

Hawkesbury Shire Council

BUSINESS PAPER

9/3/82

NOTICES OF MOTIONS

ORDINARY MEETING - 9th MARCH, 1982

By Councillor R.F.Rotherham
Councillor P.A.Dunn

1. That the Shire Planner be asked to report on the desirability of establishing an industrial zone between Glossodia and North Richmond to provide local employment opportunities for the anticipated increase in population.

By Councillor A.L.Knight

2. That an approach be made through the Local Government Association to request the New South Wales Government to raise the pensioner rebate subsidy substantially above the present threshold.
3. That a report be brought forward indicating costs to Council in granting pensioner rebates in future years, to various levels above the present Government subsidy levels.

.....

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 9TH MARCH, 1982

SECTION A - LETTERS FOR ATTENTION

A1. HAWKESBURY ZONE COMBINED HIGH SCHOOLS SPORTS ASSOCIATION - USE OF COUNCIL LOGO. C50.

Applying for use of the new Hawkesbury Shire Logo, on behalf of the newly formed Hawkesbury Zone consisting of Colo, Richmond, Riverstone and Windsor High Schools, and if Council is agreeable a copy of the logo.

(S.C.: It is understood that it is the practice in some other Local Government areas for the Council logo to be used to recognise the area for various groups and organisations.)

IT IS RECOMMENDED THAT Hawkesbury Zone Combined High Schools Sports Association be granted approval to use the Hawkesbury Shire Council logo.

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

Advising that at the Annual General Meeting of the above Committee Messrs. Stewart Lowe and Joseph Romano were nominated as additional members of the Committee and submitting their names for Council's ratification.

(S.C.: Colo Shire Council appointed a Committee under Section 527 for care, control and maintenance of the Lower Portland Cemetery and this Committee has carried out an excellent job.)

IT IS RECOMMENDED THAT Messrs. Stewart Lowe and Joseph Romano be appointed to the Committee.

A3. HAWKESBURY SHIRE TOURISM COMMITTEE - EXHIBITION. C40.

Advising that the above Committee is arranging an exhibition of Australian Colonial Portraits and Marine paintings for Heritage Week 22nd to 28th March, 1982 in the Art Room of the Windsor Community & Cultural Centre. At the meeting on 2nd February the Committee resolved inter alia that an admission fee be charged of \$2.00 per adult and 50 cents per school age child and that on opening night when wine and cheese will be provided the fee be \$3.00 per person.

S.C.: IT IS RECOMMENDED THAT the charges be approved.

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

Advising that on the 27th and 28th March, 1982 a programme of activities has been arranged at the Court House for Heritage Week and requesting permission for a procession to commence from the Court House at 12 noon on Saturday, 27th March, and proceed via Arndell Street, George Street, Thompson Square, The Terrace and Holland's Car park, then via New Street to George Street and back to the Court House.

9/3/82

Stating that the procession will include eight N.S.W Lancers on horseback who will be joined by local pony clubs, Cobb & Co. Coach and horses, sulkies, Scottish Pipeband and Dancers and "Bushrangers and Troopers" at different points along the route. Advising that police permission has been obtained for this procession and requesting Council approval.

S.E.: IT IS RECOMMENDED THAT permission be granted.

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

Advising that at the recent Monthly Meeting of the above Committee it was resolved to elect two additional delegates to this 527 Committee because of the increased interest shown by the Sporting Bodies they represent. Stating that the delegates are Miss J.A. Davison (Hawkesbury Womans' Touch Football Association) and Mr. J. Johns (German Shepherd Dog League) and requesting Council to endorse this decision.

(S.C.: Colo Shire Council appointed a Committee under Section 527 for care, control and maintenance of the North Richmond Park and this Committee has carried out an excellent job.)

IT IS RECOMMENDED THAT Miss J.A. Davison and Mr. J. Johns be appointed to the Committee.

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

"We, the undersigned, wish to submit to you the following for your favourable consideration.

As a result mainly of press coverage in relation to the setting of rates for 1982 by Hawkesbury Shire Council, a public meeting was called for North Richmond residents to air their views on the matter and to discuss ways by which a more equitable situation could be achieved.

The meeting was held at North Richmond Primary School at 7.30 p.m. on the 26th February, which was attended by 170 concerned residents. Also attending were Councillors Knight, Horrex and McEwan. Many points of view were expressed in an orderly fashion, and advice was given by Councillors Knight and Horrex on council deliberations.

Subsequent to these expressions a motion was put, part of which allowed for the election of a committee of five which would represent those people in attendance by way of correspondence, deputations etc. The undersigned form that committee.

The motion was carried with 168 people for the motion and 2 people voting against it. There were no speakers against the motion, nor were there any amendments.

The full motion is as follows:

That a committee of five be elected from the meeting to write on behalf of the people explaining what we think is an inequitable state of affairs to the following:

Hawkesbury Shire Council
Minister for Local Government
The Ombudsman
Mr Rozzoli, MLA Hawkesbury
Mr Cadman, MHR Mitchell

9/3/82

That the committee be empowered by this meeting to initiate correspondence to the bodies stated, outlining our grievance and stating the intention to withhold supply until such times as there is some resolution.

Further that petitions be circulated for signatures to accompany the correspondence and that individuals write independently to the above bodies.

That the committee represent us at any subsequent meeting with Council to resolve the issue.

It was with great concern that the residents of North Richmond read of the proposed sewerage rate increase, which we do vigorously oppose.

There appears to be some confusion as to what this increase represents - reference is made in both publications of the Windsor-Richmond Gazette, 17-24.2.82, as to it being an operating deficiency whilst elsewhere, in the Windsor-Richmond Gazette, on the 17.2.82, Mr. Rawson is quoted as saying that the increase serve to offset both loan and operating deficiencies. We feel that this situation should be clarified as surely the loan on capital works should remain reasonably stable whilst operating deficiencies are a completely separate issue.

In relation to the operating figure, we believe that we are not morally liable for this as it has not been officially communicated on paper to Council.

We believe that we are not responsible in any way for the \$434,450 claimed by the Board to be outstanding capital cost and urge Council to resist this strongly. Also, we believe that the operating deficiency figure is highly questionable and request Council to withhold any payments due in this matter regardless of interest accrued, until a full breakdown of the figures is received from the Board.

We respectfully request that you contemplate our objections and suggestions favourably and would appreciate the opportunity to discuss them with the Council at the meeting on March 2nd at 5 p.m."

(S.C.: I have been advised by the Vice President of the Metropolitan Water Sewerage & Drainage Board that the question of the additional contribution of \$434,450 will be considered by the Board at its meeting on 10th March. The Board's decision may or may not have an effect on the deficiency in 1980/81.

Upon a decision being made by the Board it is hoped that a letter will be forwarded to the Council within a few days and it is then proposed for the President and Shire Clerk to have discussion with with representatives of the Residents Group. Also providing the letter is received in time it will be submitted to the Finance Committee together with a report, as necessary.)

IT IS RECOMMENDED THAT the Residents Group be advised of the pending decision by the Metropolitan Water Sewerage & Drainage Board and upon receipt of the decision, of the proposed meeting with the president and Shire Clerk and also that the matter will be considered by Council at the next Finance Committee meeting.

9/3/82

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

Requesting an extension of time to 1st September, 1982 to complete the construction of the North Richmond Shopping Centre and advising that they seek the extension as there was a delay in completing the mortgage documents because the title deeds of the Council land had been mislaid. Also stating that there has been a substantial amount of inclement weather during December and January.

(S.C. An extension of time has been granted to 22nd June and the Chief Health and Building Surveyor advises that the construction is 40-50% complete. The Company requires an extension of a little over two months and it is felt that this is reasonable.)

IT IS RECOMMENDED THAT an extension be granted until 1st September, 1982.'

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

Applying for leave of absence from the Special Meeting on 2nd March and Ordinary Meeting on 9th March as he will be absent from Australia on an Accountants Conference in Fiji on those dates.

S.C. - IT IS RECOMMENDED THAT leave be approved.

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

Forwarding an invitation to the Councillors, Shire Clerk, Shire Planner and wives to attend the formal presentation of the Macquarie Towns Preservation Society's second Restoration Awards to be held at "The Doctors House" cellars, Thompson Square on Saturday, 27th March at 8.00 p.m.

S.C. - IT IS RECOMMENDED THAT the Society be advised that Council officers will attend where possible.

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

Extending an invitation to Councillors to attend the 29th Conference of the N.S.W. Branch of the Australian Local Government Women's Association to be held at Hunters Hill from 2nd to 4th April.

S.C. - IT IS RECOMMENDED THAT the invitation be received.

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

Advising that contracts for sale have been exchanged and that they are the purchases of proposed Lot Portion 294 Mileham Street, South Windsor.

Requesting permission to lodge the bank guarantee for the roadworks required in Mileham Street required for the release of the linen plan creating 4 allotments.

Advising that upon establishment of the title they proposed to proceed with the roadworks for the full frontage of the land.

9/3/82

(S.E. - Council in respect to a previous application resolved to enter into an agreement with G.W. Oborn Pty. Ltd. for these works. This would allow for completion of the initial subdivision crating the four allotments and place the new owners to proceed with the further subdivision to create the further 34 allotments.)

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

9/3/82

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MR. G. SMITH, PRINCIPAL INVESTIGATION OFFICER FOR THE OMBUDSMAN - COMPLAINT BY J.R. & A.S. ROSS. DA32/80.

Advising that after careful consideration of all the information available in relation to the complaint received from J.M. Smail & G.P. Rhodes & Co. on behalf of Mr. & Mrs. J.R. & A.S. Ross of Claremont Crescent, Windsor he has now discontinued his investigations into this complaint.

B2. AUSTRALIAN AIR LEAGUE - APPRECIATION. A7.

Conveying thanks for the donation of \$100 to assist in the formation of the Richmond Squadron of the Australian Air League.

B3. MUNITIONS FILLING FACTORY - APPRECIATION. C51/3.

Commending the staff at the Community and Cultural Centre for the service they provided at their function and stating that a wonderful night was held by all due to the very high standard of service. Also stating that the establishment would be a credit to anyone and their committee would have no hesitation in recommending it.

B4. SISTER E. SIMMONDS, BABY HEALTH CENTRE, WINDSOR - APPRECIATION. A5.

Conveying thanks for the provision of a reverse cycle air conditioning unit in the baby health centre.

B5. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT TO CLAUSE 7 OF ORDINANCE NO. 68 (CEMETERIES AND BURIALS) UNDER LOCAL GOVERNMENT ACT, 1919. C44/1.

Referring to an amendment to Clause 7 on 5/12/80 on the recommendation of the Health Commission to discontinue the requirement that a body interred in a vault need be enclosed in lead and that such a body need only be hermetically sealed in a metal casing. Stating that the Health Commission has subsequently informed their office that the health implications of Clause 7 have been further reviewed and as a result the above clause has been amended by proclamation in the Government Gazette of 22/1/82 to read:

"7. A person shall not cause or suffer any body to be interred in a vault unless the body is first embalmed, the embalmed body is hermetically enclosed in lead without any viewing panel being inserted in the lead enclosure and the whole is enclosed in a coffin".

9/3/82

B6. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3437 -
DELEGATIONS PURSUANT TO SECTION 530A OF THE LOCAL GOVERNMENT ACT. C44/1.

Referring to delegations of authority and advising Councils to ensure that they are worded correctly.

B7. MR. PETER COX, MINISTER FOR TRANSPORT - USE OF FERRIES. F81/1.

Referring to representations on behalf of Mr. and Mrs. Pearson of Wisemans Ferry and residents north of the Hawkesbury River at Wisemans Ferry who are seeking an amendment to the Motor Traffic regulations to provide for a priority system for local residents for the use of ferries operating in the area. Advising that investigations by the Traffic Authority have disclosed that whilst delays and lengthy queues do occur it is invariably at long weekends, and there are virtually no delays during other times of the year. Stating that in view of the relatively small number of times a year when delays do occur, the Authority considers that there is insufficient justification at this time to amend the Motor Traffic Regulations to give local residents priority access to the ferries.

B8. MARRICKVILLE MUNICIPAL COUNCIL - BOARD OF FIRE COMMISSIONERS' LEVY.
F83/1.

Expressing concern at the level of increases in contributions to the Board of Fire Commissioners' being required from Local Government, and stating that the increases over and above the maximum permissible rate increase places an intolerable financial burden on Councils. Seeking support of the view that levies imposed on Local Government by statutory authorities such as the Board of Fire Commissioners should be abolished in accordance with previous Government undertakings or should not exceed as a percentage increase the percentage increase allowed by the Government for additional income through rates each year. Requesting support by representations through local State Parliamentary representatives.

B9. JACK STAFFORD - REMOVAL OF BARRIERS ACROSS ROAD. M130/3.

Expressing appreciation that the fences erected across M.R. 570, adjacent to Lot 1, D.P. 576032, have been removed.

B10. NATIONAL PARKS & WILDLIFE SERVICE - SERVICE INVOLVEMENT IN LOCAL
ENVIRONMENTAL PLANNING. N140.

Referring to the responsibilities of the Service under the National Parks and Wildlife Act 1974 in relation to the Environmental Planning and Assessment Act, 1979. Outlining areas of interest and responsibility for the Service in relation to local environment planning. These are:

1. Aboriginal sites.
2. National Parks, Nature Reserves, Historic Sites and Aboriginal Areas.

9/3/82

3. Areas of environmental/scenic significance:

- (a) New area proposals of the National Parks and Wildlife Service.
- (b) Estuarine Wetlands, i.e. mangroves.
- (c) Freshwater Wetlands.
- (d) Islands.
- (e) Water courses.
- (f) Foreshore and sand dune areas.
- (g) Escarpment and other special geological features.
- (h) Special habitats, i.e. rainforest, islands.

4. Wildlife habitat and environmental education areas.

Stating that the Service is pleased to provide relevant information, advice and assistance within the capacity of its district and regional organisation, and is conscious of the need to involve council on matters of common or related interest.

B11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - LOCAL GOVERNMENT ASSOCIATION CONFERENCES - LETTER FROM NORTH SYDNEY COUNCIL. C48/1.

Referring to representations from North Sydney Council and advising that the 1981 Conference had resolved that an Agenda Committee had been formed to deal more stringently with motions. The Agenda Committee has resolved as follows:-

It was agreed that the Agenda Committee would amalgamate like motions and would have the power to refer back to a council, motions either requesting that reconsideration be given to submitting them; or that consideration be given to submitting them in a different form. It was agreed that although the Executive did have the power to exclude a motion from the Conference agenda, that right would not be exercised. The Conference direction was interpreted as meaning that the Agenda Committee would have the right to organise motions in such a way as would produce worthwhile and interesting debate.

B12. D.J. & J. BUTCHER - DEVELOPMENT OF WATER & SEWERAGE AT GLOSSODIA. S200/13.

Stating that they feel that the development of water and sewerage at Glossodia would disadvantage the residents as the community would have to bear the cost, as well as Council's proposal of selling a subdivision and development of 8ha. which have been set aside by Council to aid the growth of Glossodia.

B13. MRS. L. MOHAMMED - RATES. 3303(C).

Protesting against the rate rise in the North Richmond area and stating that if the rates are being brought into line with Richmond and Windsor the garbage service should be also. Stating that they built in North Richmond 10 years ago as the area was within their limits, but now feel they are being priced out of the area. Requesting Council to spend some money on services in the outlying areas.

9/3/82

B14. COUNTRY WOMENS ASSOCIATION OF N.S.W. - APPRECIATION. A5.

Thanking Council for the installation of two ceiling fans in the meeting room, Windsor Baby Health Centre and for the air conditioning unit in Sister Simmond's room.

B15. COOPERS & LYBRAND - COLO SHIRE COUNCIL AUDIT OF ACCOUNTS. A1/11.

Enclosing copy of Auditor's Report for year ending 31st December, 1980.

B16. STEPHEN BAKER - PROPOSED GLOSSODIA SEWERAGE SERVICE. S200/13.

Stating that since sewerage was not initially installed nor proposed in the area a lower market price for land was created attracting buyers who could afford this lower price and not a serviced block. Proposing that Council allow residents to construct a sullage pit with waste from showers, baths and laundry tubs only to be piped into the sullage pits, enabling residents who have on site disposal to remain independant and will incur no unnecessary expense and residents who are on pump out service have the option of erecting a sullage pit. Stating that septic waste that is removed is less in volume and therefore cheaper to remove and easier for Council to dispose of.

