areas. By increasing the densities in these areas efficient use can be made of existing physical and social infrastructure, including essential services, schools, health centres and community facilities.

Within Hawkesbury Shire there is some scope for implementing the urban consolidation policy. Some demand does exist within the Shire for medium density housing. Over the past six months Council has supported five requests for draft local environmental plans to permit medium density housing on sites in Richmond and North Richmond.

As stated, the Department has suggested certain initiatives which Council could consider for increasing residential densities. Regarding these initiatives it is considered that:

- broadening the use of the dual occupancy policy by permitting strata titling and allowing two unattached dwellings to be built is against the spirit of the policy. In addition, provisions exist within the current planning instruments that apply in the Shire for Residential Flat Buildings Class "A", which contain two units and these may be strata titled. Class "A" buildings appear to be an acceptable form of housing within Residential 2(a) zones and, in most cases, few objections have been raised to development applications for such buildings. Regarding the removal of the owner occupancy requirements of the Dual Occupancy Policy, it is considered that this would be worthwhile as the requirement is unnecessary and difficult to implement;
- allowing medium density housing types in most of the residential zones on vacant land with suitable lot size is considered acceptable. However, the majority of residential areas contain reasonably new housing stock and are not suited to redevelopment. In some areas there is a demand for lower density detached housing and, therefore, it is considered that some areas should be retained for this type of development;

- the inclusion of smaller minimum lot sizes is generally supported with proposals currently being prepared by the Planning Department. There is a problem in defining small lot sizes and subsequently wishing to allow either detached or medium density housing thereon. Council recently experienced such a situation in Hobartville with a proposal to allow a two unit development on a single lot only suitable for a single residence;
- the inclusion of provisions to permit cluster town and villa housing in all new subdivisions is not practicable within small sites being subdivided. However, consultations with the Department are currently in progress regarding a suitable design method for medium density housing within all residential areas of the proposed releases.

Suggested Actions for Council's Implementation of the Policy

Investigations have been made into the possibility of rezoning land to permit villa and town house type development in Windsor, Richmond and North Richmond. These areas are the most established residential localities in the Shire and have adequate existing services to cater for medium density development.

Windsor

The following parcels of land are suitable for redevelopment -

- (a) generally land fronting George Street to the north west and south east between Richmond Road and Brabyn Street and including some allotments fronting Richmond Road and Brabyn Street;
- (b) land bounded by Cox Street, Bell Street, Church Street and the railway line;
- (c) land bounded by George Street, Bell Street, Macquarie Street and the railway line;
- (d) land fronting Macquarie Street to the north west between Bell Street and Campbell Street;
- (e) generally land bounded by Church Street, Campbell Street, George Street and James Street exclusive of McLeod Park.

These parcels of land are suitable for redevelopment because of the age of the existing buildings and proximity to services, i.e. railway station, commercial area and school. In addition, the land fronting Macquarie Street is capable of providing rear access to the sites by way of laneway parallel to Macquarie Street.

Richmond

The following parcels of land are suitable for redevelopment:

- (a) land to the rear of properties fronting March Street to the south west between Chapel Street and Bosworth Street;
- (b) land to the rear of properties bounded by March Street, West Market Street, Lennox Street and Bosworth Street;
- (c) land to the rear of properties bounded by March, Moray, Lennox and Paget Streets.

These parcels of land are suitable for redevelopment because they consist of vacant land to the rear of established dwellings. The allotments concerned are all large narrow lots and would be suitable for comprehensive redevelopment of low profile medium density housing.

This form of development would cause little change to the character of the residential streetscapes of Richmond and would provide an alternative type of design of medium density housing. Some form of access to the land would be required through an allotment fronting a street. Extension to the existing medium density zones has not been suggested because there are still many allotments within the existing medium density zones that are capable of redevelopment. The suggested parcels of land are in close proximity to services such as schools, the commercial area and the railway station.

North Richmond

At present there are no existing medium density zones in North Richmond. With water and sewerage services now available the following parcels of land are suitable to redevelopment :

- (a) land fronting Riverview Street to the south west between Pitt Lane and Grose Vale Road;
- (b) land fronting Bells Line of Road and Charles Street and including land fronting Grose Vale Road and one allotment fronting William Street;
- (c) generally land fronting William Street to the north west of Charles Street and south east of Campbell Street;
- (d) generally land fronting William Street to the south west and land fronting Elizabeth Street to the north west, north of Charles Street.

