

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

4th November, 1982

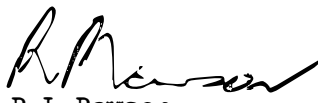
The Shire Planner
Hawkesbury Shire Council
Council Chambers
WINDSOR. N.S.W. 2756

Dear Sir:

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

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

Yours faithfully,


R.L. Rawson.
Shire Clerk.

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 12th October, 1982 commencing at 7.30 p.m.

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

CONFIRMATION OF MINUTES

- 532 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that the Minutes of the Ordinary Meeting of Council held on 14th September, 1982 having been circulated amongst the members of Council be confirmed.
- 533 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that the Minutes of the Special Meeting of Council held on 21st September, 1982 having been circulated amongst the members of Council be confirmed.

CORRESPONDENCE

A1. LAND BOARD OFFICE - HAWKESBURY AGRICULTURAL COLLEGE, PROPOSED HAWKESBURY SHOWGROUND. 829.

- 534 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the Land Board be advised that Council is prepared to accept trusteeship of the proposed reserve.

A2. COUNCIL OF PROGRESS ASSOCIATIONS OF VICTORIA - INEQUITY OF PRESENT RATING SYSTEM. R186.

- 535 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the proposal for an Inquiry be not supported and the Council of Progress Associations of Victoria and the New South Wales Local Government Association be advised of Council's decision.

A3. COHEN & COMPANY - SALE OF LOT 36 WOODLAND PARK INDUSTRIAL ESTATE. 921-36.

- 536 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Sullivan that Council agree to an early settlement.

A4. MRS. J.M. MAGUIRE - RESIGNATION. S1/8P.

- 537 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Mrs. Maguire be given a reference under Seal.

A5. MISS DAVINA NICHOLSON - RESIGNATION. S1/8P

- 538 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that Miss Nicholson be given a reference under Seal.

A6. HAWKESBURY SHIRE TOURISM COMMITTEE - 1983 COUNCIL ESTIMATES. T220-3.

Moved by Councillor Horrex seconded by Councillor Buttsworth that the amount of \$12,000 be allocated for the year 1983.

- 539 An amendment was moved by Councillor Rose seconded by Councillor Dunn that the request be considered in the 1983 Estimates.

The amendment was carried.

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

A7. HAWKESBURY SHIRE TOURISM COMMITTEE - TOURIST INFORMATION CENTRE.
T220-4.

540 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that the letter be received.

A8. UPPER HAWKESBURY POWER BOAT CLUB - PROCESSION. C51-25, 625-205.

541 RESOLVED on the motion of Councillor Knight seconded by Councillor Dunn that:-

1. The receipt of the contribution of \$1,500.83 from the Upper Hawkesbury Power Boat Club be acknowledged with appreciation of this contribution toward the maintenance of the boat launching and recreation facilities at the Peninsula.
2. That permission be granted to the Upper Hawkesbury Power Boat Club for the closure of the boat launching ramp and recreation facility at the Peninsula, Windsor, for the two days of the first weekend in March 1983.
3. That no objection be raised to the holding of a procession through Windsor, subject to the concurrence of the Windsor Chamber of Commerce and the Police Department for the timing and route of such procession.
4. The Upper Hawkesbury Power Boat Club be informed that consideration will be given for the use of amusement devices on the Peninsula during the first weekend in March 1983 on the submission of the details of the proposed devices to be installed and operated.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

542 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that letters B1 to B27 be received and appropriate replies forwarded where necessary.

- B1. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - GENERAL LOAN ALLOCATION 1982/83. C44/1.
- B2. DEPARTMENT OF YOUTH AND COMMUNITY SERVICES - COLO WILDERNESS MOBILE RESOURCE UNIT. G95/3.
- B3. DEPARTMENT OF MAIN ROADS, N.S.W. - PROPOSED DEVIATION OF M.R. 181, PITT TOWN ROAD, AT PITT TOWN. A7/5, R190/10.
- B4. BAULKHAM HILLS SHIRE COUNCIL - SEALING OF PITT TOWN ROAD. A7/6, 665-429.
- B5. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - LOCAL PUBLIC HOLIDAYS. C44/1.
- B6. RICHMOND HIGH SCHOOL.
ST. MATTHEW'S SCHOOL.
GROSE VIEW PUBLIC SCHOOL.
COLO HEIGHTS PUBLIC SCHOOL - APPRECIATION FOR TREES. C46/2.
- B7. RICHMOND-WINDSOR EVENING V.I.E.W. CLUB - APPRECIATION. A7/2.
- B8. BAULKHAM HILLS SHIRE COUNCIL - ELECTION OF PRESIDENT. C50.
- B9. DEPARTMENT OF SOCIAL SECURITY - FAMILY DAY CARE FUNDING. C43/6, C43/1.
- B10. DEPARTMENT OF INDUSTRIAL DEVELOPMENT AND DECENTRALISATION - WESTERN SYDNEY EMPLOYMENT ASSISTANCE FUND. C45.
- B11. MARAYLYA PROGRESS ASSOCIATION - MARAYLYA HALL AND PARK. A5, 625-201.
- B12. THE PROSPECT COUNTY COUNCIL - ELECTRICITY TARIFFS. E74.
- B13. F.J. & S.A. LEWIS - APPRECIATION. A5.
- B14. MR. N. WRAN, M.P., PREMIER OF NEW SOUTH WALES - WESTERN SYDNEY AREA ASSISTANCE SCHEME. C45/15.