(S.C.: A letter has been forwarded to Mr. Baker thanking him for the suggestions put forward and advising that these matters will be considered when a final decision is being made regarding the provision of sewerage to the Glossodia area.)

B17. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 1 DATED 12 FEBRUARY. C44/2.1. Licensing of Amusement Centres.

Seeking specific instances of Councils being unable to properly control and regulate pinball machines and premises with dates and details of instances, and any action taken which failed to alleviate the situation. Stating that the Executives will then consider whether a further approach to the Minister for Local Government is justified to introduce a legislation to give Councils control over amusement parlours and pinball machines.

(H.S. - Sufficient control is available under Section 362 and 363 of the Local Government Act for the control and regulation of premises such as amusement centres and it is believed that separate legislation to allow specific licensing is not necessary.)

2. Collection of Rates of Agents.3. Timber for Bridge Works.

Requesting Councils to let the Association know if any problems have been experienced with delays or excessive prices of ironbark and other bridge timbers which could be attributed to a shortage of the necessary timber.

(S.E. - The Council has full financial responsibility for 31 timber bridges in the Shire. The estimated cost of replacing these bridges with concrete structures is \$2.5m. It is estimated that a replacement programme would occupy a period of some 20 years. No difficulty has been experienced in obtaining the necessary timbers for repairs and replacement in the upkeep of the existing timber bridges however it is anticipated with girders for spans of 9m. will become increasingly difficult to obtain.)

9/3/82

4. Issue of Valuation Notices.

Inviting Councils to comment on the suggested scheme of the possibility of issuing valuation notices with Council's rate notices, where notices would be printed as valuations were recorded, and the notices despatched to the relevant Council prior to the issue of rate notices.

5. Preferential Parking Zones.

Inviting Councils to inform the Association if they are experiencing any difficulties in working with the booklet "Interim Guidelines for the Authorisation of Preferential Parking Zones", so that the Traffic Authority can be advised.

(S.E. - No difficulty has been experienced in relation to preferential parking zones in residential streets.)

6. Standard Specifications for Mechanical Aids.

Stating that Willoughby Council submitted the following motion:

"That the Local Government Association be asked to examine the need, and prepare standard specifications, for mechanical aids and equipment in use by local government throughout New South Wales."

Stating that this would enable manufacturers to supply plant and equipment on a standard basis straight off the production line without the necessity of adding numerous optional items. Inviting Council's comments.

(S.E. - In seeking to confine tenders to a standard specification there are inherent difficulties in that the various manufacturers do not produce identical equipment wherein similar equipment supplied by the various manufacturers will have slight differences in relation to engine performance, transmission, travel speed and performance ratings.

It has been found from my experience that the most desirable system for fulfilling plant requirements is to prepare outline specifications for the equipment required and then to assess tenders on the detailed specifications for the tendered item optional equipment. Whilst this system of tenders does involve a detailed analysis within the parameters of the diverse specification the opportunity is available to make the selection of the most appropriate equipment. An important consideration apart from the mechanical specifications is that of delivery time, availability of spare parts and servicing facilities of the supplier. It is considered that the system currently operating affords Councils the opportunity of selecting the most appropriate equipment offered together with its after sales service.)

7. ACIR Roads Report.8. Flood Prone Lands Seminar.9. Heritage Week 1982.

Advising that the Heritage Week Project Awards will again be held in conjunction with Heritage Week 1982.

10. Guide to Low Cost Country Home Building.11. Airport Local Ownership Plan.12. Use of Commonwealth Dignitaries in Election Photographs.

9/3/82

13. Abolition of Wards and Ridings.

Advising that following a survey on the above matter twenty councils commented, half of which were opposed to abolition; the remaining ten supporting abolition. Stating that at the Executive Meeting it was decided that, in view of the negotiations under way with the state government relating to reconstitution of the Boundaries Commission, the matter be pursued during the course of those discussions.

14. Land and Environment Court.

Requesting Councils to comment generally on the workings of the Land and Environment Court, or on specific instances where they feel inconsistencies have arisen.

(S.P. - Council has not experienced any specific problems with the Court and it is considered that the Association should provide details of the matters concerning the member council prior to any comment being made.)

15. Rate Pegging Legislation.16. Community Services Course: Advance Notice.17. Revision of Bush Fire Procedures.18. Four Term School Year.19. "On the Spot" - Notices for Dog Act Breaches.

Referring to a suggestion of "on the spot" penalty notices for offences against the legislation and advising that in reviewing the legislation, the Executives decided that a period of twelve months should lapse before amendments to the Dog (Amendment) Act were sought.

(H.S. - Hawkesbury Shire Council was among those who made representations for the introduction of "on the spot" notices for dog breaches.)

20. Identification of Council Employees.

Urging Councils to introduce the use of an identification card with a photograph of the employee and clearly labelled with his or her employing authority and signature for members of the staff who are required to enter private property as part of their duties.

(S.C. - Staff are supplied with identification.)

21. City of Sydney Attitude on Amalgamation.22. Planning Law and Practice - A Short Course.B18. THE SCOUT ASSOCIATION OF AUSTRALIA - APPRECIATION. 625-4.

The Committee of the 1st North Richmond Group thanking Council for fulfilling their request for a Tidy-bin and lockable gates on the toilet block on reserve in Campbell Street, North Richmond.

B19. WINDSOR HIGH SCHOOL PARENTS & CITIZENS ASSOCIATION - APPRECIATION. S196/26, A5.

Thanking Council for the preparation of the plan for a bus turning bay to allow buses to turn in Mulgrave Road outside the High School and enclosing a copy of a letter forwarded to the Director of Education, Metropolitan West Region, asking that Council's application to assist in funding this project be urgently considered.

9/3/82

B20. THE KURRAJONG HILLS COMMITTEE - DIAMOND HILL. 68A/424/77.

Enclosing copy of letter forwarded to the Minister of Environment and Planning expressing concern that no definite action has been taken to protect Diamond Hill from mining and stating that the company whose Application to mine was the subject of the most recent Inquiry, Kurrajong Aggregates Pty. Ltd. have been seen in the district, accompanied by a Surveyor, and some survey work has been carried out. Seeking from the Minister assurance that the findings of the Inquiry will be acted on immediately, and that the non-extraction zoning on Diamond Hill will not be altered.

B21. FLOOD MITIGATION EXECUTIVE - MINUTES. F84/7.

Enclosing copy of Minutes of a meeting of the N.S.W. Flood Mitigation Executive held in Sydney on Thursday, 18th February, 1982.

B22. MINISTER FOR SPORT & RECREATION - POOL SAFETY. P179.

Stating that the Minister has drawn Council's attention to the poor quality of water in which several recent drownings have occurred and requesting Councils to co-operate with the Committee in a random testing programme of backyard pools within their respective areas. Further stating that the criteria for this survey is as follows:-

- (i) The pool survey should preferably be carried out on a Monday after a fine weekend, as it is imperative that the pool was used on the preceding days of the survey.
- (ii) The number of private pools surveyed should be up to 5% of backyard pools with a limit of 100.
- (iii) On site tests required are Free Chlorine, Total Chlorine and pH with a D.P.D. test kit.
- (iv) All test results should be recorded on the suggested check list attached.

Upon completion all information should be forwarded to the Inter-Departmental Committee on Water Safety and the results will be returned to all Councils when collated. Seeking Council's co-operation in assisting the Committee in this important investigation.

(H.S.: Arrangements are being made to carry out random testing of backyard pools within the Shire on each Monday following a fine weekend up to and including Monday, 5th April when the information will be forwarded to the Secretary, Inter-Departmental Committee on Water Safety.)

B23. LAND CO-ORDINATION UNIT, J. CRAWFORD, DIRECTOR - ESTABLISHMENT. P160.

Advising of the establishment of the Land Co-Ordination Unit. Stating that the Government has taken a number of actions to maintain the availability of serviced land in this State and has developed programs which will aid the land development process generally. The achievement of these programs will involve the co-operation of a number of State and Local Government agencies. Stating that the Government is aware of the importance of developments in the area to the achievements of its land objectives, and the Director would like to have the opportunity to have early discussions with the Shire Clerk and officers concerning that issue and any problems which are being experienced.

9/2/82

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 23rd February, 1982 commencing at 11.19 a.m.

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

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

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

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

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

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

3. CORRESPONDENCE:

ITEM 1: (File C51/4, T220-3)

CORRESPONDENT: HAWKESBURY SHIRE TOURISM COMMITTEE

SUBJECT: OPENING OF REST CENTRE ON WEEKENDS

Stating that at its meeting on 15th December, 1981 the Committee resolved to ask Council to study the feasibility of opening the Rest Centre/Coffee Shop on weekends.

SHIRE CLERK'S REPORT

Whilst it would be desirable for the Rest Centre/Coffee Shop to be opened on weekends, I feel that the return would not be sufficient to cover the estimated cost of the contract and running expenses. However, I have asked the Tourist Promotion Officer to make a survey at weekends to determine whether there is a need at weekends for an additional coffee shop to be opened as well as the Rest Room and also to approach bus companies who are visiting Windsor at weekends to ascertain their interest in using the Centre.

A further report will be submitted to Council when the investigations have been completed.

Recommendation

The Tourist Committee be advised that the matter is under consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C45, B20-3)

CORRESPONDENT: 1. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY
2. WINDSOR & DISTRICT SCOTTISH PIPE BAND

SUBJECT: FINANCIAL ASSISTANCE

1. Hawkesbury District Eisteddfod Society

Requesting financial aid to assist in funding the Society's annual festival. Stating that the main costs involved are for trophies, printing, advertising and adjudication fees, which have all risen during the past year.

(S.C. - A donation of \$500 was made to the Society in 1981 with advice that an increased provision be considered in 1982. Provision has been made for a donation of \$1,000.)

2. Windsor & District Scottish Pipe Band

Advising that the Band is keen to involve the youth of Hawkesbury in the Scottish Arts, and the Highland dancing troupe has increased to twenty five. Stating that funds are always sought and the Band members are actively involved in fund raising projects, and requesting financial assistance from Council to assist the Band to reach its goals.

(S.C. - In 1981 a donation of \$1,000 was given to the Band. An amount of \$1,500 has been provided for 1982.)

Recommendation

Financial assistance be provided to the Hawkesbury District Eisteddfod Society, \$1,000, and the Windsor & District Scottish Pipe Band, \$1,500.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-9)

CORRESPONDENT: NORTH RICHMOND PARKS COMMITTEE

SUBJECT: FLOOD LIGHTING OF PARK

Advising that the Hawkesbury Sporting Club supplied and erected two electric light poles on the river side of the complex at North Richmond and arranged for the provision of power, the total cost being \$4,280.00 to the Club. Requesting Council to provide two Sunlight Series Floodlights at an estimated cost of \$850.00 to complete the project and enable the introduction of night cricket, touch football and night training facilities.

S.E. REPORT

The Committee have involved expenditure of other funds of \$6,504 in the provision of improvements to the North Richmond Park including spray irrigation equipment for watering of the land leased from the Hawkesbury Sporting Club. Whilst no special provision has been made in the Estimates for 1982 for the expenditure of \$850 for the provision of two flood lights, it is considered that this expenditure enabling night time playing of cricket and touch football as well as football training is a justified expenditure from the allocation of the maintenance funds for public reserves.

Recommendation

Approval be given for the provision of two flood lights at North Richmond Park at an estimated cost of \$850 and such funds be voted from the Public Reserves Maintenance Vote for 1982.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 625-52)

CORRESPONDENT: POWELL PARK MANAGEMENT COMMITTEE

SUBJECT: PROVISION OF TENNIS COURTS AT POWELL PARK

Referring to previous correspondence and requesting Council to make available to the Committee the sum of \$16,000 from the Capital Works Programme to construct a second court or have the existing court sealed and lighted.

S.E. REPORT

Council early in 1981 allocated the sum of \$16,000 from the Capital Works Programme for lighting and sealing of the tennis court at Powell Park. In response to the advice of the allocation the Powell Park Management Committee requested consideration be given to utilising the existing court as a hard court and that the funds be utilised for providing a second, sealed court with lights as an extension on the southern end of the existing court. A survey and design was prepared for the suggestion of the Committee and the proposal is displayed at this meeting on plan No. 203-5. It will be noted that the proposed additional court makes considerable inroad to the available area of Powell Park and occupies a prime site of this park currently utilised for picnicking, served by an existing barbeque. Due to the nature of the terrain and the necessity for adequate sub-soil drainage the estimated cost for the construction of the new court with a sealed colour surface and lighting is \$28,850. Current costs for the provision of a sealed surface on the existing court is \$9,860. The provision of lighting would involve a further \$6,500.

Recommendation

One only court be provided on the Powell Park Reserve and the construction to provide a colour cote sealed surface be implemented and that the provision of lights be subject to available funds on completion of the sealed surface.

COMMITTEE'S RECOMMENDATION

ONE ONLY COURT be provided on the Powell Park Reserve and the construction to provide a synthetic surface be implemented and that the provision of lights be subject to available funds on completion of the sealed surface.

ITEM 5: (File G90)

CORRESPONDENT: THE COUNCIL OF THE SHIRE OF HORNSBY

SUBJECT: WASTE DISPOSAL DEPOT - WISEMAN'S FERRY

Advising that at its last meeting, Council again considered the use and operation of the above depot and resolved:

- "1. Council formally make application to the Metropolitan Waste Disposal Authority seeking the necessary licence to operate the depot.
2. The depot be operated on a three day per week basis, being Saturday, Sunday and Monday between the hours of 7.30 a.m. and 5.00 p.m., and the necessary personnel and plant be engaged for that period.
3. That the joint funding contribution for the year 1982 be \$7,500 per Council wishing to participate subject to the amount being reviewed at the termination of the contributing year having regard to assessment of the income and expenditure.
4. That ratepayers and residents of the contributing Council be allowed to dump waste matter free of charge and that all other persons using the depot be charged with a minimum of \$2.00 and that this fee shall be applied to all persons who do not appear on a copy of the current Roll of Electors of the contributing Councils or who cannot beyond reasonable doubt satisfy the depot controller as to their residential bona fides.
5. That effect be given to items 2 and 4 as on and from 6/2/82."

HEALTH SURVEYOR

Council will recall that at its December, 1981 meeting it was resolved to advise Hornsby Shire Council that Council was not prepared to contribute to the operational costs of this Waste Depot and suggested that it would seem more appropriate and equitable to impose tipping charges on those utilising the facility to obtain the necessary funding.

Arrangements are being made to provide several more bins in the Webbs Creek, Wiseman's Ferry area and to have these serviced more regularly for the benefit of Shire residents and visitors to that area.

Recommendation

The letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File L125/9)

CORRESPONDENT: UNITING CHURCH, RICHMOND - SUNDAY SCHOOL

SUBJECT: DONATION TO HOUSEBOUND AND HANDICAPPED PERSONS PROJECT

Forwarding a cheque for \$50.00 to be used for the Library's Housebound and Handicapped Persons Audio Project.

CHIEF LIBRARIAN'S REPORT

The response from Service Clubs and community groups to the request for assistance with the establishment of a service to meet the needs of the handicapped and housebound has been very gratifying. A letter of appreciation has been forwarded.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File 665-1214)

SUBJECT: APPLICATION FOR THE CLOSING AND PURCHASE OF AN
UNNECESSARY ROAD - PART LAGOON ROAD, PITT TOWN

Council at its meeting held on 10th November, 1981 considered a report being Item 7 as submitted to the Works Committee dealing with an application for the closing and purchase of an unnecessary road by Messrs I. & G. Burley being part of Lagoon Road, Pitt Town.

As a result of this report it was duly resolved, inter alia, that:

- "1. The Department of Main Roads be requested to submit their requirements in this matter.
3. Council agree in principle to the closure and purchase of part of Lagoon Road subject to satisfactory negotiations of 1 and 2 above, the applicant to pay Council's cost in obtaining a valuation and preparation of a Deed of Agreement for the consolidation of the land and the application with the adjoining property."

and

"Council require the payment of \$3,000 for the land (approximately 1.14ha.) contained within the Lagoon Road proposed to be closed."

The applicants have now forwarded a letter to Council advising of the fact that they are prepared to compensate Council in accordance with its resolution, however for the matter to proceed various undertakings pursuant to the provisions of the Public Roads Act, 1902 have to be given with the recommendation looking towards same.