These parcels of land are suitable for redevelopment because the majority of land is vacant and the remainder is dominated by old housing stock. The land is in close proximity to services such as the commercial area and North Richmond Public School.

The likely increase in dwelling stock resulting from the proposed rezoning of the above areas would be approximately 820 when fully developed, based on a population density of 125 persons per hectare.

Plans of the above proposals will be displayed at the meeting.

Council may also consider increasing the permissible density for medium density housing within the existing and proposed zonings allowing this type of development. Under the Windsor Planning Scheme Ordinance the existing density for Residential Flat Buildings Class "B" is one flat per 250sq.m. of site area, or 100 persons per hectare. For residential buildings other than Class "A" or "B" the existing density is one flat per 150sq.m. of site area, or 167 persons per hectare.

It is considered that there is some scope for increasing the density of developments, especially for Class "B" buildings. It is suggested that the density of Class "B" buildings may be increased by 25% without adversely affecting the quality of the existing residential environment. At this density the residential amenity of towns and villages can be attained providing that adequate controls are made for the design and landscaping of the development.

The existing density controls for residential flat buildings other than Class "A" or "B" are considered to be adequate for the Shire. In terms of demand gauged by the number of draft local environmental plan proposals, this type of development is not the most preferred medium density housing type. Regarding the residential character of the Shire's towns, this type of development may tend to detract from the scale and amenity of the rural character and historical nature of the Shire. Whilst it is recognised that Council should provide opportunities for this type of development, it is considered that the existing controls are more than adequate.

The likely increase in dwelling stock resulting from an increase in the density of Residential Flat Buildings Class "B" in existing zones has not yet been calculated.

The Planning Department is currently reviewing the existing provisions within Council's policy for the erection of medium density housing. It is proposed that the review would incorporate the proposed changes to the existing density controls and would include more detailed attention to the design of developments.

It is considered that the proposed policy should give more attention to the aesthetic merits of a design so that new developments can blend with the existing character of residential areas. The following aspects are currently being considered for inclusion in the proposed policy:

- (a) more detailed attention given to the design of parking areas and driveways. Driveways can have a significant effect on the overall appearance of a development, determined by the amount of hard paving, the type of material used, the length of long straight driveways and the treatment of landscaping near driveways;
- (b) the introduction of requirements relating to access to sunlight, protection of privacy and freedom from noise, both within a development and on adjoining properties. It is considered that a design should give adequate attention to these features which are important to the enjoyment of our residential environment. By introducing specific requirements, medium density housing may be designed to minimise the possible adverse effects caused by the close concentration of housing.
- (c) more detailed requirements for landscaping of a site and private courtyards. It is generally agreed that landscaping is the most important non-building design feature which affects the appearance and aesthetic quality of a development. Landscaping can work to enhance a building's design and it can conceal poorer features such as driveways, parking areas, etc. Landscaping of the site and private courtyards can promote the protection of privacy by screening open space and living areas. Landscaping can be used as a noise buffer and can be effectively used in attempting to create a controlled climatic environment, e.g. wind buffers, shading, etc.
- (d) the policy should incorporate requirements to enable the preservation and enhancement of historic buildings and sites. This would include requiring a development to be designed in a manner that would not detract from the historical nature of any nearby historic buildings.

It is advised that the Land Commission is currently producing a policy for medium density housing which is expected to be published shortly. It is considered that this policy should be reviewed prior to the completion of a policy for the Shire.

Conclusion

Council has been requested to advise the Department of Environment and Planning of its attitude toward the suggested initiatives and of the action Council proposes to take to increase densities either by way of local environmental plans or amendments to Council's policy. The Department has also requested that Council advise the likely increase in dwelling stock that will result from Council's proposed actions. The Department wishes to be advised of Council's proposed action by early June in order to leave sufficient time for the Department to respond to the Government by the end of June.

Recommendation

It is recommended that Council take the following steps to implement the State Government's policy on urban consolidation:

- investigate the preparation of local environmental plans to permit the erection of villa and town house type development (Residential Flat Buildings Class "B") on parcels of land specified in the above report;
- investigate increasing the density of medium density housing in the existing and proposed zones permitting Residential Flat Buildings Class "B";
- resolve to prepare a draft local environmental plan to remove the requirements regarding owner occupancy included in Sydney Regional Environmental Plan Nos 1 & 2 - Dual Occupancy;
- review the existing policy for the erection of medium density housing.