- B15. MR. L.J. BRERETON, M.P., MINISTER FOR HEALTH - COMMUNITY NURSING SERVICES IN HAWKESBURY SHIRE. H106.
- B16. THE MARITIME SERVICES BOARD OF N.S.W. - BAREFOOT WATER SKIING, ARGYLE REACH, WINDSOR. 625-31.
- B17. AUSTRALIAN BAREFOOT WATER SKI CLUB - ZONE ONE DIVISION ANNUAL TOURNAMENT AT ARGYLE REACH. 625-6.
- B18. DEPARTMENT OF ENVIRONMENT AND PLANNING - SYDNEY REGION DEVELOPMENT FUND. C44/7.
- B19. DEPARTMENT OF MAIN ROADS, N.S.W. - TRUNK, ORDINARY, MAIN AND TOURIST ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME, 1982/83
- B20. DEPARTMENT OF MAIN ROADS, N.S.W. - MAIN ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME, 1982/83. M130/18.
- B21. PREMIER OF NEW SOUTH WALES - CARNIVALE 82. C40/9
- B22. FAMILY OF THE LATE MRS. C.M. BROWN - APPRECIATION. A5.
- B23. MINISTER FOR CONSUMER AFFAIRS & MINISTER FOR ROADS, THROUGH MR. K. ROZZOLI, MEMBER FOR HAWKESBURY - GRANTS. R190/31.
- B24. AUSTRALIA DAY COUNCIL (N.S.W.) - AUSTRALIAN OF THE YEAR, YOUNG AUSTRALIAN OF THE YEAR. A9/3.
- B25. DEPARTMENT OF MOTOR TRANSPORT - INCREASE IN OMNIBUS FARES, GOSPER'S WINDSOR BUS SERVICE AND DUFFY'S BUS LINES. B26.
- B26. TRAFFIC AUTHORITY OF NEW SOUTH WALES - ACCIDENT STATISTICS FOR QUARTER ENDING 30TH SEPTEMBER, 1981. S207/5.
- B27. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - APPRECIATION. A5.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

- 543 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the accounts submitted be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	19913 - 20555	3,560,864.56
Trust Fund	984 - 1012	99,076.71
Main Roads Trust Fund	262221	98,750.07
		\$3,758,691.34

SHIRE CLERK'S REPORT

4. COUNCIL FLAG. (C50/14).

Moved by Councillor Michael seconded by Councillor Buttsworth that the submission by Mrs. M. Rutledge, showing the Shire crest in the centre of the flag with the words "Home of Macquarie Towns" be adopted as the Hawkesbury Shire flag.

The motion was lost.

- 544 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the design submitted by Mr. W. Wells be accepted subject to the letters "HS" being eliminated from the middle colour bar.

- 545 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that Items 2 to 5 of the Finance Committee's Report dated 21st September, 1982 as recorded on Pages 1 to 4 of the Minutes of the Finance Committee be adopted with the exception of:

Shire Clerk's Report Item 4 - Council Flag,

which has already been considered by Council, Minute No. 544.

WORKS COMMITTEE'S REPORT

CORRESPONDENCE

3. PUBLIC WORKS DEPARTMENT - CLARENDON LEVEE - ELIGIBILITY FOR FUNDING 1982/86. F84/9.

- 546 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that in view of the advice from the Department of Public Works, authority be given to proceed with the flood mitigation studies for the Clarendon Levee to take into account, construction costs, area protected, existing and projected land use and the cost/benefit ratio and studies be carried out as soon as possible.

Local Traffic Committee

6. Councillor G. Michael

- 547 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that Council give consideration to relocation of the bus shelter.
- 548 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the Works Committee's Report dated 21st September, 1982 as recorded on Pages 1 to 7 of the Minutes of the Works Committee be adopted with the exception of:

Correspondence Item 3 - Public Works Department,

which has already been considered by Council, Minute No. 546.