By Council giving such undertaking and by virtue of the fact that the application provides that the applicant will be dealing direct with the Department of Lands, no further costs will be incurred by Council with the exception of the preparation of the Deed of Agreement in relation to the consolidation of land contained within the road closure and the adjoining land held in the applicant's ownership, of which the applicant is prepared to meet.

Further, it is the policy of the Office of the Department of Lands to advertise such proposal themselves and to notify all Government instrumentalities of the application, and, as such, the Department of Main Roads would be advised accordingly. Should they raise any objections that are insurmountable, the application would not proceed.

Taking all matters into account the application should be approved and the necessary resolution given.

Recommendation

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. The price of \$3,000 for the land in the public road as offered by the applicant is acceptable.

3. All relevant documents necessary to finalise this matter, when received, and if in order, be duly completed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File S196)

SUBJECT: GROSE VALE PUBLIC SCHOOL

Approval has been granted for the lease of the former Grose Vale Public School to Council for a period of 10 years for community uses.

An approach has been received from the Scout Association of Australia and the Girl Guides Association for use of the school for their activities.

The Scout Association proposes that the one school building be extended to provide additional accommodation for their activities.

The Association has submitted preliminary plans and estimates of costs which have been examined by Council's Health Surveyor who indicates that the proposal is satisfactory and complies with appropriate regulations, etc.

It will be necessary for Council to obtain the approval of the Department of Education prior to any work commencing and therefore it is suggested that Council endorse the proposal of the Scout Association of Australia and forward details to the Education Department and request their concurrence to the works proposed.

The Scout Association have also asked Council for financial assistance and it should be noted that no funds have been provided in the 1982 Estimates for this work, however a donation of \$250 is recommended.

Recommendation

The Department of Education be requested to concur with the proposed works to be carried out at the former Grose Vale School by the Scout Association of Australia and that Council make a donation of \$250 to the First Grose Vale Scout Group.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File M134-14)

SUBJECT: WATER FACILITIES - AIRSTRIP ROAD, PITT TOWN

The M.W.S. & D. Board advised that a reticulated water supply could be provided through to Lot 8 Airstrip Road as the limit to the supply at a cost of \$86,400 on the basis of a non refundable contribution of \$34,200 to the Board.

Council resolved that a poll of the owners be conducted to determine the interest in the scheme and the Pitt Town Progress Association be advised of the action taken.

A poll was conducted on the basis of a rate estimated at \$591 applicable to each allotment, payable each year over a period of 10 years, the repayment is extremely high for a project of this type and was estimated prior to the recent increase in interest rate on semi government borrowings.

The poll of the owners who would seek connection to the main extension resulted as follows:

Ballot papers issues	12
In favour of Scheme	4
Against Scheme	6

Recommendation

The M.W.S. & D. Board be advised that Council is not prepared to contribute towards the extension of the water reticulation to Airstrip Road.

COMMITTEE'S RECOMMENDATION

DISCUSSIONS BE HELD with the Board with a view to having the extension of the water to Airstrip Road included in the Oakville Water Supply Scheme.

ITEM 2: (File C51/1/b)

SUBJECT: COUNCIL CHAMBERS MEETING ROOM

Attached to this report is a suggested layout for the Council chambers to accommodate the existing Council, staff, press and public gallery. The concept is amphitheatric in that the spatial arrangement enables generally a wider vision angle for Councillors, eliminating the tendency to congestion currently experienced with a slightly tiered gallery seating arrangement. It is envisaged that the sound system will be by flush mounted microphones and speakers replacing the existing stalk microphones and also provision has been incorporated for video monitors for the presentation of visual support to officers' reports.

A cost analysis has been made for this proposal as follows:-

Sound System	\$6,000
Tables	15,000
Chairs	10,000
Lighting	3,500
Gallery alteration and repairs	5,000
Painting	3,500
	<u>\$43,000</u>

Recommendation

That authority be given for the President, Shire Clerk and Shire Engineer to proceed with the re-furbishing of the Council Chambers in accordance with the layout attached to this report and that the sum of \$43,000 be voted for the project.

COMMITTEE'S RECOMMENDATION

COUNCIL NOT PROCEED with the proposed scheme, and consideration be given to the extension of the existing tables and the microphone system.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File G90)

SUBJECT: PROPOSED GLASS COLLECTION

Glass Containers Ltd. of Andrews Road, Penrith have written requesting permission to collect glass on a house to house basis in this area. The Company proposes to service an area each six months with runs being carried out on a fortnightly basis.

Windsor Municipal Council gave this Company permission to carry out such a service on two previous occasions being September, 1977 and November, 1979, however the option was not taken up on those occasions.

Recommendation

Approval be given subject to the following conditions:

- (a) Collections be carried out during daylight hours.
- (b) Should any glass left for collection be inadvertently missed, that an emergency pick up be available by the company in order that glass is not left on the footpath.
- (c) Any glass which breaks onto a roadway or footpath to be thoroughly swept up prior to the collection truck proceeding.
- (d) Council reserve the right to revoke permission should problems arise.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File S200/2)

SUBJECT: PREMISES, NORTH RICHMOND - CONNECTION TO SEWER

As requested, investigations have been carried out to determine the numbers of improved premises connected to the M.W.S. & D. Board sewers where such sewers are available.

Since the sewer became available in 1979 a total of 536 premises have been connected. A further 73 have made application to the Board for connection which would include new buildings under construction.

Sixty two premises in the area remain unconnected at this time.

It is proposed that an inspection of each of these unconnected premises be carried out and appropriate action taken as necessary to ensure the connection of these premises as soon as practicable.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham stated that he had received representations from a resident near the skatel complaining about the noise on weekends.

The Health Surveyor stated that he had received complaints from other sources and had spoken to the management, who had agreed to keep the noise down on the amplifiers. He stated that he had asked the complainants to advise if the noise had not been decreased dramatically.

Councillor Rotherham asked if a lid could be supplied for the meter boxes and Z-lock at the Macquarie Park House to avoid vandals switching off the electricity.

Engineer for attention.

Councillor Dunn referred to the 5 Year Capital Works Programme which was established by the Windsor Municipal Council, and asked if the Shire Clerk contemplated introducing some similar type planning for the Hawkesbury Shire Council. He suggested that the classification of roads giving them a priority could be placed on the computer in order that the information could be recalled when required.

The Shire Clerk stated that he hoped to have a report to the Finance Committee within approximately three months on a Capital Works and Revenue Programme over the next five years, and the question of grading of roads could be looked at at by the Shire Engineer at that time.

Councillor Sullivan asked if the Engineer had received a message from Mrs. Rylands regarding the removal of a tree.

The Engineer advised that the matter is under investigation.

Councillor McEwan referred to multiple collection of bins and asked if there was any chance of a reduction in cost.

The Shire Clerk advised that hopefully a report would be coming before Council in May of this year regarding the total garbage collection service throughout the whole Shire.

9/2/82

Councillor McEwan stated that he had received complaints regarding the noise at the Windsor pool and asked if the question of turning down the amplifying system could be investigated.

Health Surveyor for attention.

Councillor Michael referred to the notice boards in the Council Chambers and the name on the building.

The Shire Clerk stated that it was hoped to design a compact sign incorporating the various Councils starting with Windsor Municipal Council in 1871, the Richmond Municipal Council 1872, Colo Shire Council 1906, Windsor Municipal Council 1949, and Hawkesbury Shire Council in 1981. In regard to the sign on the building, a quotation had been obtained and accepted for the change of the name.

Councillor Michael stated that on Sunday, 18th April, tree planting of some 600 plus trees will be commenced on the Bi-Centenary Park, and that fencing would be carried out to protect the trees. He advised that the members of the Committee are meeting at 7.30 a.m. to organise the project and invitations have been extended to the Service Clubs to attend at 1.00 p.m. to assist with the planting of the trees.

Councillor Henry asked what control Council had over burglar alarms going off automatically every night and referred to the Chinese restaurant at Vineyard where the alarm goes off regularly every morning at 2 a.m.

The Shire Clerk advised that there is provision in the Local Government Act requiring owners of premises to rectify faulty alarms and also provision under the Noise Control Act.

Health Surveyor for attention.

Councillor Horrex stated that some time ago a request had been made for introductory signs into the area in respect of the Hawkesbury Shire and asked what was the present position.

The Engineer stated that the signs had been ordered.

Councillor Horrex asked if any further information had been received regarding the traffic lights at North Richmond.

The Shire President advised that the Engineer would ring the Department of Main Roads in this regard.

Councillor Nicholson asked when discussing the problem of garbage on the other side of the river if the Health Surveyor could submit a report on the possibility of increasing the frequency of rubbish collection days.

Health Surveyor for attention.

The Shire Clerk stated that he had received a telephone call from a member of the Macquarie Towns Preservation Society seeking keys for some of Council's buildings in regard to the Macquarie Towns Preservation Awards. He stated that Council had not submitted an entry but apparently the Preservation Society had decided to enter the Rev. Turner Cottage, Loder House, Toxana and the Rotunda in McQuade Park.

COMMITTEE'S RECOMMENDATION

COUNCIL CONCUR WITH the nominations.

The meeting terminated at 12.03 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 23rd February, 1982 commencing at 9.49 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.W. Rose, R.F. Rotherham and C. Sullivan.

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

Councillor Knight arrived at the meeting at 10.02 a.m.

WORKS COST STATEMENT

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File E74/1)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - PEDESTRIAN
CROSSING, GEORGE STREET, WINDSOR

Attaching plan No. D98529 detailing proposed improved street lighting at the pedestrian crossing, George Street, Windsor, near Campbell Street, for Council's consideration and advice on the action required. Advising that the improvement proposed will involve the installation of two 250 watt sodium high pressure pedestrian crossing floodlights, representing a total annual charge increase of \$331.76, with the required capital contribution being \$280.

S.E. REPORT

The lights were requested to provide for improved illumination of the pedestrian crossing.

Recommendation

The installation be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. C.T. HAWKEN & CO., BUILDERS, ON BEHALF OF RESIDENTS OF KURRAJONG NORTH SCHOOL LANE - SEALING OF KURRAJONG NORTH SCHOOL LANE. R190.

Requesting Council to grade and seal the above land and referring to a similar request in April last year to which Council replied to the effect that it would regrade the surface of the road immediately and seal the surface in the 1982 budget. Requesting Council to give this matter immediate attention.

9/3/82

S.E. REPORT

Instructions have been issued for maintenance attention to the road. The request for the bitumen surfacing of the road is listed with other similar requests in a separate report to this meeting.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

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

SUBJECT: 1982 ROADS RECONSTRUCTION PROGRAMME

The following roads have been referred for consideration in this year's programme. Works requested involve drainage, reconstruction and bitumen sealing:-

Avondale Road, Pitt Town
 Cedar Ridge Road, Blaxland Ridge
 Johnsons Road, Bilpin
 Kurrajong North School Road
 Copeland Road, Wilberforce
 Springrove Lane, Kurrajong
 Mountain Lagoon Road & Sams Way
 Chaseling Road, Webbs Creek
 Laws Farm Road, Lower Portland
 Roberts Creek Road, East Kurrajong
 Inverary Drive, Kurmond
 Kurmond Road, bend between Silks & Slopes Road
 Warks Road, Kurrajong Heights, Drainage Lot 14
 Lane off Fitzgerald Street adjacent Rest Centre
 Rifle Range Road, Mileham Street-Collith Avenue
 Mileham Street below Woods Road
 Macquarie Street, Windsor, Road shoulders
 Racecourse Road, Clarendon
 Woods Road, extension
 Douglas Street, North Richmond
 Laneway, South Windsor
 Portland Head Road
 New road, Level Crossing Road-St. James Road, Vineyard

In addition consideration should be given to work required on the following roads:-

Tizzana Road
 Yarramundi lane
 Ridges Lane, Richmond Lowlands
 Dight Street, Richmond
 Old Stock Route Road & Garfield Street, Oakville
 Reedy Road, Maraylya
 Extension of Cabbage Tree Road
 Upper MacDonald Road
 Hermitage Road, Kurrajong Rd

Funds totalling \$200,000 as follows have been provided for Roads and Bridges Construction & Reconstruction Other Roads, i.e. Sealed Surfaces \$100,000
 Unsealed Surfaces \$100,000.

9/3/82

Reconstruction of Old Bells Line of Road and The Terrace has been approved and first preference is given to these works.

The following programme is submitted for approval.

1. Old Bells Line of Road M.R. 184 to Kurrajong Village	\$82,000
2. The Terrace, Windsor between New St & Johnston St	\$71,500
3. Laneways, South Windsor	\$18,000
4. Inverary Drive, Kurmond	\$15,000
5. Roadworks South Windsor Development Area Improvements Rifle Range Road	<u>\$13,500</u>
Total	\$200,000

Note that funds amounting to \$40,000 have been provided for further work on March Street, Richmond.

Urban Local Roads

Advice has been received that the grant for 1981/82 to Council is \$106,000.

As Council's initial submission was for works totalling \$110,000 adjustment of the programme is necessary.

Variation of the programme is proposed in relation to the 1982/83 programme submitted hereunder to Council for consideration to provide for completion of the works previously adopted.

Revised 1981/82 Programme

1. Oakville Road, Oakville - Hanckel Road to Saunders Road. Reconstruction and bitumen surfacing, length 0.63km	\$75,000
2. Wellesley St & Buckridge St, Pitt Town Reconstruction and bitumen sealing, length 0.34km, commencement of work	\$11,480
3. Broos Road, Oakville - Commercial Road to Stahls Road bitumen sealing, additional cost transferred from 1980/81 programme	<u>\$19,520</u> \$106,000

1982/83 Programme

1. Wellesley St & Buckridge Street, Pitt Town, completion of work	\$22,000
2. Railway Road, South Vineyard, reconstruction and bitumen sealing, length 0.7km	\$70,000
3. Macquarie St, Windsor, Bell St to Drummond St, Sealing of road shoulders in conjunction with D.M.R., commencement of work	<u>\$28,000</u>
Total application for funds	\$120,000

Rural Local Roads Programme

9/3/82

Advice has been received that funds totalling \$224,000 have been allocated to this Council for the 1981/82 programme. Details of the programme will be advised by the Department of Main Roads and on the basis of the priority given in Council's application funds will be available for work on:

- | | |
|---|-----------|
| 1. West Portland Road, reconstruction and bitumen sealing between 10.82km - 13.36km from M.R. 182
Work has commenced and this will provide for completion of the work on this road. | \$140,000 |
| 2. Creek Ridge Road, reconstruction and bitumen sealing between 0.9km - 2.5km from Kurmond Road | \$39,635 |
| 3. Grose Vale Road - Reconstruction to provide improved alignment & 6m seal
2.6km - 3.8km from M.R. 184
Balance of grant - part funding only
Acquisition of land is necessary for this work to proceed | \$44,365 |

It is proposed that a programme of work totalling \$280,000 be approved for submission for funding under the 1982/83 allocation as follows:-

- | | |
|--|------------------|
| 1. Grose Vale Road - Reconstruction to provide improved alignment & 6m seal 2.6km - 3.8km from M.R. 184 | \$88,000 |
| 2. Kurmond Road - Reseal 11.5km - 12.9km from M.R. 503 | \$13,000 |
| 3. Terrace Road - Reseal 2.6km - 5.3km from Kurmond Road | \$15,000 |
| 4. Spinks Road - Extension through to Kurmond Road
Commencement of project, acquisition of land is required | \$60,000 |
| 5. Connection to Leetsvale from Webbs Creek
Commencement of project, acquisition of land is required | <u>\$114,000</u> |
|
Total of application for funds |
\$280,000 |

Adoption of the programme will provide Council with an extensive programme of works throughout the Shire in 1982 and in respect to the grant works through into 1983 absorbing the funds provided within the estimates.

Roads Resealing

A survey has been made of the roads through the Shire and the following programme of works is submitted limited to the funds allocated, i.e. Resealing - Rural \$60,000 and Resealing - Urban \$40,000.