The Department of Environment and Planning be advised of Council's actions and attitudes including the likely increase in dwelling stock as indicated in the above report.

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

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 BI-CENTENARY PARK COMMITTEE MEETING held in the Council Meeting Room on Tuesday, 25 May, 1982, at 7:00 PM

Present: Councillors G. Michael and I. McEwan; Messrs. C. Todd, R. Cambridge, J. Milne and R. Gilmore.

Apologies: Councillor P. Dunn; Messrs. R. Miller and C. Hamilton.

Minutes of Last Meeting: Moved by Councillor I. McEwan and Messr. C. Todd that the Minutes of the Meeting on 5 April, 1982, be accepted as a true and accurate account. Carried.

Correspondence:

Outward: Hawkesbury Shire Council - Letter to Chairman State Rail Authority, acquisition of locomotive.

Shire President - Letter to Deputy Chief of Air Staff, acquisition of Canberra aircraft.

Letter to New South Wales Council Australian Bi-Centennial Authority regarding park development.

Letter to Principal Hawkesbury Agricultural College and Officer Commanding Richmond R.A.A.F. Base regarding appreciation assistance at tree planting.

Letter to Council regarding display of locomotive "Pansy".

Inward: Year of the Tree Committee in reply to invitation to be present at tree planting offering publicity of Committee's action in their publication.

Hawkesbury Branch Combined Pensioners Association seeking to plant tree and erect plaque in park. Resolved that they be invited to join in the next tree planting programme, but the proposals do not envisage provision of plaques to record the planting of trees.

Secretary's Report:

Copy attached to Minutes.

RESOLVED THAT (a) that the proposed facility for a truck parking bay adjacent the "Rest-a-While" be deleted from the plan.

(b) that Horticultural Sub-Committee proceed with the preparation of a plan for the next tree planting scheme to be undertaken this coming spring.

(c) that Council be requested to investigate lighting of the area and provision of underground ducts in the car park at the "Rest-a-While".

(d) that development of the Children's Playground be given a low priority.

(e) that the report be received.

General Business:

Enquiry current position of notice board.

Enquiry deterioration of wire cable being used for fence.

Date of Next Meeting:

Tuesday, 29 June, 1982, 7:00 PM, at Council Chambers.

Meeting terminated at 8:40 PM.

Chairman.

Minutes of the Meeting of the Hawkesbury Shire Tourism Committee held in the Council Chambers, Windsor, on 1st June, 1982, at 7.35 p.m.

PRESENT : Councillor C. Sullivan, Chairman, Councillors E.A. Buttsworth, J.J. Horrex, I.T. McEwan, R.F. Rotherham, Mrs. M. Bromley, M. Dean, Messrs. G. Edds, A. Hendrikson, R.L. Rose and the Tourist Promotion Officer.

ITEM 2 : APOLOGIES

Apologies were received from Councillor J.E. Nicholson, Mr. B. Murray, Mrs. M. Overmyer and Mr. M. Panic.

Mrs. M. Bromley was nominated to attend as the Hawkesbury District Tourist Association representative in Mrs. Overmyer's absence.

RESOLVED on the motion of Councillor McEwan seconded by Councillor Horrex that the apologies be accepted.

ITEM 3 : CONFIRMATION OF MINUTES

RESOLVED on the motion of Councillor McEwan seconded by Councillor Buttsworth that the minutes of the previous Hawkesbury Shire Tourism Committee Meeting held on Tuesday 4th May be accepted.

ITEM 4 : BUSINESS ARISING FROM MINUTES

4.1 Sydney Convention & Visitors Bureau

Mr. Collin Barnes, Executive Director of the Sydney Convention & Visitors Bureau addressed the meeting.

RESOLVED on the motion of Mr. Rose seconded by Mr. Edds that a letter of appreciation be sent to Mr. Collin Barnes for addressing the meeting.

4.2 Advertising for 1982 Tourist Information Booklet

4.3 Replacement of Tourist Maps in Windsor and Richmond

RESOLVED on the motion of Councillor Horrex seconded by Mrs. Dean that reports on Items 4.2 and 4.3 be received.

4.4 Hawkesbury Song Competition

RESOLVED on the motion of Councillor Horrex seconded by Mrs. Dean that discussion of this Item be deferred.

ITEM 5 : CORRESPONDENCE

5.1 Hawkesbury Shire Council

5.2 Australiana Pioneer Village

5.3 Hawkesbury Shire Council

5.4 Hawkesbury District Agricultural Association

RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the correspondence be received.

ITEM 6 : TREASURER'S REPORT

As the Treasurer was absent, no report was tabled.

ITEM 7 : TOURIST PROMOTION OFFICER'S REPORT

7.1 Minutes of the Executive Meeting of the N.S.W. Council of Tourist Associations

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

7.2 1982 Tourist Information Booklet

MOVED by Councillor Horrex seconded by Mr. Edds that the 1982 Tourist Information Booklet be produced along similar lines to "The Paddington Book" with 48 pages, 50,000 copies and a spot colour on 16 pages and that the Tourist Promotion Officer obtain further estimates, formulate a costing for advertisements and approach local businesses for advertising support.

An amendment was moved by Councillor Rotherham seconded by Mr. Rose that the format of the booklet be along similar lines of the old Canobolas Country Visitors Guide.

The amendment was put and lost.

THE MOTION WAS PUT AND CARRIED.

7.3 Walking & Driving Tour Brochures

7.4 Tour Operator's Manual

7.5 Outer Sydney Region Tourism Promotion Committee Meeting

RESOLVED on the motion of Councillor McEwan seconded by Mr. Rose that the reports on Items 7.3, 7.4 and 7.5 be received.

ITEM 8 : GENERAL BUSINESS

RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the Hawkesbury Shire Tourism Committee become a member of the Sydney Convention & Visitors Bureau.

RESOLVED on the motion of Councillor Rotherham seconded by Mr. Rose that the Tourist Promotion Officer investigate the establishment of supplementary information outlets as is the practice in other areas.

RESOLVED on the motion of Councillor McEwan seconded by Councillor Horrex that Council further investigate the suggestion of Mr. Graham Edds that the Toll House area be considered for development as a special tourist attraction including the historical sites, a recreation area and a tourist information centre. The previous investigation by Council's Planning Department only covered use of the Toll House itself as a tourist information centre.

RESOLVED on the motion of Councillor Horrex seconded by Mr. Edds that the Tourist Promotion Officer investigate the possibility of a one day seminar to foster local awareness of the value of tourism.

ITEM 9 : DATE OF NEXT MEETING

Tuesday 6th of July was confirmed as the date of the next meeting.

The meeting closed at 10.20 p.m.

Submitted to and confirmed at the meeting of the Hawkesbury Shire Tourism Committee held on 6th July, 1982.

Chairman

MINUTES OF MANAGEMENT EXECUTIVE COMMITTEE MEETING held on
WEDNESDAY 12 MAY 1982

PRESENT: Shire Clerk - Mr. R.L. Rawson; Deputy Shire Clerk -
Mr. R.G. Hillyard; Health Surveyor - Mr. J. O'Grady;
Shire Engineer - Mr. R.F. Cranston; Shire Planner -
Mr. G. McCully.

SHIRE CLERK

(a) Corporate Plan

General discussion took place concerning the preparation of the Corporate Plan and the progress that had been made.

DEPUTY SHIRE CLERK

(a) Secretarial Studies Review

General discussion took place concerning the Secretarial Studies Review being undertaken and a copy of the notice regarding submissions was placed on the Notice Board.

(b) Emergency Fire Plan

Discussion took place concerning the Emergency Fire Plan and it was agreed that this be submitted to the next Ordinary Meeting of Council.

(c) Management Executive Agenda

Discussion took place concerning the preparation of Management Executive Agendas and it was agreed that the Agenda be submitted on the Monday prior to the meeting and that all matters should be referred to DSC's Secretary by mid-day on the previous Friday.

R.G. HILLYARD

MINUTES OF THE JOINT COUNCILS' RIVER ADVISORY COMMITTEE
MEETING HELD AT THE COUNCIL CHAMBERS, PENRITH ON FRIDAY,
30TH APRIL, 1982 AT 10.30 A.M.