A. Rural Roads

Freemans Reach Road, Gorricks Lane to sand pit	0.75km	\$5,420
Spinks Road, Mitchell Drive - Golden Valley Drive (west)	1.25km	9,700
Upper Colo Road, MR503 - Fitzgerald Bridge	2.7km	21,020
Cabbage Tree Road, chainage 800-1300	0.5km	3,440
Warks Road, chainage 300-1000	0.7km	7,240
Tyne Crescent, North Richmond chainage 200-650	0.45km	4,900
Horans Lane	1.1km	6,480
Grono Farm Road, Burdekin Road to Stoneleigh Dairy (selected sections only)	0.3km	1,800

9/3/82

\$60,000

B. Urban Roads

Pebbly Hill Road, Dural Road - Whitmore Road	1.1km	7,550
George Street, Windsor, Bridge Street - Palmer St.	0.35km	4,310
George Street, Windsor, Argyle Street - James St.	0.5km	7,500
Edwards Road, Cornwallis Road to Powells Lane	2.0km	9,000
Kable Street, Windsor, Macquarie Street - George St.	0.06km	770
March Street, Richmond, Bourke Street - Paget St.	0.4km	6,320
Mountain View Close, Vineyard	0.1km	760
Mulgrave Road, part only	0.55km	3,790

 \$40,000

Total

\$100,000

Recommendation

That the Roads Reconstruction & Resealing Programme as listed be adopted and that the grants received for Urban Local Roads and Rural Local Roads be accepted under the Department of Main Roads "General Conditions of Assistance to Councils for Urban and Rural Local Roads".

COMMITTEE'S RECOMMENDATION

1. CEDAR RIDGE ROAD, Blaxlands Ridge be inspected by the Works Committee and the Shire Engineer be asked to report on the question of giving first priority to the extension of the sealed surface within the 1983 Estimates.
2. The recommendation be adopted.

Councillor Knight arrived at this stage the time being 10.02 a.m.

ITEM 2: (File D66-3)

SUBJECT: RICHMOND DRAINAGE

An evaluation has been made for the drainage requirements of the commercial area of Richmond and the works necessary to alleviate the existing unsatisfactory drainage system displayed at this meeting on Plan No. 1800-1 whereon existing drainage lines are shown by full un-broken lines and the proposed drainage is indicated by unbroken lines. This proposal represents Stage 1 of the Richmond drainage wherein there are two areas with unsatisfactory drainage. Area 1 covers the problem area easterly from East Market Street and Area 2 covers the drainage problem from West Market, Windsor Street area. Priorities have been assigned to the sequence of construction as follows:-

Area 1 Line 1 Section R to P, Estimated Cost	\$92,000
Area 2, Estimated Cost	110,000

The priorities determined for this programme are based upon the following:-

9/3/82

Priority 1 - This drainage construction affects land owned by the Richmond Ex-Servicemen's Club and is currently being developed for car parking purposes. It is essential that this construction be implemented prior to the construction of the car parking area as subsequent construction of the pipeline will be prohibited in cost.

Priority 2 - Whilst this area is indicative of bad drainage by the presence of water remaining in gutters following periods of rain its priority is dictated by the more urgent nature of the drainage works in the Richmond Ex-Servicemen's Car Park Area. Further priorities would revert to Area 1 with the completion of the drainage line 1 from the existing drainage in Windsor Street at Paget Street through to connect to the drainage construction in Priority 1. Detailed estimates have not been prepared for total drainage at this time as the previous two projects will absorb the available funds to approximately 1985.

Recommendation

Council adopt for the Richmond drainage the following priority for works:-

1. Construction of underground stormwater drainage Francis Street to Bensons Lane as indicated by Line 1 Section PR on Plan No. 1800-1 at an estimated cost of \$92,000.
2. The construction of underground drainage associated with Area 2 on Plan No. 1800-1 at an estimated cost of \$110,000.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File R190/2)

SUBJECT: KERB & GUTTER PROGRAMME

A plan of the route of the gas line through the commercial area has been prepared and is displayed at this meeting. The work undertaken to date between Christie Street and the Colonial Arcade has had considerable effect on the further maintenance of the footpath in a satisfactory state for pedestrian traffic following repair of the trench such that serious consideration is required as to the action that should be taken in undertaking reinstatement of the opening. The opportunity is available for reconstruction at some cost saving to the project. In this regard the following matters are submitted for consideration in determining the action to be taken:-

- (a) Correction to eliminate the high kerb along part of the street and the need for replacement of worn and deteriorated stones (trachyte) with material appropriate to the situation. Consideration must be given in this matter to the retention of the historical character of the street scene.
- (b) The final surface finish to be provided on the footpath such as provision of paving blocks, again to complement the character of the area.
- (c) The cost of alteration of public utility services and in particular the future proposals of Prospect County Council for the installation of further under ground cabling along the street.
- (d) The disruption and time required to obtain suitable replacement stone where existing kerb stones cannot be re-used.

9/3/82

- (e) The need to maintain a balance between footpath cross fall, the maintenance of the building alignment level and the problems associated with vehicle damage from excessive kerb height.
- (f) The provision of funds and the economic cost benefit from the provision of the different surface treatments and in particular the cost of new stone kerbs, visual effect, and the possible shorter life of currently available sandstone.

Council previously following a request by the Historical Society relating to re-construction of footpaving and kerb and gutter opposite historical buildings agreed that construction would be in keeping with the historical significance of the subject buildings. Council initially in George Street, Windsor from Baker Street to Thompson Square opposite the Macquarie Arms Hotel provided sandstone kerb with interlocking pavers. It was the interlocking paving blocks that prompted the request from the Historical Society subsequent to which re-construction carried out in Windsor Street, Richmond between East Market Street and Toxana Street provided a concrete kerb and gutter with square coloured concrete pavers. This construction was satisfactory to the Heritage Council and has resulted in a pleasing, practical alternative for replacement of footpaving and kerbing. With the installation of the underground gas pipe line in George Street, Windsor this has disturbed a more considerable area of existing pavement where the kerb is a mixture of old sandstone, old concrete and new concrete. It is considered appropriate that in the restoration of the excavation for the installation of the gas main that full re-construction be carried out including the kerbing (primarily to reduce the existing high kerb and to attain a uniform appearance) and re-construction of the footway by utilising square coloured pavers similar to that opposite "Toxana", Richmond. The estimated cost for such construction in George Street between Christie Street and Suffolk Street is \$25,000. A contribution towards this work of approximately \$5,000 should be available from the Australian Gas Light Company as a restoration charge. Net cost to Council is \$21,000.

The installation of the gas main is proceeding and a further report on the affected sections of George Street will be submitted to the next Committee Meeting by which time the installation of the main should be completed.

Funds amounting to \$53,881 are available in the kerb and guttering and footpaving programme which could be utilised against this work.

Recommendation

That the footpath and kerbing in George Street, Windsor, east side between Christie Street and Suffolk Street be undertaken, such kerbing to be in concrete and the footway to be in square coloured concrete pavers and the amount of \$21,000 be provided for this purpose.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/3/82

ITEM 4: (File S200-3)

SUBJECT: SEWER EXTENSIONS, GEORGE STREET, SOUTH WINDSOR

Council at its meeting held on 8th December, 1981 concerning an application by the residents of house Nos. 687, 689 and 693 George Street, South Windsor, deferred consideration pending a further report. Investigations indicate that the sewers can be extended to serve properties 687 to 693 however the gravity mains cannot serve No. 695 or the adjoining Portion 253. The cost of these works is estimated at \$22,000. Plan No. 59 showing the possible sewer connection is displayed at this meeting.

The design for the sewer provides for connection at the frontage of the lots and it would entail generally substantial costs for the connection of the house drainage to the designed sewer. Originally the owners of Nos. 687, 689 & 693 requested the service. The owner of No. 691, Mrs. W.J. Riach has objected to the proposal on the grounds that their existing septic system is satisfactory and the cost for connecting to the sewer is beyond their resources.

This extension will cater only for four properties, the capital cost exceeds \$5,000 per lot and further the landholders will incur substantial costs in connecting the house service to the sewer.

Recommendation

The extension of the sewerage at South Windsor to serve properties 687 to 693 be deferred pending investigation and improved economics for this extension in conjunction with development works for the extension of the South Windsor residential area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9/3/82

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

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt A Barnes
Sgt M Roughly

Department of Main Roads

Mr G Bilton
Mr R Svarc

1. Sgt Roughly, Castle Hill Police. (B26/1)

Referred from December meeting and re letter dated 29 December, 1981.

Windsor Street, Richmond, outside State Bank - Suggesting that the restrictions be changed to "One Hour Parking 8.30 to 12.30am Saturdays".

THAT THE BUS ZONE outside the State Bank, Windsor Street, Richmond, be changed to provide one hour parking 8.30 - 12.30 on Saturdays, with the bus zone to continue as sign posted Mondays to Fridays.

2. Priority Road Requirements (T225)

Determination of priority is required in respect to the following intersections:

- Glossodia:
 - 1) Intersection Spinks Road and Creek Ridge Road with Old East Kurrajong Road.
 - 2) Intersection Lindsay Place and Chestnut Drive with Golden Valley Drive
- North Richmond:
 - 3) Campbell Street & Elizabeth Street
 - 4) William Street & Charles Street
 - 5) Elizabeth Street & Charles Street
 - 6) Tyne Crescent & Bradley Road with Pecks Road
- St Albans:
 - 7) Bulga Street and Wharf Street
- Wilberforce:
 - 8) Cnr Beecroft & Coburg Roads
 - 9) Cnr George Road & Castlereagh Road
 - 10) Cnr George & Duke Roads
 - 11) Cnr George & Church Roads
 - 12) Cnr George & Coburg Roads
 - 13) Cnr Macquarie & Church Roads
 - 14) " " & Duke Roads
 - 15) " " & Castlereagh Road
 - 16) Cnr Clergy & Castlereagh Road
 - 17) Cnr Church Road & Old Sackville Road
 - 18) Woodlands Road & Grono Farm Road with MR 182 (King Road)
 - 19) Stannix Park Road & Ebenezer Wharf Road with MR 182
 - 20) Kolora Road & Tizzana Road with MR 182.

IT WAS RECOMMENDED that priority be given to:

- Glossodia:
 - 1) Creek Ridge Road East & Spinks Road
 - 2) Golden Valley Drive
- North Richmond:
 - 3) Campbell Street

9/3/82

ITEM 2 Continued:

- 4) Charles Street
- 5) Charles Street
- 6) Pecks Road
- St Albans: 7) Bulga Street
- Wilberforce: 8) Coburg Road
- 9) George Road
- 10) George Road
- 11) George Road
- 12) Coburg Road
- 13) Church Road
- 14) Duke Road
- 15) Macquarie Road
- 16) Castlereagh Road
- 17) Old Sackville Road
- 18) Main Road 182 (King Road)
- 19) Main Road 182
- 20) Main Road 182

Consideration was also given to the following intersections:

- 21) Clergy & Duke Roads
- 22) Macquarie Road & Hanover Street
- 23) Geakes and Vollers Roads with Kurmond Road

IT WAS RECOMMENDED THAT PRIORITY BE GIVEN TO:

- 21) Duke Road
- 22) Macquarie Road
- 23) Kurmond Road

The Committee was advised that there is a minimum delay of three months with regard to the erection of standard signs, and nine months when a non-uniform sign has to be manufactured after advice of approval for the work is received.

3. Parking Requirements - Macquarie Street, Windsor, adjacent Hawkesbury District Hospital.

Request from Surgeon Cowdrey that a parking restriction be provided on the western side of Macquarie Street, between the Hospital Casualty entrance and exit indicating "No Standing" as there are two trucks that park legally there of a night and reduce vision when leaving the hospital grounds.

Reply received from Hawkesbury District Hospital.

THAT THE "NO STANDING" zone at the exit driveway of the Hawkesbury District Hospital be extended a further six metres south along Macquarie Street.

4. George Street, Windsor, Review of Bus Zones.

Following consideration to the needs of the bus proprietors and parking requirements in the street, the following action was taken.

THAT THE BUS ZONE, George Street, on the eastern side opposite the Macquarie Arms Hotel be altered to a full time bus zone.

5. Singleton Road, Between Windsor and Wilberforce.

Following representations seeking lowering of the speed limit on this section of Singleton Road, the Police representative has discussed the problem with the local farmers who realise that they have to take strict safety measures so as to not be involved in an accident, such that they are keeping clear of the road

9/3/82

whenever possible and in view of the roadside conditions, no further action is proposed.

6. Creek Ridge Road - Centre Line Markings at Bridge over Currency Creek.

FOLLOWING INSPECTION, the Committee recommends to Council that centre line markings be provided along this section of Creek Ridge Road.

7. Glossodia Public School.

Review of school signs.

THAT THE SCHOOL SIGNS be updated to the current standard sign (school children symbol sign).

COMMITTEE'S RECOMMENDATION

THE REPORT BE adopted.

9/3/82

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if an investigation could be carried out of Comleroy Road at its intersection with Arcadian Road where there is a very large bump which is quite dangerous.

Engineer for attention.

Councillor Sullivan asked what happened when the individual shops and residences are connected to the natural gas pipeline in George Street.

The Shire Engineer stated that the opening over the main will be approximately 2ft. square and the service into the properties will be underground from there. He stated that this was the reason he had recommended the installation of square pavers on the footpath.

Councillor Sullivan suggested that provision be made for one or two inlets to make provision for service laterals to the buildings.

Councillor McEwan stated that the sullage trucks are having difficulty in negotiating Ridge Road. He stated that the road is in a dreadful state and it is a dust hazard.

Engineer for attention.

Councillor McEwan referred to his previous request through the Local Traffic Committee for speed advisory signs 1km from Grose Vale Road and asked if this could be looked at again.

Engineer for attention.

Councillor McEwan referred to his previous requests regarding speed bumps in the Kable to Fitzgerald Streets off street parking area and the old signs on Tizzana Road.

Engineer for attention.

Councillor Henry referred to his previous request for the removal of the large dead tree in Bandon Road, Vineyard and stated that the limb is still leaning right across the road.

The Engineer stated that action is in hand for the removal of the tree today together with the dead tree outside Councillor Dunn's property.

Councillor Knight stated that he had received representations regarding the use of the Richmond Swimming Pool by the Swimming Club. He stated that at times the Club was only allowed the use of one lane when perhaps they could have two when there are only 20/30 children at the pool.

The Health Surveyor stated that it is left to the discretion of the Pool Superintendent depending on the conditions that apply. He stated that the matter was discussed with the Superintendent within the last two or three days and there were occasions when it was necessary to restrict use to one lane, but this only occurred when there is a large crowd at the pool and he had no other alternative.

Councillor Horrex referred to the dirt section of Douglas Street off Crooked Lane, North Richmond and stated that he had received a number of complaints about the dangerous bumps in the road and also the large iron bark stump in the table drain which stands 3-4ft. high which is particularly dangerous.

Engineer for investigation.

The meeting terminated at 10.29 a.m.

.....President

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.

9/3/82

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 23rd February, 1982 commencing at 10.29 a.m.

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

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

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA2/82)
APPLICANT: C. MIHALOS
OWNER: C. MIHALOS
LAND & LOCATION: LOT 6, D.P. 244702 ARGYLE STREET, WINDSOR,
LOCATED ON THE SOUTHERN SIDE OF STREET BETWEEN
FAIREY ROAD AND WALKER STREET
ZONING: W.P.S.) - GENERAL INDUSTRIAL 4(a)
V.S.)
APPLICATION: ERECTION OF A FACTORY BUILDING TO BE USED FOR
THE MANUFACTURE OF INFANT BEDDING PRODUCTS

S.P. REPORT

The subject land is reasonably level and has an area of 2452.2m². The proposed single storey factory building has a floor area of 781.4m², with a setback of 12m from Argyle Street. Adequate off-street carparking, loading and unloading facilities have been provided. The proposed factory is to be used for the manufacture of infant bedding products which is a permissible use under the Windsor Planning Scheme Ordinance. The application generally complies with the requirements of Council's code and the Ordinance with the exception of the indicated parking widths being below that required under the code.

Recommendation

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

- 1.-13. Standard conditions (a), (b), (c), (g), (h), (i) 10, (j), (l), (p), (q), (v), (w) and (x).

Note: In respect of condition 6 above the minimum width of all vehicular parking spaces is to be 5.6 metres.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA27/82)
APPLICANT: G. & N. SOLE
OWNER: G. & N. SOLE
LAND & LOCATION: LOT 2 D.P. 586341 KURMOND ROAD, FREEMANS
REACH, LOCATED ON NORTH WEST SIDE OF ROAD
BETWEEN CREEK RIDGE ROAD AND RESERVE ROAD
DIRECTORY E5 MAP 10
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION: TO ESTABLISH A RETAIL NATIVE PLANT NURSERY

9/3/82

S.P. REPORT

The applicant proposes to propagate and retail native plants from the subject site which has an area of 2.023ha. The retail area will display between 3,000 and 6,000 plants and the display area has a setback of 20m from the road alignment. This area will be landscaped with native trees and shrubs for screening.