PRESENT: Hawkesbury Shire Council

Clr. Frank Henry
Mr. J. R. Gilmore
Deputy Shire Engineer
Mr. R. Clifford
District Health Surveyor

Penrith City Council

Ald. B. King
Mayor
Ald. R. Kluin
Mr. B. B. Long
Town Clerk
Mr. N. Dickson
City Engineer
Mr. A. Hawkins
City Health Surveyor
Mr. A. Stoneham
Deputy Chief Town Planner

At the invitation of the Committee representatives of the Metropolitan Water Sewerage and Drainage Board, the State Pollution Control Commission and the Hawkesbury Agricultural College were present.

a) Preservation of Water Quality

Dr. R. J. McDonald from the State Pollution Control Commission spoke on the results of the study "Health Aspects of Faecal Contamination in the Upper Hawkesbury River" and also on the progress of the Commission's water pollution control study.

Dr. McDonald said that all field work for the Commission's water pollution control study had been completed and the report was now in the final stages of drafting. He said it should be available within the next two months or so.

Mr. Brent Powis and Mr. Tony Hazzard of the School of Food Sciences, Hawkesbury Agricultural College addressed the meeting on the results of their study of ailments among swimmers. They said that because of the limited funding it was only a preliminary study but it showed that the chance of getting ailments increased with swimming. They said that swimmers got more ear and eye ailments than non swimmers and American studies showed that swimmers got other ailments as well.

Mr. Powis and Mr. Hazzard said that future studies were needed elsewhere in the Hawkesbury River system. They said their study had focused on the sandy beach at Windsor but they also carried out some investigations into ailments among people with home swimming pools and people who were using public swimming pools.

This is Page No. 1 of the Minutes of the Joint Councils' Advisory Committee Meeting held at the Council Chambers, Penrith on Friday, 30th April, 1982

Minutes of the Joint Councils' River Advisory Committee
meeting held at the Council Chambers, Penrith on Friday,
30th April, 1982

They said that as the study grant only allowed one year of investigations they could not draw any solid conclusions.

The Committee noted that Mr. Powis and Mr. Hazzard would contact the Town Clerk of Penrith to discuss further with him the circumstances under which it would be possible to continue studies and what would be involved.

b) Handling of Flood Emergencies

This matter was not discussed at the meeting.

c) Flood Plain Management

The Committee noted that no reply was received to its request for the date when the Flood Plains Management Strategy Report would become available.

The City Engineer of Penrith said that the report outlining flood works needed in the Hawkesbury Valley had been received. He said that individual Councils must determine priorities for forwarding to the Public Works Department.

d) Preservation and Improvement of the Recreational
Qualities of the River.

This matter was not discussed at the meeting.

d) Handling of Planning matters relating to the River System

This item was not discussed at the meeting.


B. B. Long
Town Clerk
Penrith City Council

This is Page No. 2 of the Minutes of the Joint Councils' Advisory
Committee Meeting held at the Council Chambers, Penrith on
Friday, 30th April, 1982.

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

WILBERFORCE COUNCIL CHAMBERS COMMITTEE MEETING

TUESDAY 15 JUNE 1982

HAWKESBURY SHIRE COUNCIL

Council Chambers
WINDSOR NSW 2756

10 June 1982

Mr. G.M. McCully

Dear Sir,

You are hereby requested to attend a Meeting of the Wilberforce Council Chambers Committee to be held in the Council Chambers, Windsor on TUESDAY 15 JUNE 1982 commencing at 4.00 p.m. for the transaction of the following business:

1. Shire Clerk's Report
2. Inspection of Building

Yours faithfully,



R.L. RAWSON
Shire Clerk

Minutes of the first meeting of the Wilberforce Council Chambers Committee held at the Council Chambers, Windsor on Thursday, 22nd October, 1981 commencing at 2.30 p.m.

PRESENT : Councillor B.E.Brown, President and Councillors P.A.Dunn, E.A.Buttsworth, I.T.McEwan, G.G.Michael and the Shire Clerk.

The following recommendations were passed as resolutions of the Committee :

The Committee RECOMMENDS that in principle, Council retain the Council Chambers land and buildings at Wilberforce for public use, the President and Shire Clerk be authorised to bring forward a further report regarding :

1. The establishment of a Neighbourhood Centre Committee to manage and operate the former Council Chambers for public use,
 2. The use of portion of the building for a Pre-School Centre, and
- the President and Shire Clerk have discussions with interested community groups.

The meeting terminated at 3.25 p.m.

Submitted to and confirmed at the meeting of the Wilberforce Council Chambers Committee held on 15th June, 1982.

..... President

SHIRE CLERK'S REPORT

A detailed investigation has been made to determine the most effective overall use of the former Colo Shire Council Chambers at Wilberforce.

As Councillors will be aware, the downstairs area formerly the Council Chamber has been converted and is currently used as a Pre-school.

The upstairs area of the Council Chamber is at present used by:

- (a) National Parks & Wildlife Service (formerly Health Dept area)
- (b) Bush Fire Control (formerly Bush Fire area plus rates and debt recovery area)
- (c) L.E.R.N. (formerly Computer Room)

1. National Parks & Wildlife Service

This area is leased for a period of 2 years from 1.1.81 with an option for a further 2 years.

2. Bush Fire Control

The area utilised by the Bush Fire Control was formerly occupied by the Rates Section and Debt Recovery Sections.

3. L.E.R.N.

The area presently used by L.E.R.N. is not sufficient to enable display of material and the allocation of another area within the building at Wilberforce is essential for the full effectiveness of this work to be appreciated.

Outbuildings

1. A large shed at Macquarie Street frontage containing 5 bays currently used as follows:

Bay 1	Bush fire equipment and old accounting machines.
Bays 2&3	Bush fire stores.
Bay 4	Headquarters Brigade Tanker and SES mattresses.
Bay 5	Surveyors equipment.

2. Brick building at George Road frontage.

This building is apparently utilised by the Wilberforce Brigade housing their Tanker and equipment.

Electricity

Quotations have been requested for the separate metering of the Wilberforce building to enable accounts for various uses to be issued independently. These quotations unfortunately are not available as yet and any recommendation on separate metering must await these quotations.

Furniture & Equipment

Tenders have been called for the sale of the off-set printer and it is proposed to relocate the compactus unit to the Council Chambers, Windsor. The remaining furniture has been allocated for use - some to the Community Radio Group, some to the Wilberforce Pre-school and the balance will be utilised throughout the building.

Requests for use

1. Wilberforce Play Group

This Organisation has requested the use of a section of the building for the conduct of their activities. This Group advise that they meet on Wednesdays and Thursdays at present for a full day and their attendance is usually in the vicinity of 10/15 mothers with an average of 20/30 children.

An inspection was held with representatives of this Group and the area indicated on the attached plan, formerly used by the Engineering Department and Surveyors, appears to be most suitable. One of the main criteria for this area was the ready access to toilet facilities.

2. Discussions have been held with representatives of the Blacktown Technical College and Penrith Technical College concerning possible use of part of the building, however these Organisations have indicated they cannot proceed with any action at this stage.
3. Requests have been received from local Organisations i.e. sporting groups and the Park Committee for use of an area for meetings etc.

Security

If other areas of the building are to be utilised, it will be necessary for some works to be carried out to ensure the areas are secure.

Costs

To enable the building to be utilised as recommended, it will be necessary for some minor works and relocations to be carried out and the cost of these has been estimated at \$7,750.

Conclusion

The floor plan layout of the Wilberforce building is not conducive to the most beneficial allocation of the area for uses. There is a lack of security to enable areas to be allocated and secure without work being undertaken.

The areas of the building not utilised at present may be able to be leased for other uses however the demand for leased property in the Wilberforce area is very poor and the possibility of leasing these areas seems extremely remote.