The proposed indicates the provision of 6 off-street carparking spaces which is considered to be sufficient for the development. The proposed hours of operation will be during daylight hours, 5 days a week including weekends. In support of the proposal, the applicant has stated the small nursery will have no adverse effect on the amenities of the district.

It is considered that this type of development is suitable for the site and the application is permissible under I.D.O. 3 Colo.

Recommendation

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

- 1-6. Standard conditions (b), (c), (i - 6), (j), (q), (v).
7. A detailed plan of landscaping to be submitted and approved by Council prior to operations of the nursery.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA9/82) ✓ ✓
APPLICANT:	JORUM PTY. LIMITED
OWNER:	JORUM PTY. LIMITED
LAND & LOCATION:	ON THE EASTERN SIDE OF WALKER STREET, 171 METRES NORTHERLY FROM THE INTERSECTION OF HAM STREET, DIRECTORY C6, MAP 26
ZONING:	W.P.S. - INDUSTRIAL GENERAL
APPLICATION:	TO ERECT THREE FACTORY BUILDINGS TO CONTAIN A TOTAL OF 13 UNITS

S.P. REPORT

The proposed development is permissible under the provisions of the Windsor Planning Scheme Ordinance.

Based on a floor area of 1800 square metres, 36 parking spaces are required by Council's Code. Spaces 4-13 and 20-29 should be moved southerly to provide at least 1.5 metres clearance from the boundary to facilitate entry to the spaces at the dead-end of the aisles.

Part of the land may be subject to 1 in 100 year flooding.

The 5 metre set-back from one side boundary required by the recent amendment to Council's Industrial Code has not been complied with, however in this case to alter the design to comply would result in an inferior development. Access to the site for fire fighting and service vehicles is adequately catered for by the central driveway. It is recommended that this aspect of the code be varied in this particular case.

There are no objections from Health and Building Department subject to compliance with Ordinance 70.

Recommendation

- 1.-15. Standard conditions (a), (b) one sign only no larger than 1.2m x 600mm is to be erected on each unit, (c), (e), (g), (h), (i) 36, (j), (k), (l), (m), (p), (q), (u) and (x).
16. The parking areas containing spaces nos. 4-13 and 20-29 are to be located a minimum of 1.5 metres from the northern boundary with the access driveway extending to the boundary to facilitate entry to the spaces at the end of the aisles.
17. The front fence is to be set back no closer than 10 metres from the street boundary with the area between the fence and the street being landscaped. Details of 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.
19. No units are to be occupied until such time as all the above conditions and any further conditions which may be imposed on the building permit have been complied with to the satisfaction of the Shire Planner, Engineer and Health Surveyor.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 4:

APPLICANT:

OWNER:

LAND & LOCATION:

ZONING:

APPLICATION:

(File DA26/82) ✓

A. TCHADOVITCH

A. TCHADOVITCH

PT. LOT 2, SECTION 7, NO. 223 WINDSOR STREET,
 RICHMOND, LOCATED ON THE NORTHEASTERN SIDE
 BETWEEN EAST MARKET AND WEST MARKET STREETS
 W.P.S. - GENERAL BUSINESS 3(a)
 V.S.

ERECTION OF A TWO STOREY BUILDING CONTAINING A
 SHOP ON THE GROUND FLOOR WITH OFFICE SPACE
 ABOVE

S.P. REPORT

The proposed two storey building, containing a shop on the ground floor with office space above, is to be erected at the rear of the existing building fronting Windsor Street. the proposed building is 7.5m high and includes an arcade 2.3m wide which will link Windsor Street with Council's car park at the rear. In effect the proposed arcade will be much wider as it adjoins the arcade proposed in the recently approved development on the neighbouring property (DA820/81 approved 12/1/82).

The development does not include any provision for off-street car parking, however, parking is available within Council's car park at the rear of the development. Under Council's Code, 8 spaces are required for the development. An additional 4 spaces which are currently provided on site will be deleted by the development. There is no provision in the proposal for the loading and unloading of goods and this will have to be done by trolley or hand carried from Council's car park to the rear.

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

Recommendation

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

9/3/82

- 1.-8. Standard conditions (a), (b), (c), (f), (g), (h), (p) and (q).
9. Compliance with Part 22.4 of Ordinance 70 in regard to protection of openings.
10. Payment of a contribution of \$24,000 towards provision of off-street parking not provided with the development, calculated at the rate of \$2,000 per space for the 8 spaces required under Council's Code, and the 4 spaces deleted by the development.
11. Advice to be given in compliance with State Environmental Planning Policy No. 4 for the use of the proposed shop and office prior to occupation.
12. Any openings between successive floors in an external wall less than 3m from a boundary of an adjoining allotment shall not occupy more than one-third of that wall area as per Part 22.5 of Ordinance 70.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA44/82) ✓ ✓ ⑦ DEP ✓
APPLICANT:	P.J. COLLIER
OWNER:	A. & W. JOHNSON
LAND & LOCATION:	PT. POR. 20 PARISH BILPIN, BELLS LINE OF ROAD, BILPIN, EAST SIDE ROAD, DIRECTORY E3, MAP 5
ZONING:	I.D.O. 3 COLO - NON URBAN 1(a1), 1(a2)
APPLICATION:	APPLICATIONS UNDER SEPP NO. 1 TO USE PART OF AN EXISTING BUILDING FOR THE ESTABLISHMENT OF A "HOME INDUSTRY" BEING A POTTERY STUDIO

S.P. REPORT

The applicant, in support of his submission, has written:

"I hereby formally object to the provisions of Interim Development Order No. 3, Shire of Colo, that require that a home industry may only be established in a building having an area of thirty (30) square metres or less.

The existing building has an area of approximately fifty (50) square metres, twenty metres of which is occupied by the existing fruit stall, which stall has been in continuing use since at least 1948."

The subject land is reasonably regular in shape, has an area of 17.63 ha. and has existing use rights for the established roadside stall and sawmill.

The applicant proposes to establish a potters studio in that part of the shed structure previously used as a maintenance workshop associated with the sawmill.

The existing building is structurally sound and is considered suitable for the proposed use. The area of the shed proposed to be used as a "Home Industry" would not exceed thirty (30) square metres and, in the circumstances, compliance with the provisions of I.D.O. 3 Colo that require that a Home Industry may only be established in a building having a floor space not exceeding thirty (30) square metres is considered unnecessary and unreasonable as indicated in the definition of "home industry" in the "Model Provisions" of the Department of Environment and Planning soon to be adopted by Council in its new composite Local Environmental Plan.

Recommendation

Council consent to the establishment of a potters studio in the existing shed structure and under the provisions of State Environmental Planning Policy No. 1, subject to:

9/3/82

- Should not be a condition*
- 1.-4. Standard conditions (b), (c), (e) and (p).
 5. The Home Industry being confined at all times to that part of the shed structure having a floor area not exceeding thirty (30) square metres.
 6. There being no sale by retail from the premises of the product of the Home Industry.
 7. The Director of the Department of Environment and Planning be advised of Council's decision in accordance with SEPP No. 1.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA42/82)
APPLICANT:	MRS. PAMELA M. COX
OWNER:	MRS. PAMELA M. COX
LAND & LOCATION:	LOT 6, D.P. 25564, NO. 4 FLORENCE AVENUE, KURRAJONG
ZONING:	I.D.O. 3 COLO - RESIDENTIAL A1
APPLICATION:	CONVERSION OF THE EXISTING GARAGE TO A SECOND DWELLING UNDER THE DUAL OCCUPANCY POLICY

S.P. REPORT

The application may be dealt with under the provision of State Environmental Planning Policy No. 2 - Dual Occupancy. Conditions are to be imposed to ensure compliance with Council's Dual Occupancy Code. The building is to be connected to the existing dwelling by a pergola.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-4. Standard conditions (a), (g) (1) and (t) \$250.
5. Parking is to be provided wholly within the boundaries of the land behind the 7.62 metre building line so as to provide under cover parking for two cars and one visitor parking space. This parking requirement will include any existing provision. Parking spaces, undercover or open, are to be arranged so as to permit forward site ingress and egress.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA43/82)
APPLICANT:	MR. P.J. KHAN
OWNER:	N.J. JOHNSON
LAND & LOCATION:	LOT 5, D.P. 513000, NO. 107 PITT TOWN ROAD, McGRATHS HILL, OPPOSITE WOLSELEY ROAD, DIRECTORY D2, MAP 27A
ZONING:	W.P.S. - NON-URBAN B
APPLICATION:	EXTENSION TO THE EXISTING GENERAL STORE

D.P.

9/3/82

S.P. REPORT

The subject shop is an existing non-conforming use having a retail floor area of 45m². The applicant is seeking to include a hallway of 11.92m² in the retail area being an increase of approximately 26.5%. While this increase is in excess of 10% the numerical values involved are only small and therefore the Council may grant consent to the application under the provisions of State Environmental Planning Policy No. 1. The Director of the Department of Environment and Planning is to be notified of Council's decision in accordance with that Policy.

Recommendation

1. Council grant consent to the application for extension to the general store subject to:
 - (a) The submission of a building application for any proposed alterations to the building.
 - (b) The applicant is to contact Council's Health and Building Department before carrying out any work.
2. The Director of the Department of Environment and Planning be advised of Council's decision.

Councillor Horrex declared an interest in this matter.

✓ COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA250/81)
APPLICANT:	MRS. K. POPOVSKI
OWNER:	MRS. K. POPOVSKI
LAND & LOCATION:	LOT 1084, D.P. 245717 ON THE NORTHERN CORNER OF LUTTRELL STREET AND MINCHIN AVENUE, HOBARTVILLE, DIRECTORY C7, MAP 25
ZONING:	W.P.S. - RESIDENTIAL A
APPLICATION:	ERECT A RESIDENTIAL FLAT BUILDING CLASS "A"

S.P. REPORT

The proposed development is classified as a residential flat building Class A and under the provisions of the Windsor Planning Scheme Ordinance the Council has the discretionary power to grant or refuse consent to the application.

While the application complies with the provisions of Council's Code and of the Scheme Ordinance it is considered the development will be out of character with the development on other land in the locality which comprises single dwellings.

Three parking spaces have been provided, however the layout is not satisfactory as there is no provision for turning of vehicles on the site to allow forward site ingress and egress.

In consideration of the above matter it is recommended that the application be refused.

9/3/82

Recommendation

Council refuse to grant consent to the application for a residential flat building Class "A" on Lot 1084, D.P. 245717 corner of Minchin Avenue and Luttrell Street, Hobartville, for the following reasons:

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 reasons of size and siting of the building.
3. The development is considered to be out of character with development on other lands in the locality which comprise single dwellings.
4. The proposed development is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Deferred to next D.C.

9/3/82

SUBDIVISION APPLICATIONS

ITEM 1: (File DA17/82, S82/4) ✓
 APPLICANT: C.D. BARKER SURVEYS
 OWNER: MR. G.D. BENNETT
 LAND & LOCATION: PT. LOT 3 IN D.P. 236965 AND RESIDUE OF THE LAND AS DESCRIBED IN CONVEYANCE NO. 60 BOOK 2701 LOCATED ON THE NORTH EASTERN CORNER OF THE INTERSECTION OF BELLS LINE OF ROAD AND MT. TOOTIE ROAD, DIRECTORY D3, MAP 5
 ZONING: I.D.O. 3 COLO - NON URBAN A2
 APPLICATION: BOUNDARY ADJUSTMENT INVOLVING SUBDIVISION

S.P. REPORT

The subject land comprises two existing allotments being the residue of Lot 3 in D.P. 236965 after widening of Bells Line of Road and the residue, after road widening, of the land described in conveyance No. 60 Book 2701. The original Lot 3 formerly comprised Old Bells Line of Road and therefore is very long and narrow. The proposed subdivision will form two better shaped lots.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-2. Standard conditions (subdivision) 9 and 12.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 2: (File DA692/81, S82/10) ✓
 APPLICANT: R.K. CAMBRIDGE & CO.
 OWNER: C.R. BRANSTER HOLDINGS
 LAND & LOCATION: LOT 8 (SECTION 1) FRANCIS STREET, RICHMOND
 ZONING: W.P.S. - RESIDENTIAL 2(c)
 APPLICATION: STRATA SUBDIVISION OF 9 EXISTING VILLA UNITS

S.P. REPORT

The recently constructed units have had a final inspection and conform to Health and Building requirements.

Recommendation

Approval be granted subject to:

- ✓ 1. Standard condition (subdivision) 9.

Approval of subdivision under Part 12 of the Local Government Act, 1919, as amended, be granted subject to:

1. Standard condition A(i).
2. Issue of a Certificate under Section 317A of the Local Government Act.

COMMITTEE'S RECOMMENDATION

SE ✓ THE RECOMMENDATION BE adopted.

9/3/82

ITEM 3: (File DA45/82)
APPLICANT: R.K. CAMBRIDGE
OWNER: M. MIDDLETON
LAND & LOCATION: LOT 1, F.P. 172763 AND LOT 2, D.P. 599272 EAST KURRAJONG ROAD, EAST KURRAJONG, LOCATED ON THE SOUTH EAST SIDE OF ROAD, DIRECTORY D2, MAP 9
ZONING: I.D.O.3 COLO - NON URBAN 1(b1)
APPLICATION: SUBDIVISION CREATING 3 ALLOTMENTS

S.P. REPORT

The subject land is regular in shape, having an area of 29.93 ha and a frontage of approximately 69m to East Kurrajong Road.

Two of the proposed allotments have frontage to East Kurrajong Road, with the third being a hatchet shaped allotment with an access corridor of 8.74m which complies with Clause 21(1) of I.D.O. 3 Colo. Two of the proposed allotments will have areas of 10 ha. with the third having an area of 9.93 ha. Clause 19(2) of the Order requires that each allotment has an area of not less than 10 ha., however, Council can approve the smaller allotment under SEPP No. 1.

Recommendation

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

1.-4. Standard conditions (subdivision) 2, 8 \$240, 9 and 12.

B. The Director of the Department of Environment and Planning be advised of Council's decision in accordance with SEPP No. 1 guidelines.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

9/3/82

CORRESPONDENCE

ITEM 1: (File DA791/81)

CORRESPONDENT: HAWKESBURY RACE CLUB

SUBJECT: ESTABLISHMENT OF AN OPEN-AIR MARKET WITHIN THE HAWKESBURY RACECOURSE

S.P. REPORT

The correspondent proposes an open-air market involving a number of stall holders, operating on a daily fee basis, selling goods to the public within the confines of the racecourse, behind the grandstand. The intent is to conduct the markets each Sunday between the hours of 10 a.m. and 4.30 p.m., with proper supervision being provided for the control of stallholders and the public.

The Club envisages that all types of goods will be on sale such as now being offered at similar market operations at Bankstown and Fairfield racetracks. No stalls will offer goods which would normally require expensive refrigeration facilities. The goods will be displayed on trestle tables or special racks supplied by the stallholders renting space on each market day.

All facilities, e.g. toilets and refreshments, etc. will be available on market day. Public carparking will be available in the existing parking area and ample space is available within the grounds for the loading and unloading of goods.

In support of the proposal, the Club has stated that because of the isolated nature of the racecourse, there will be no detrimental effect on the environment. The Club will not have any loudspeaker system in operation and Club employees will clean the area immediately the markets close each day.

It is considered that an open-air market of this nature would be beneficial to the Shire and would provide people with an opportunity to sell their wares and produce in a controlled and approved establishment.

The present private recreation zoning requires the creation of a Local Environmental Plan to allow the proposal.

Recommendation

1. Council support the preparation of a Local Environmental Plan to permit the establishment of an open-air market at Hawkesbury Racecourse, Pt. Portion 63 and Lots A and G Racecourse Road, Clarendon, and the application be forwarded to the Department of Environment and Planning for determination.
2. The Department be advised that in Council's opinion an environmental study is not required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations, 1980, be supplied.

The Shire President, being Chairman of the Race Club, declared an interest in this application, and left the Chair.

Councillor Michael took the Chair.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Brown returned to the Chair.

Councillor Knight left the meeting at this stage, the time being 10.51 a.m.