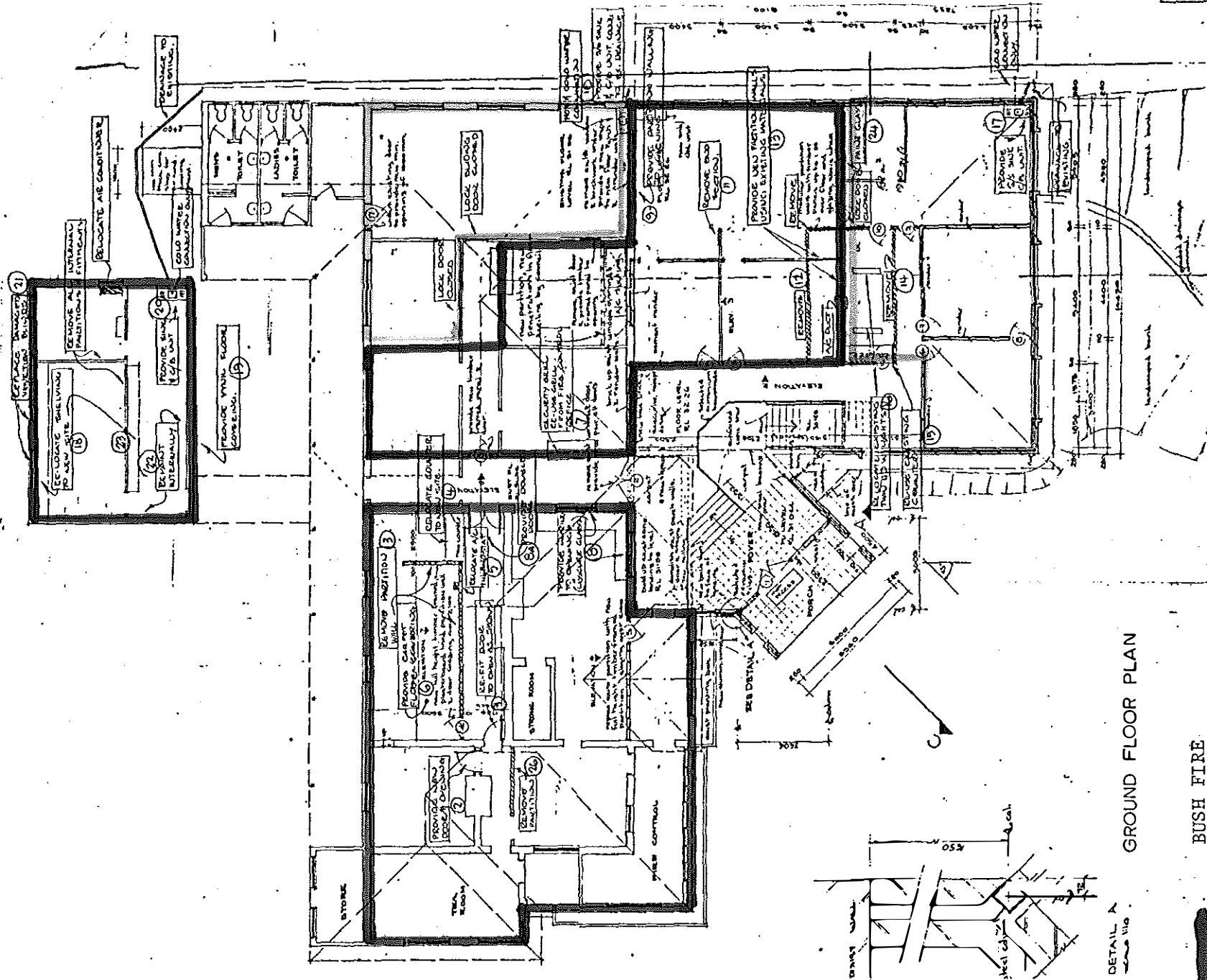
Conclusion (contd)

The proposal suggested as indicated on the attached plan provides for the total utilisation of the building and it is therefore recommended.

The area occupied by L.E.R.N. is inadequate for the present operations and as can be seen this very valuable service is expanding and serving a greater number of residents. There is a need in the Shire for private study facilities for external students from various colleges and the facilities at Wilberforce would be ideal for this purpose.

Recommendations

1. An area at Wilberforce building to be allocated to the Wilberforce Play Group as indicated on the attached plan.
2. Additional accommodation to be made available for L.E.R.N. and relocated.
3. The former Computer room to be allocated for use for public meetings.
4. The National Parks & Wildlife Service to be relocated as indicated on the plan and the area presently occupied by them be allocated to the Bush Fire Control Centre for a Conference and Training Room
5. Demolish the old brick building at the George Street frontage presently housing the Wilberforce Brigade and this Brigade to be allocated a bay in the shed at the Macquarie Street frontage.
6. Separate metering of electricity to be carried out subject to satisfactory quotations being received and funds available.
7. Works required as indicated be carried out.