Deferred

CORRESPONDENCE

ITEM 2 : (File DA 783/81; 4481)
 CORRESPONDENT: P.S. GRAHAM & ASSOCIATES
 SUBJECT : REZONING OF LAND - PORTION 509 STANNIX PARK ROAD,
 WILBERFORCE

S.P. REPORT

Council at its meeting of 12th January, 1982 resolved to approve subdivision of the above property into six allotments, five 10 ha. lots and one of 11.6 ha. subject to conditions.

The correspondent is now seeking Council's support for a rezoning of one of the proposed lots in the approved subdivision by way of a local environmental plan to permit further subdivision, excising one lot of 1.6 ha. containing the existing cottage on the land and a remaining 10 ha. lot.

A condition of the previous development consent was the construction of Stannix Park Road, opposite all proposed lots in the subdivision, to rural roads standards with bituminous surfacing to the satisfaction of the Shire Engineer. The correspondent has indicated concern at the extent and cost of this condition which he has estimated at being \$200,000 and requires excision of the smaller allotment so that this may be disposed of to assist in the road costs.

The condition for road construction of the previous subdivision is a normal condition associated with rural subdivisions of this nature and can be rightfully imposed.

It is considered the correspondent's request does not warrant the creation of a local environmental plan to permit subdivision outside the provisions of the current planning instrument.

(Note: This is not an area recognised as having subdivision potential in Council's Rural Lands Assessment)

Recommendation

Council not support the correspondent's request for a local environmental plan in the manner proposed.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

9/3/82

SHIRE PLANNER'S REPORT

ITEM 1:

(File DA442/81)

SUBJECT:

PORTLAND COUNTRY CLUB - ESTABLISHMENT OF A
PRIVATE RECREATIONAL CLUB AT PART PORTIONS 18
AND 19, PARISH OF HAWKESBURY, GREENS ROAD,
LOWER PORTLAND

At Council's meeting of 13th October, 1981, development approval was granted to allow the establishment of a private recreational club incorporating sixty-five (65) holiday cottages, golf course, and other related recreational facilities, subject to thirty-two (32) conditions. The site is partly affected by flooding and the applicant submitted a number of plans before an acceptable proposal was made. The approved plan indicated that Greens Road would be required to be relocated so that all units could be sited above the flood plain.

Portland Country Club have now submitted amended plans of the proposal which indicates thirty-nine (39) of the cabins on high ground on the flood plain. This land is located within the blue shaded area of the Flood Map referred to in Interim Development Order Number 3, Colo. The remaining cabins are located on either side of Greens Road. Under this proposal, Greens Road does not require relocation. The amended plan is similar to the original proposal which indicated a number of cabins within the flood plain and also included an artificial lake.

The applicant proposes to use fill taken from the area of the artificial lake to elevate that part of the land where thirty-nine (39) of the cabins on the flood plain will be located, to a level above the 1 in 100 year flood.

The Department of Public Works have made the following comments regarding the proposal:

"The estimated flood levels at this site are approximately:

<u>Flood Event</u>	<u>Level (m) A.H.D.</u>
1 in 20	6.6
1 in 50	7.9
1 in 100	8.7
1867	11.3

The revised proposal refers to the placement of thirty-nine (39) of the motel units on a section of high ground on the flood plain. Survey information supplied by the applicant indicates a high ground spot level of 8.88m A.H.D., which is 0.17m above the estimated 1 in 100 year flood level. Placement of the units in the area indicated would require the units to be placed on piers or fill to a height ranging 0.5m to 2m to enable a floor level at 9.0m A.H.D.

Little information is available with regard to floodwater velocities in this area. However, aerial photography of the 1978 flood (approximately a 1 in 50 year event) near its peak indicates high water turbulence just downstream of the high ground area indicating high water velocities. The D.M.R. report on the vehicular ferries being carried downstream during the 1978 flood estimated a velocity of 5 m/s for the ferries which can be used to give an order of magnitude for the flood velocity.

Should a flood event of the 1867 magnitude occur again, it would be expected that motel units of the nature proposed would be severely damaged if not completely destroyed.

9/3/82

SHIRE PLANNER'S REPORT

The applicant has indicated his intention to also construct flood free access across the low depression in the vicinity of the proposed tennis courts which will not adversely interfere with the flow through this depression.

Use of floodprone land for recreation facilities and water based activities is a recognised acceptable use of such land. The motel units are for temporary accommodation only, would have floor level above the 1 in 100 year flood event if placed on restricted amounts of fill adequately protected against high water velocities or on piles and have up to the 1 in 100 year event. However for events greater than the 1 in 100 year event the area is unsuitable for this type of development to which the developers should be made well aware of."

The high land on the flood plain where thirty-nine (39) of the cabins are proposed to be sited, was not inundated during the 1978 flood.

It is considered that the proposed number to be sited in this area is excessive and is an overdevelopment of the area, particularly on aesthetic considerations when viewed from the waterway. In addition, it is questionable that all of the 39 cabins can be effectively located above the 1 in 100 year flood level.

During consultations, the applicant has advised that market research undertaken regarding this proposal has indicated that it is more favourable to locate cabins close to the river, and near all the recreational facilities to be provided on the site and while this is not doubted the public safety and amenity aspects must take precedence.

It is considered that the original proposal consented to by Council is preferable and that the applicant company's request should not be supported.

Recommendation

Council not support the alteration of the Interim Development Order No. 3 Flood Control Map provisions to allow development in the blue shaded areas in the manner proposed.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 2: (File P160-33) ✓

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER
DELEGATION OF AUTHORITY

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

Applicant Land

Dwelling Houses

G.M. Kivits	Lot 7 Barina Drive, Colo Heights
R. Petherick	Lot 1 East Kurrajong Road, East Kurrajong
Sterling Homes Pty. Ltd.	Lot 456 Lt. Bowen Drive, Bowen Mountain
Graham Huxley Const. P/L	Lot 2 Hermitage Road, Kurrajong
R. Clark	Lot 1 Elizabeth Street, North Richmond
Berringdale Homes	Lot 54 Woodburn Road, Kurrajong
E. Long & Co.	Lot 81 Carmen Place, Freemans Reach
Trazowl Pty. Ltd.	Lot 405 Currawong Crescent, Bowen Mountain

9/3/82

SHIRE PLANNER'S REPORT

E. Janzen
Gordon Lawson
K.J. Hamilton
R. & N. Denniss

Lot 3 Bells Line of Road, Kurrajong Heights
Lot 73 Keda Circuit, North Richmond
Por. 176 Old Sackville Road, Wilberforce
Lot 9 Holmes Drive, Sackville Reach

ApplicantLand & Application

C.R. Wade	101 George Street, Windsor - Sale of antiques and old wares.
R.W. Coyle	Lot 2 Grono Farm Road, Ebenezer - Erect a dwelling house and farm machinery shed.
P. Parker	Por. 17 Settlers Road, St. Albans - Erect a shelter shed.
S. Strbik	Lot 6 Jordan Avenue, Glossodia - Establish resited dwelling to replace existing dwelling.
A. Dawson	Lot 4 Riverview Street, North Richmond - Convert existing 2 flats on 1st floor of premises into 4 offices.
J. Sanday	Lot 1 Freemans Reach Road, Freemans Reach - Erect a machinery shed.
P.C. Bail	Lot 5 Box Avenue, Wilberforce - Use existing Unit No. 4 for manufacture of fibreglass products.
G.P.S. Sales	Pt. Por. 127 Terrace Road, North Richmond - Use existing industrial Unit No. 4 for wholesaling of small to medium industrial hand tools.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

[Handwritten signature]
D.R.P. ✓

ITEM 3:

(File DA601/81)

SUBJECT:

RESIDENTIAL DEVELOPMENT BOUNDED BY CASTLEREAGH ROAD, THE DRIFTWAY, FREEMAN ROAD AND EATON STREET, AGNES BANKS

Council at its meeting of 12/1/82 considered an application for subdivision of part of the above land by R.K. Cambridge & Co. At this meeting it was resolved that a Development Control Plan be prepared for the overall development of the land including the applicant's land.

Tow plans have been prepared, both of which utilise portion of the road reserve of The Driftway for additional residential development.

This is seen as good development of an unnecessarily wide road reserve and one which provides Council with a number of its own lots in the development.

Plan A and Plan B differ only on The Driftway end of the land, the difference being that Plan A provides for a through road to Freeman Road with lots on both sides of this and a large reserve adjoining the existing factory while Plan B denotes two culs-de-sac, one from The Driftway and with a smaller reserve joining the two short roads.

SHIRE PLANNER'S REPORT

It is considered that Plan B is preferable and that as the existing non-conforming factory land will eventually return to residential the requirement of a large reserve adjoining as a buffer is not required.

In both proposals that part of Eaton Road from The Driftway to Freeman Road should be closed and should become additional reserve to act as a buffer between the residential and industrial areas.

Recommendation

Council adopt Plan B as the Development Control Plan and that the necessary steps be taken to close those relevant parts of The Driftway and Eaton Street.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 4:

(File 68A/112/78)

SUBJECT:

PROPOSED EXTRACTIVE INDUSTRY ON LAND BEING
PORTION 67, PARISH OF NEPEAN, AT YARRAMUNDI

Council has resolved to advise Tilmunda Pastoral Company, the owners of the above land, that it is prepared to concur with a proposal to regrade the subject property and remove material from the land subject to the following criteria:

- . a minimum of two metres of topsoil is to remain over the alluvial deposits along the river terrace of the property;
- . a minimum of one metre of topsoil is to remain or be established over the alluvial-podsolic soil areas of the property;
- . the maximum grade to be established within the area to be regraded is not to exceed eight per cent;
- . the requirements of the Water Resources Commission;
- . no removal of vegetation within the provisions of Council's Tree Preservation Order without the prior approval of Council.

In addition, the following information was requested:

- . Engineering plans in accordance with the above criteria;
- . cross-section indicating the depth of soil to be retained;
- . quantities of material to be removed from the property.

Council further resolved that should these be received then it would support a variation to the current planning instrument to provide for the removal of the surplus material as an extractive industry. In addition, the plans to be submitted for the rezoning were to include the dedication of an area adjacent to the present extractive industry on the northern end of the property for public open space with the residue area being subdivided into lots of not less than 10 ha.

9/3/82

The plans as requested have been received and include information from the Water Resources Commission and the Soil Conservation Service relative to the proposal.

The company has submitted details calculated by Mr. J.H. Liddle (Engineer) estimating that the quantity of material to be removed is between 500,000 and 550,000 cubic metres.

Recommendation

Council resolve to prepare a draft Local Environmental Plan to allow for the establishment of an extractive industry on Part Portion 67, in the Parish of Nepean, in accordance with the details submitted to include deduction of an area for a public reserve at the northern end of the property with the residue being subdivided into lots of not less than 10 ha.

Further, that the Statement of Environmental Factors be that incorporating the details submitted with the application.

✓ COMMITTEE'S RECOMMENDATION

A DRAFT LOCAL Environmental Plan to allow for the establishment of an extractive industry on Part Portion 67, in the Parish of Nepean, be not prepared.

SHIRE PLANNER'S REPORTS

ITEM 5 : (File P160)
 SUBJECT : LOCAL ENVIRONMENTAL PLAN APPLICATIONS - FEES

The current fee structure adopted by Council for the creation of local environmental plans is : -

Where no map is required	-	Stage 1	\$150
		Stage 2	\$170
Where there is a map required	-	Stage 1	\$250
		Stage 2	\$500

The Department of Environment & Planning has advised Council that, in future, all local environmental plans will require a map before they are processed through their Department and there is now no procedural differences between the two and all local environmental plans are dealt with in the same manner.

While some local environmental plans require considerably more mapping than others it is considered that a new fee structure should be adopted by Council in light of the Department's advice.

Recommendation

Council adopt the fee structure for local environmental plans for Stage 1 - \$250, and for Stage 2 a minimum of \$350 and that this fee to rise at the discretion of the Shire Planner depending on the mapping work involved.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 6 : (File DA 663/81)
 SUBJECT : BRIDGE SANDS PTY. LTD. - EXTRACTION
 HAWKESBURY RIVER

The following letter has been received from Bridge Sands Pty. Ltd.

"In accordance with Council's request the Company has ceased all work on construction of a spit for future extraction of the sand and gravel from the bed of the Hawkesbury River adjoining the property owned by Mr. O'Dea.

The Company is prepared, with Council's permission, to cut off the spit from the western bank. This work is estimated to require one (1) day of operation. Machines required for this task are a dragline and a front end loader which will remain on the spit.

SHIRE PLANNER'S REPORT

(ITEM 6 CONTD.)

The Company asks the Council to take into consideration that should there occur an emergency such as a rise in the level of the river this cut would have to be refilled so that the machines could be removed to safer ground.

Further, the Company asks that whatever actions or decisions reached by the Council on the above matter that the following consideration be taken into account:-

- (a) Bridge Sands is presently and has been for some time out of the raw feed.
- (b) The livelihood of 15 immediate employees and tens of other indirect employees are dependant upon Bridge Sands remaining open.
- (c) As described in earlier correspondence this is the only possible method of providing for future extraction in this particular section of the river.
- (d) It has been two months since Bridge Sands was informed that the Council favours extraction at the site but the decision required ratification by the Department of Environment and Planning. To date no reply has been received from the Department.
- (e) Equipment and machinery seen on site was used only in the construction of the spit and no material whatsoever has been removed from the site."

The Department of Environment & Planning have verbally advised Council that their letter of concurrence was sent on 12th February, although as yet it has not been received. The text of this letter is that the Department concur with the extraction unconditionally, although subject to Council's conditions. When the letter is received by Council formal consent can be issued and this will be done with an accompanying letter stipulating that the applicant Company is to restore and revegetate, to Council's satisfaction, that part of the western bank disturbed by the dragline prior to formal operation of the extractive proposal.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORTS

ITEM 7 : (Files 625-6; DA 818/81; H100)
SUBJECT : RECREATIONAL USE OF HAWKESBURY RIVER

Council is in receipt of three submissions to use the Hawkesbury River generally from Macquarie Park downstream to the Ebenezer area.

There have been two separate submissions to operate river cruise vessels from the Windsor Bridge to Ebenezer and return and one submission to operate from Macquarie Park the hire of acqua-bikes. Each of these submissions require comments from the Maritime Services Board and Public Works Department and requires formalisation of traffic flow within Windsor for tourist buses and vehicles, expanded as a result of these facilities, and also consideration of an adequate parking area.

While tourism and recreational use of the river as above is desirable, Council cannot properly deal with the submissions until the comments from these authorities are to hand and the matter is submitted for Council's information only at this time.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

G. McCully,
Shire Planner

QUESTIONS WITHOUT NOTICE

Councillor Buttsworth referred to the various definitions of the zonings.

The Shire Planner stated that the zonings were related to the two current Planning Schemes which would be resolved under the new Instrument which would rationalise all the zonings.

Councillor Henry asked what was the present position regarding rubbish tips on the side of the river.

The Health Surveyor stated that a survey had been taken from the river of the river banks to identify the properties and letters are now being forwarded to have the properties cleaned up.

Councillor McEwan asked if the Shire Clerk or Shire Planner had made contact with the District Inspector of Schools regarding the proposed lease of ground in Ironbark Road with regard to a second high school on the other side of the river.

The Shire Planner stated that he had endeavoured to contact Mr. Farnsworth and would pursue the matter further.

Councillor McEwan asked what was the current status of the extractive industry of Golac.

The Shire Planner stated that the court case held on last Friday week had been adjourned at the request of the company because of the absence of one of the company directors.

The matter is due to return to the court for another hearing on Friday week when he anticipated appropriate action would be taken by the State Pollution Control Commission to have the work done by an external authority should the work be not carried out by the company.

The meeting terminated at 11.19 a.m.

SHIRE CLERK'S REPORT.

ORDINARY MEETING - 9TH MARCH, 1982.

The Shire President and Councillors.

Gentlemen :

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

This Conference was attended by the Shire President, Councillor Brown, the Deputy President, Councillor Michael, Councillor Nicholson, the Shire Clerk and the Shire Engineer. Approximately 500 persons were in attendance.