GROUND FLOOR PLAN

BUSH FIRE

COMMUNITY USE - PUBLIC MEETINGS ETC

L.E.R.N. - STUDY AREAS

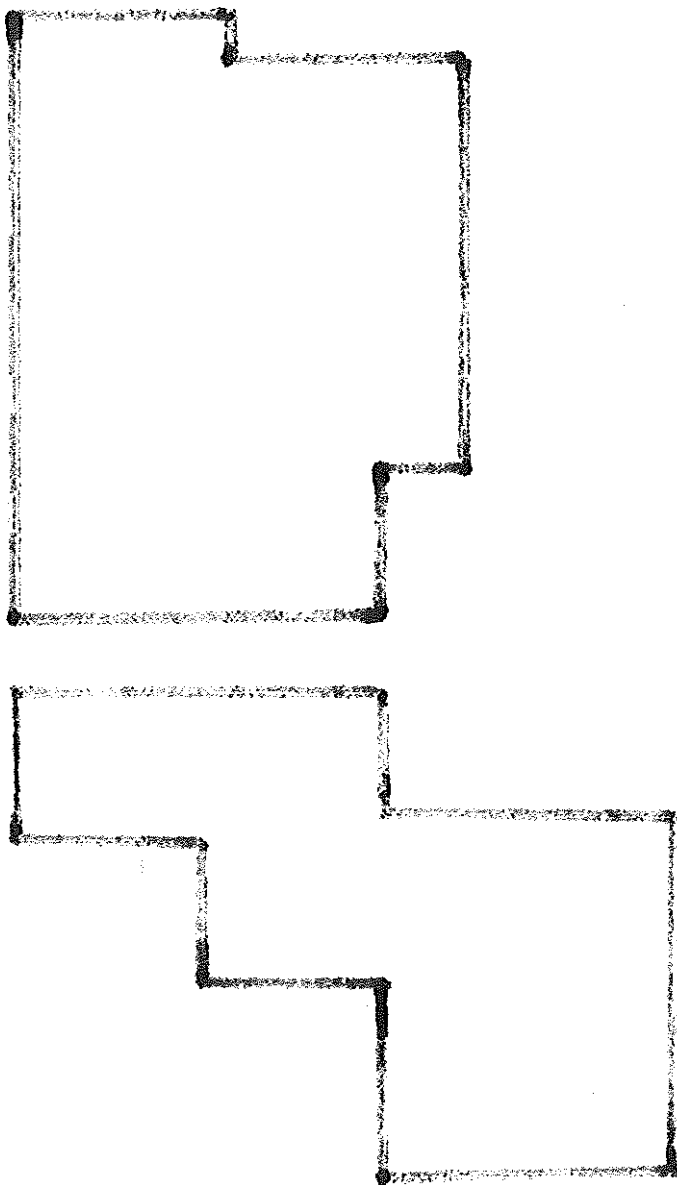
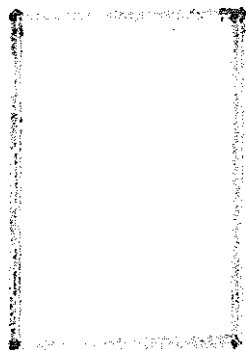
NATIONAL PARKS & WILDLIFE SERVICE

WILBERFORCE PLAY GROUP

WILBERFORCE OFFICE
PROPOSED ALTERATIONS

NOT TO SCALE

111



letter for party in old area.

J.V. drainage - Rich Rd. N.A. S.E.
- N.R. 184 well. S.E.
P.B. - founds loc. to Road. S.E.
- Page St - Union. S.E.

doors of flat buildings "A."
"B."

J.A. - state sitting industrial units. S.P. for front sheet - Sheir family.
- state I works. - S.E.

A.K. - Han St. S.E.
- B.M.X. Road. S.E.

I.M. - Wilburton & F. Shed. S.C.
- Goldie. S.P.
- Fitted S.P.
- extractors Kade Liniment. S.P.
- car park speed bumps. S.E.
R.A. - bins marked/acid sp. H.S.
- power supply - emergency centre. S.E.
C.S. - Hemtong Rd. - gravel. S.E.
R.R. - Lloyd / Laidley / 100th St. S.P.
- Cedar Ridge Rd. - land. S.C.
P.B. - Baker St property.

Francis Ross Vides - use of current water.
- Pass table