The following motion was passed at the Conference :

"That this Conference deplores the low priority given by the Commonwealth Government in allocating funds to the nation's roads system; and that it urges the Government to increase roads grants to a total of \$1,151 million or 2.82 per cent of the 1981/82 Federal Budget, in recognition of the role to be played by roads in this country's development; that this amount be increased in future years at a rate not less than 5% in real terms; and that the funds be found in the first year, through reallocation of budget expenditure priorities as spelt out in the Association's brochure "Where are the Nation's Roads Going?" and in future years from the Government's normal sources."

IT IS RECOMMENDED THAT the report be received.

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

The Flood Mitigation Conference this year is scheduled to be held at Maitland on 28th and 29th April, and it is requested that members wishing to attend advise the Shire Clerk for the purpose of making arrangements.

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

The official opening of the boat ramp will take place on Saturday, 17th April at 2.30 p.m. The Hon L.J.Ferguson, M.P., Deputy Premier & Minister for Public Works & Ports has accepted an invitation to perform the opening ceremony.

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

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for February, 1982 :

<u>Date of</u> <u>engagement</u>	<u>Purpose</u>		<u>Person or Body Respons-</u> <u>ible for Engagement</u>
3rd February	Meeting	*	Thoroughbred Breeders Group
6th February	Wedding	*	Mr. Scarpin
7th February	Meeting	*	Charismatic Christian Fellowship
8th February	Dinner	*	Gideons International
9th February	Practice		Macquarie Towns Symphony Orchestra
16th February	Naturalisation Cere-		
	mony	*	Hawkesbury Shire Council
16th February	Practice		Macquarie Towns Symphony Orchestra
20th February	Wedding	*	Mr. Wheeler
20th February	Wedding	*	Mr. Hinton
21st February	Meeting	*	Charismatic Christian Fellowship

6. OTHER ACTIVITIES

Construction of concrete slab under the standpipes North Richmond at corner of Terrace Road.

Erection of flood markers Hilltop Road, Tennyson and hazard markers Terrace Road at Cliff Road.

7. MAINTENANCE

Main Road 519. Kurmond to Singleton Road

The pavement, ch.16.9-18.4 km., has been resealed and sealing of the pavement completes the reconstruction 5.9-6.1 km.

Attention to patching, gravelling, grading Webb's Creek Road, Upper Colo Road, Stannix Park Road, Glenarra, Pittmans, Valley Ridges Roads and streets Bilpin, Kurmond Road, Grose Vale Road, Spinks Road, Golden Valley Drive and Boundary Road, Glossodia, West Portland Road, Freemans Reach Road, Stones Road, Ebenezer, Horans Lane, Kurrajong, Cabbage Tree Road, Grono Farm Road and streets North Richmond, Reedy Road and Fisher Road Maraylya, Old Pitt Town Road, Scheyville Road, Mulgrave Road, Railway Road north and south, Park Road, Level Crossing Road and Wallace Road, Vineyard, Mountain View Close, Oakville, Yarramundi Lane.

Removal of dead trees Bandon Road, Vineyard, Bells Line of Road, North Richmond and fallen branches from trees on the approach to Richmond past the Common.

Slashers have been active throughout the Shire area, including Agnes Banks and Tennyson. Many roads are still to be visited and numerous requests are being received for attention to roadsides in the Non Urban area.

8. PARKS & GARDENS

Regrading of the tennis courts at Pitt Town has been completed and the asphaltic concrete surface placed.

Attention has been given to the maintenance of parks and gardens throughout the area and 100 tonne of topsoil delivered and spread at Glossodia Park.

The dam on the reserve Nepean Way, Yarramundi has been drained.

9. COUNCIL CHAMBERS EXTENSION

The building contract has been completed and erection of partitions and telephone installation is now proceeding.

Engineering staff from Wilberforce is now occupying the ground floor.

10. OTHER BUILDINGS

Brinsley Park

Construction of the kiosk for the Little Athletics is complete except for tiling.

10. OTHER BUILDINGS (cont'd)

Wilberforce Child Care Centre

Alterations to the Wilberforce office to provide facilities for a child care centre are close to completion.

Amenities Building, Colbee Park, Woodlands Park, Bellbird Hill Lookout & Boundary Road, Reserve

Security grilles have been provided on the doors at the amenity building Colbee Park and attention has been given to maintenance Woodlands Park, Bellbird Hill Lookout, Boundary Road Reserve.

11. COUNCIL INDUSTRIAL AREA, SOUTH WINDSOR

Work commenced with the desilting of the dam and earthworks including supply of additional fill are proceeding. Roadworks have commenced along Ham street and excavation of about 100m of the new road completed.

The sandstone base has been placed. Adjustment of power poles has been attended to in Ham Street and is underway along Fairey Road.

Delivery of the pipes for the main stormwater drain is underway and pipelaying on the internal drainage has commenced.

12. SUBDIVISION DEVELOPMENT

Private Subdivision, Macquarie Road, Wilberforce (Nartee Place)

Sealing of the new road and perimeter roads has been completed.

Subdivision No.1724 - Tasman Securities, Collith Avenue, Windsor

Roadworks are in progress along the Collith Avenue frontage and the internal roads roads required for the development.

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

Council at its meeting held on 8th September, 1981, resolved that an inquiry into the suspension of Mr. Robin David George Steel be ordered in accordance with provisions of Section 99 of the Local Government Act, 1919, as amended.

The Commissioner conducting the inquiry is Mr. J.R. Thompson of the Department of Local Government and the Commissioner's report dealing with the inquiry, in accordance with the provisions of Section 99 of the Local Government Act, will be read to this meeting.

IT IS RECOMMENDED THAT the services of Mr. Robin David George Steel, B Grade Plant Operator, of 183 Spinks Road, Glossodia, be terminated.

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

Peters & Ludlow, Solicitors, on behalf of Mr. D.J. Lyne, owner of the above property, have advised that their client is proposing to erect a dwelling on the subject land which is affected by the discharge from a 0.46ø culvert and such discharge it is considered would be detrimental to the foundations of the dwelling. Requesting that the discharge be controlled by means of a pipeline for a distance of at least 50 metres from the front boundary.

Lt. Bowen Drive was constructed in a subdivision in the early 1960's where culverts were placed to relieve the drainage on this road. Lot 156 was subject to a site of a proposed drainage easement and with the registration of the plan of subdivision, the transfer and grant of the proposed easement was not made.

At this time there is no legal encumbrance on Lot 156. There is, however, the discharge from the culvert onto this land.

The estimated cost for constructing the drainage discharge by means of an underground pipeline is \$1,700. No funds have been provided for this project and Council's Revenue Funds for 1982 have been committed to other programmes. Section 241(a) of the Local Government Act enables Council to make open and keep open any ditch gutter drain or watercourse or lay any pipe in or through such land.

At this time there is no constructed open drain discharge and such flows across the natural surface. For the protection of the foundations of the proposed dwelling, it would be necessary to contain the culvert discharge within an appropriate drainage structure and in this case the minimum works in the nature of an open channel should be provided to contain the flow of stormwater. The estimated cost for the construction of the open channel is \$300.

IT IS RECOMMENDED THAT the construction of an open channel be effected over Lot 156 Lt. Bowen Drive to contain the discharge from the road culvert opposite that land and that the estimated cost of \$300 be voted from the sealed roads maintenance fund.

15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

FILE S81/133. Applicant/Owner: Brialiana Pty. Ltd.
Lots 7 & 10 D.P.261139 and Lots 2 & 3 D.P.41643 Bowen Mountain Road, Bowen Mountain, creating five allotments having areas of approximately 2000m² each.

FILE S82/7. Applicant/Owner: J.P. Bruce.
Lots 1 and 2 D.P.599324 Wheelbarrow Ridge Road, Lower Portland, by adjustment of the common boundary.

FILE S82/9. Applicant/Owner: R.J. Carter & O.C. Maginness
Lot 1 D.P.319611, Lots E & F D.P.373455 and Lot D. and Part Lot A D.P.373454, Pine Dale Place, Kurrajong Heights, creating two allotments, having areas of 1.021 ha. and 8347m².

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

The Metropolitan Water Sewerage and Drainage Board have advised that the owners of Lots 136, 137 and 138 Evans Road, Wilberforce, have made application for provision of water facilities to serve these premises. The required extension would form part of the Wilberforce Government Assisted Water Supply Scheme at an estimated cost of \$13,600

The annual deficiency for the provision of these works is estimated at \$1,474.80 and the Board has indicated its approval to the extension, subject to Council's concurrence and that in addition to the cottages already located on Lots 136, 137 and 138 Evans Road, that commencement of building operations be made on Lot 137.

In respect of the Wilberforce Water Supply Scheme the estimated surplus to the 30th June, 1982 is \$5,600 and if Council concur to this proposal, the Scheme will be still operating on a surplus.

If Council concur to this water main extension it will be necessary to adjust the benefit area to include the subject properties to enable rating under the Wilberforce Water Supply Scheme.

IT IS RECOMMENDED THAT Council concur with the extension of the reticulation for the Wilberforce Water Supply Scheme serving Lots 136, 137 and 138 Evans Road, Wilberforce, and subject to the Board implementing these works that the benefit area for the Wilberforce Water Supply Scheme be adjusted to include Lots 133 and 134 Evans Road, Wilberforce.

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

Early February, 1982 a branch from a large Pepper Corn tree fell, resulting in damage to two vehicles. Subsequent inspection carried out on 10th and 11th February in respect of the condition of these Pepper Corn trees has revealed there are six trees involved, two are extremely large and by appearance is estimated to be at least eighty years old, the third tree was cut down some seven years ago due to passing vehicle damage and never regained full regrowth. This tree is mainly heavy trunk with minor foliage cover, the fourth tree on the corner of Pitt Street and Windsor Street, Richmond has virtually died except for a minor section on the eastern side of the tree. The final two trees are small, in reasonable condition although already developing cavities for which these varieties of trees are notorious. They are also prone to sudden collapse due to this hollowing effect, and the invasion of phytophthora (wood rot) and insect damage.

Some attention is necessary to these particular trees, being either of the following alternatives:-

- (a) Entire removal of all six trees and replacement with a suitable species, e.g. Platnus Hybrida (London Plane).
- (b) Restoration to a reasonable condition utilizing tree surgery.

The estimated cost for (a) is \$5,500 and the estimated cost for (b) is \$2,700.

The Pepper Corn are extremely attractive tree plantings, however, in maturity these trees are subject to rot and insect damage. The existing avenue of Plane trees provide a pleasant aspect on the approach to the centre of Richmond, however, due to the growing habit of these trees in relation to overhead electricity lines, the centre of the large trees has been removed encouraging lateral growth and again in early February damage was occasioned when a large semi-trailer which was travelling down the road verge of Windsor Street, collided with lateral branches of a Plane tree.

IT IS RECOMMENDED THAT

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

18. BICYCLE TRACKS (FILE: P160-32)

Council was offered a grant of \$53,000, being 50% of the cost of a bicycle path from Cox Street, Windsor to Percival Street, Clarendon. Subsequent proposals were considered for the provision of a cycle path through the Ham Common which did not receive favourable consideration of the Traffic Authority. A later proposal was submitted to the Local Traffic Committee and Council for the provision of this cycle path facility from Laurence Street, Hobartville to the corner of East Market and March Streets, Richmond.

Preliminary designs have been discussed with the Traffic Authority of N.S.W in relation to this latter proposal where indications have been received that the vehicle/cycle traffic volumes are not considered sufficient to warrant the provision of separate traffic facilities.

The Minister for Transport, the Hon. Peter Cox M.P., has advised that the offer for funds expires on 30th June next and has requested firm proposals to be submitted in the immediate future.

At this time the exercise of this offer of a grant can be made only in relation to the original proposal, that is Cox Street, Windsor to Percival Street, Clarendon along Richmond Road and a traffic count has indicated that on week days the average cycle traffic between Windsor and Percival Street, along Richmond Road there are seventeen cycle movements between the hours of 7.30 a.m. and 8.30 a.m.

A true concept for cycle paths should be on the basis of providing a commuter cycling path from areas of population to service areas and public transport facilities. It is considered that the original concept of cycle paths be reviewed in conjunction with Council's determined policy relating to urban release areas and existing urban areas to enable a comprehensive cycle path plan to be developed and priorities for the implementation of such cycle paths to be determined.

IT IS RECOMMENDED THAT the Minister for Transport be informed that further investigations on cycle paths, subsequent to the offer for the project from Windsor to Clarendon, have indicated that more research is necessary to develop a comprehensive cycle path plan for the existing urban areas and proposed urban release areas in relation to providing cycle commuter facilities from these urban areas to the service centres and public transport facilities.

REPLIES TO QUESTIONS WITHOUT NOTICE

FILE: 973(C) Ordinary Meeting, 8th January, 1982.
Councillor Henry drew attention to drainage problems being experienced at property in Castlereagh Road, Wilberforce.

The subject property is Lot 3, D.P.508208, corner Castlereagh and Macquarie Roads, Wilberforce and was subject of a report to the Ordinary Meeting of Council on 8th December, 1981, where, in consideration of the remedial works to enclose the open drain estimated to cost \$11,000, Council resolved inter alia that construction of this drainage system would be considered in a future drainage works programme.

The situation has not changed since my previous report, however, before any works are carried out it would be necessary for the appropriate funds, namely \$11,000, to be voted.

FILE: 665-731 Ordinary Meeting, 8th January, 1982.
Councillor Horrex requested that the installation of a roundabout in George Street, adjacent to Thompson Square, be referred to the Department of Main Roads for consideration.

This matter has been referred to the Department of Main Roads for consideration of the above suggestion.

FILE: 625-5 Ordinary Meeting, 8th January, 1982.
Councillor Knight stated that Colo Lions had asked for Terrace Park to be established as their park and there was a flourish of work but nothing has been done lately and it is an absolute disgrace. It would be appropriate to write and ask their intentions for that park.

Contact has been made with the Lions Club and a submission from that Club is anticipated.

FILE: D66/1 Ordinary Meeting, 8th January, 1982.
Councillor Knight indicated that there were problems in the North Richmond area in relation to open drains.

Investigations are in hand in relation to this problem.

R.F. Cranston,
SHIRE ENGINEER

SHIRE HEALTH AND
BUILDING SURVEYOR'S REPORT
ORDINARY MEETING 9/3/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received since Council's last meeting. Applications received for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
33 (55)	New Dwellings	\$1 569 063	(\$1 976 665)
42 (27)	Additions to Dwellings	298 908	(268 465)
1 (1)	Residential Flat Buildings	240 000	(250 000)
36 (34)	New Buildings other than Residential	483 282	(93 885)
10 (3)	Additions to Buildings Other than Residential	222 000	(129 000)
12 (9)	Swimming Pools	75 430	(53 872)
<u>134 (129)</u>		<u>\$2 888 683</u>	<u>(\$2 771 887)</u>

Building applications received to date during 1982. Approvals for the corresponding period during 1981 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
54 (98)	New Dwellings	\$2 432 694	(\$3 736 180)
71 (54)	Additions to Dwellings	531 496	(460 391)
1 (2)	Residential Flat Buildings	240 000	(300 000)
56 (63)	New Buildings other than Residential	884 919	(304 762)
12 (9)	Additions to Buildings Other than Residential	256 000	(297 500)
20 (24)	Swimming Pools	134 770	(165 105)
<u>214 (250)</u>		<u>\$4 479 879</u>	<u>(\$5 263 938)</u>

9/3/82

2. HEALTH SURVEYORS WESTERN METROPOLITAN GROUP. D64.

For some time Health Surveyors from the Councils of Holroyd, Fairfield, Liverpool, Campbelltown, Blue Mountains, Hawkesbury, Blacktown, Penrith and Camden have been meeting in an endeavour to adopt a uniform approach to problems of common concern. This applies to many aspects as will be appreciated and has resulted in many advantages such as consistent interpretation of various regulations and like.

One aspect of this committee's work has been the establishment of a Health Education Sub-Committee to determine health education programmes, obtain necessary equipment and develop expertise in this important area for the benefit of the residents of the participating Councils.

It is expected that the functions of this Committee will be as follows:

- (a) Efficient health education by "pooling" of resources and efforts by member Councils.
- (b) Bulk purchase of materials on a regional basis which will include:
 - (i) A library of visual aids including slides, films and tapes for use by member Councils.
 - (ii) Preparation of standardised kits for lectures for and by member Councils.
 - (iii) The purchase and setting up of a mobile display unit.
- (c) Co-opting specialist members of the private and public sectors to provide specific assistance in their fields.
- (d) Promotion of the role of local authorities in public health work within the community.

It is proposed that financial resources will be established by funding from member Councils and Government and commercial assistance where available.

Objectives

- (a) Courses to be designed and conducted for persons in the food industry.
- (b) Production of displays designed to create awareness of environmental matters.
- (c) Establishment, in time, of a comprehensive film, slide and tape library.
- (d) Programmes designed for health education in schools on matters such as head lice, personal hygiene, immunisation and the like.
- (e) Education to promote water safety including pool maintenance and care.
- (f) Pest control advisory service.
- (g) Establishment of a campaign designed to create public awareness of the advantages of immunisation.
- (h) Promotion of educational campaigns regarding pet care and in particular dog control.

9/3/82

- (i) The eventual provision of a comprehensive mobile display unit to be used on a rotational basis throughout the areas of the contributing local authorities.
- (j) Promotion of health and building surveying services.

Activities

The first activity proposed by the Committee is the instigation of a photographic competition with the theme "Our Health in the 80's". All High Schools in the Local Government Areas concerned will be invited to participate and entrants will be advised that the Committee is mainly seeking positive examples of good health practices to combat littering, poor health habits/practices and the like.

Judging

It is anticipated that each Council will be responsible for selecting first, second and third prize winners of their area with those winning entries to be submitted to the Western Metropolitan Group of Health Surveyors for the final judging. Professional assistance is available for the final judging of these entries with the major prizes being first \$200, second \$100 and third \$50. It is thought that each Council should award first, second and third prize as it sees fit perhaps by the presentation of an appropriate book or the like.

The second activity, which is at present under discussion, is the printing of pamphlets and stickers promoting public and personal health for distribution to the public through schools and the like. The exact topics, information and slogans are not finalised at this stage and it is anticipated that topics denoted by the winning entries in the photographic competition may be used for this activity.

It is proposed that printing of these pamphlets will be done by Blacktown City Council's printing department and work unable to be carried out by them will be done by printing firms. The Committee will endeavour to obtain some sponsorship from various printing firms.

Further to these two projects it is proposed to purchase a video machine for audio visual displays in shopping centres and for use when various courses are held such as those for video handling which will be organised at a later date. The establishment of such a display not only involves the initial purchase of equipment but requires tapes to be made with professional help so as to provide effective comprehension of the subject.

A request has been received from this Committee that each Council allocate an amount of \$500 to enable the Committee to proceed with these functions. Any expenditure of these funds is to be made only with the approval of the Western Metropolitan Group of Health Surveyors. The request was received following the adoption of Estimates for 1982 and hence no allowance has been made for such expenditure, it is felt however that these proposed activities will be of significant benefit.

IT IS RECOMMENDED THAT Council vote the \$500 as requested.

3. FLOOD PRONE LANDS SEMINAR. C48.

The above seminar was held on Friday, 19th February in the Science Centre 35-43 Clarence Street, Sydney. Council was represented by Councillors Michael, Henry and Horrex and the Health & Building Surveyor.

Addresses were given by Mr. W.K. Pilz, O.B.E., Director, Department of Public Works; Alderman R.B. Ferguson, Camden Municipal Council, Executive Member of the Local Government Association and Mr. J.J. Bingham, Hall & Hall, Solicitors, Sydney City Council, Executive Member of the Local Government Association. A panel for general discussion comprised Mr. G. Whitehouse, Principal Engineer, Water Resources Commission, Mr. M. Clark, Principal Engineer, Rivers & Ports Branch, Department of Public Works, Mr. J. Mullane, Local Government Planners Association of N.S.W., Mr. L. Hart, Solicitor, Department of Environment & Planning and Mr. D. Elliott, Building Surveyors Institute of New South Wales. Following discussions regarding the development of flood prone land and the apparent liability of local authorities in granting approval for such development the following resolutions were carried by the seminar:-

1. That this seminar requests the Local Government & Shires Association to make urgent representation to the Premier to amend the Environment Planning & Assessment Act and the Local Government Act along the lines of Section 925AA of the Local Government Act of Victoria to:
 - (a) Establish proper circumstances in which development consent and building approvals may be granted in respect of flood prone lands.
 - (b) Indemnify Councils against liability in respect of granting of such consent and approvals.
2. Amend the Real Property Act to provide a means of notification on Certificate of Title of the fact that the land may be subject to flooding.

IT IS RECOMMENDED THAT the information be received.

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

A public meeting to establish a Management Committee for the Wilberforce Pre-School Kindergarten was held on Tuesday, 2nd March, 1982 at the Cultural Centre.

The Shire President, Councillor Brown chaired the meeting which was attended by Councillors Michael, Horrex and McEwan together with the Shire Clerk, the Child Care Co-ordinator, Senior Health & Building Surveyor R. Clifford and the Shire Health Surveyor and 23 other interested persons. The meeting adopted their constitution which is similar to the constitution adopted by the Pre-School Kindergarten Committees of both Richmond and Windsor. The office bearers of the Committee for the ensuing year were then elected as follows:-

President:	Mrs. C. Brown
Vice President:	Mrs. C. Moore
Secretary:	Mrs. S. Symons
Treasurer:	Mrs. D. Graham
Committee:	Mrs. H. Venn, Mrs. B. Whelan, Mrs. C. Neech, Mrs. A. Thomas, Mrs. S. Fay, Mrs. I. Layton and Mr. R. Clifford
Trustees:	Councillor B.E. Brown, Councillor G.G. Michael and Dr. S. King

9/3/82

The meeting adopted the recommendation that Mr. Clifford be a member of the Committee as he has had considerable experience on such committees being a foundation member of the Management Committee of the Richmond Pre-School Kindergarten. It is proposed that after 12 months Mr. Clifford will retire from membership of the Management Committee.

IT IS RECOMMENDED THAT the information be received.

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

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 9TH MARCH, 1982

The Shire Clerk,
WINDSOR.

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

In 1976 Council resumed land for the construction of the car park that currently exists between Baker and Kable Streets, Windsor. Part of the land was resumed from a company, being 79 Lithgow Street Pty. Ltd. Council's valuer at the time determined that the acquisition and subsequent construction of the car park enhanced the subject property by making available rear land for development which had previously been effectively prohibited.

On the basis that there was betterment, the valuer recommended compensation in the sum of \$1. The company disputed the compensation.

More recently the company submitted a claim for compensation in the amount of \$31,000. Council's valuer re-assessed the matter, determining there was betterment to the property by the acquisition and subsequent construction in an amount of \$9,600 and, therefore, again recommended compensation of \$1.

Over the past twelve months Council's solicitor and planners have discussed the matter with the company's representatives on a number of occasions in order to reach a settlement. Substantial amounts were floated as possible compensation in order to avoid lengthy legal proceedings. On all occasions the company's advisers stated that the company was not prepared to negotiate at any level less than the amount claimed. As a result, the matter was heard before the Land and Environment Court from 15th to 17th February inclusive.

At the end of the hearing the Court required written submissions from both parties as insufficient time was left for summation by both party's legal representatives. There were a number of matters put to the Court by the company's representatives that could not be substantiated, including: maximum parking that could be provided on site; that Council could, and would not, allow access from the parking area to the site; the commercial viability of the town and the existing building; etc.

A decision in the matter is expected around the end of March.

✓ *IT IS RECOMMENDED THAT the information be received.*

2. TOURISM - ESTABLISHMENT OF TOURIST INFORMATION FACILITY

A separate report on Tourism generally will be distributed on Friday. It sets out objectives for Council's consideration and recommends adoption in the area of tourism. The adoption of such objectives is an indication of Council's policy and, thus, assists developers in identifying possible development sites.

The report also includes the consideration of a number of sites for the establishment of a tourist information centre and recommends a site at McGraths Hill. Further, an outline paper regarding tourism/recreation is included within which is indicated a strategy currently under investigation for the co-ordination of tourism and direct marketing of local produce.

*attached separate
report*

IT IS RECOMMENDED THAT:

- ✓ 1. The objectives for tourism set out in the report be adopted.
- X 2. Negotiations be authorised for the purpose of purchasing a suitable site at McGraths Hill for land on which there is to be established a tourist information centre as indicated on Council Plan No. 82-T220.

Deferred

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

Messrs Christie and Ternes, Solicitors, and P. & P.J. Szymanski have submitted copies of a notice under the Liquor Act to supply and sell liquor in a restaurant on the above property.

The matter comes before the licensing court on 11th March, 1982. The serving of liquor from the restaurant as proposed is an acceptable practice.

✓ IT IS RECOMMENDED THAT no objection be raised to the liquor licensing court on the application.

G. McCully,
Shire Planner.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9TH MARCH, 1982

The Shire Clerk,
WINDSOR.

4. PROPOSED SUBDIVISION OF LAND AT CLARENDON - RALVON STUD

Council at its meeting in February considered two applications for subdivision of the above property, one of which involved the subdivision of land south of the railway line involving the creation of the construction of a level crossing on the Windsor/Richmond railway line.

The Council refused the application on the following grounds:

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

Prior to the application being dealt with by Council the applicants, P.S. Graham & Associates, had lodged an appeal with the Land & Environment Court on the basis that Council had not dealt with the application within the prescribed time. The reason for this was that Council had not received advice from the State Rail Authority as to that Authority's attitude to the proposed level crossing. The Authority advised Council by letter dated 31st December, 1981 that it did not favour the crossing.

The original court hearing was adjourned pending the Council's decision. The matter was re-heard on Monday 8th March, 1982 and at the hearing the applicants submitted a revised proposal that involves the new road being constructed under the railway line through the existing viaduct. A plan indicating the proposed road is exhibited at the meeting.

The court has determined that it will consider the matter on Thursday, 11th March, 1982 and in the circumstances it is important that Council determine its attitude to the revised proposal.

The State Rail Authority by letter dated 5th March, 1982 have advised the applicants that it was prepared to agree in principle to the proposed road subject to the following:

1. The scheme being acceptable to the Authority from an engineering point of view.
2. The Hawkesbury Shire Council agreeing to complete an agreement with the Authority in respect of the construction and future existence of the roadway on railway property: such agreement to provide, inter alia, for the Council to:-
 - a) meet all costs of construction, including any costs incurred to the relocation of any of the Authority's facilities etc.
 - b) indemnify the Authority against any accident, damage or injury arising out of the construction and/or use of the roadway on railway land.
 - c) meet all future maintenance costs of the roadway on railway land.

SHIRE PLANNER'S SUPPLEMENTARY REPORT
ORDINARY MEETING - 9TH MARCH, 1982

The Shire Clerk,
WINDSOR.

4. PROPOSED SUBDIVISION OF LAND AT CLARENDON - RALVON STUD

Council at its meeting in February considered two applications for subdivision of the above property, one of which involved the subdivision of land south of the railway line involving the creation of the construction of a level crossing on the Windsor/Richmond railway line.

The Council refused the application on the following grounds:

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

Prior to the application being dealt with by Council the applicants, P.S. Graham & Associates, had lodged an appeal with the Land & Environment Court on the basis that Council had not dealt with the application within the prescribed time. The reason for this was that Council had not received advice from the State Rail Authority as to that Authority's attitude to the proposed level crossing. The Authority advised Council by letter dated 31st December, 1981 that it did not favour the crossing.

The original court hearing was adjourned pending the Council's decision. The matter was re-heard on Monday 8th March, 1982 and at the hearing the applicants submitted a revised proposal that involves the new road being constructed under the railway line through the existing viaduct. A plan indicating the proposed road is exhibited at the meeting.

The court has determined that it will consider the matter on Thursday, 11th March, 1982 and in the circumstances it is important that Council determine its attitude to the revised proposal.

The State Rail Authority by letter dated 5th March 1982.

The Authority would also be agreeable, in principle, to the upgrading of the existing level crossing adjacent to Lot No.15 of the proposed subdivision and its use for access purposes during times of flooding when the viaduct access is unavailable, subject to the Council agreeing to execute a further agreement with the Authority, which will provide, inter alia for the Council to:-

- a) meet all costs associated with the upgrading.
- b) meet the future maintenance costs of the crossing between sleeper ends (which work will be undertaken by the Authority)
- c) indemnify the Authority against any accident, damage or injury arising out of the use of the crossing.

The use of the railway crossing would be on the basis that the crossing gates would remain locked at all times other than during times of flooding when the viaduct access was impassable - the key to be held by the Station Master at Richmond. During the period that it is in use the Council would be responsible for the cost of employing a flagman if this is considered necessary by the Authority.

✓ IT IS RECOMMENDED THAT Council not agree to the revised proposal for the subdivision of the land known as Ralvon Stud, being that section of land on the southern side of the Windsor/Richmond railway line on the revised basis presented to the Land and Environment Court on Monday, 8th March, 1982 on the grounds that:

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

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

A petition has been received by the Council objecting to a proposed extension of trading hours of the Tropicana Hotel an application for which has been lodged with the Licensing Court.

Council was notified of the Licensing Court date on Friday last, the hearing date being 23rd March, 1982.

The application is to extend the trading hours from 10.00 a.m. to 11.00 p.m., to 10.00 a.m. to 12 midnight Monday to Saturday. Existing Sunday trading hours from 11.00 a.m. to 9.00 p.m. will remain unchanged.

The petition contains 65 signatures of which 22 are from the adjoining Caravan Park. The comments raised by way of objection is considered sufficient for Council to support the objection.

The reasons for objection contained in the petition are:

- a. Excessive noise levels during existing trading hours.
- b. Failure of the Licensee to reduce existing excessive noise levels after repeated requests.
- c. The quiet and good order of the neighbourhood will be disturbed if the application is granted.

Simplified, the objection reduces itself to one of disturbance to the residential amenity of the area by virtue of the emission of noise from the premises.

As a hotel is classified as a public place by the Noise Control Act, the matter of emission of noise falls under the control of the State Pollution Control Commission. The matter was referred to that body by letter of 19th October, 1981 and by follow up letter of 18th December, 1981. To date no reply has been received.

The objection to the Court will not be well founded unless backed by documentary evidence of noise emission and if necessary evidence being given by an Officer of the Commission at the hearing. Accordingly the Council will need to make urgent representation to the Commission for its co-operation.

It is stressed that should a suitable sound control device or sound insulation of the building be effected to control noise emission to an acceptable level, then Council's objection will be negated.

As the objection is based on noise emission the Officer appointed to take objection on behalf of Council should have the appropriate qualification and therefore following consultation with the Health Surveyor it is recommended that Senior Health Surveyor, Mr. Brian Malouf be appointed.

✓ IT IS RECOMMENDED THAT:

1. Council take objection to the Licensing Court to the application to extend trading hours to midnight Mondays to Fridays on the basis of disturbance to the residential amenity of the area by virtue of the emission of noise.
2. Council's Senior Health Surveyor, Mr. Brian Malouf be authorised and directed to take objection to the application lodged before the Licensing Court for the variation of trading hours in respect of the premises known as the Tropicana Hotel-Motel, Rose Street, Wilberforce from 10.00 a.m. to 11.00 p.m. to 10.00 a.m. to midnight Monday to Saturday inclusive.

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING 9TH MARCH, 1982

The Shire Clerk,
WINDSOR.

1. PROGRAMME OF HOLIDAY ACTIVITIES.

<u>Date</u>	<u>Activity</u>	<u>No. of Children</u>	<u>Branch</u>
21/12/81	Christmas decorations Films	42	Windsor
6/1/82	Films	68	Windsor
13/1/82	Films	7	Richmond
13/1/82	Films	34	Windsor
20/1/82	Films	10	Richmond
	Films/stories/craft	48	Windsor
27/1/82	Films	16	Richmond
	Films/stories/craft	35	Windsor

Activities were approximately 2 hours long. During the last 2 sessions at Windsor children were told stories and compiled and illustrated a story themselves about what they did on the holidays. The book "We Had Good Holidays", is available for public viewing at Windsor Central Library.

Children were also invited to participate in a Readathon whereby they read 8 books and wrote comments about each books. Each child who has submitted a completed Readathon form was awarded with a certificate of merit. 31 certificates of merit signed by the Shire President were awarded and sent to the child's school for presentation by the school Principal at an assembly. This is done to encourage other children to participate in the future.

Films were shown at McMahon's Park, Kurrajong on 18/1/82 and 25/1/82 to 25 children per session as part of the activities at the Kurrajong Vacation Play Centre. The films are from the N.S.W. Children's Film Circuit of which Council is a member.

IT IS RECOMMENDED THAT the information be received.

J. Brown,
Chief Librarian