DEVELOPMENT COMMITTEE'S REPORT

SUBDIVISION APPLICATION

2. K.P. O'DONNELL - PORTIONS 111 AND 108, PARISH OF KURRAJONG, HERMITAGE ROAD AND OFF COMLEROY ROAD, KURRAJONG - ENLARGEMENT OF AN EXISTING ALLOTMENT OF LAND WHEREBY NO RESULTANT ALLOTMENT FALLS BELOW 10 HECTARES IN AREA. DA254/81.

- 549 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that development consent be granted to the subdivision generally in accordance with the amended plan submitted subject to the following conditions:
- 1.-3. Standard conditions (subdivision) 2, 9 and 12.
 4. The submission of detailed plans for appraisal and approval by Council's Engineer, the Water Resources Commission and the National Parks and Wildlife Service prior to the commencement of any works on or adjacent to the banks of Little Wheeny Creek and indicating the provision of a suitable crossing of Wheeny Creek to enable utilisation of the additional land.
 5. The completion of a Deed of Agreement that is to the satisfaction of Council's Solicitor, binding on the owner of the land and his heirs and successors in title, requiring that the severed parts of the proposed Lot 1 shall, at all times, be only developed as a single allotment of land and be not separately transferred.

SHIRE PLANNER'S REPORT7. REPORT ON THE TRAFFIC IMPLICATIONS OF: 1. CONSTRUCTION OF A PEDESTRIAN MALL IN GEORGE STREET, WINDSOR BETWEEN KABLE AND FITZGERALD STREETS. 2. CLOSING THE TERRACE, WINDSOR TO THROUGH TRAFFIC. P160-36.

- 550 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the plan be amended and that the mall occupy those two blocks from Baker Street to Fitzgerald Street with Kable Street remaining open and the proposal be advertised for 30 days.
- 551 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that the Development Committee's Report dated 21st September, 1982 as recorded on Pages 1 to 6 of the Minutes of the Development Committee be adopted with the exception of:

Subdivision Item 2 - K.P. O'Donnell, Portions 111 and 108
 Parish of Kurrajong, Hermitage Road, Kurrajong.
 Shire Planner's Report Item 7 - Report on traffic implications
 1. construction of a pedestrian mall in George Street,
 Windsor between Kable and Fitzgerald Streets and 2. Closing
 the Terrace, Windsor to through traffic,

which have already been considered by Council, Minute Nos. 549 and 550.

REPORTS FROM OFFICERSSHIRE CLERK'S REPORT

- 552 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the Shire Clerk's Report be received.
1. INDUSTRIAL AGREEMENT - SICK LEAVE. S205/40.
- 553 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Industrial Agreement incorporating the proposed change be signed under the Seal of Council.
2. WINDSOR INSPECTORATE SCHOOLS' COMMITTEE - PRESENTATION - INTERNATIONAL YEAR OF THE DISABLED. 625-202, S196-19.
- 554 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the report be received.
3. DISPOSAL OF LOT 1, CASTLEREAGH ROAD, RICHMOND & LOT 12, OLD KURRAJONG ROAD, RICHMOND. S13/41, C51/14.
- 555 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the land be sold to the Windsor Polo Club Limited for the sum of \$55,000, subject to a deposit of 10% with the balance payable over five years at an interest rate of 15%. The Club also being given the right to make principal payments before the date of settlement.
4. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. C51/3.
- 556 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the report be received.

5. STAFF EXAMINATION RESULTS. S1/8P

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

6. CONTRACTS & DOCUMENTS FOR EXECUTION.

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

Lease ... Crown (Department of Corrective Services) - Ground Floor, Cnr. Fitzgerald Street & Union Lane, Windsor - for a period of three years with an annual rental commencing at \$5,475.00.

Lease ... Crown (Department of Agriculture) - Ground Floor, Cnr. Fitzgerald Street & Union Lane, Windsor - for a period of three years with an annual rental commencing at \$17,250.00.

7. SPRING VACATION ACTIVITIES - REPORT BY YOUTH RECREATION OFFICER. S205/9.

- 559 RESOLVED on the motion of Councillor McEwan seconded by Councillor Buttsworth that the report be received.

8. 1982/83 WESTERN SYDNEY AREA ASSISTANCE SCHEME COMMUNITY SUBMISSIONS FOR FUNDING - REPORT BY COMMUNITY PROJECT OFFICER. G95/2.

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

9. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/14.

- 561 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Horrex that the report be received.

10. RESUMPTION OF LOT 110, CNR. PALMER AND GEORGE STREETS, WINDSOR. 807.

- 562 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that application be made under Seal for the approval of The Governor for the resumption of Lot 110, Cnr. Palmer and George Streets, Windsor, for recreation purposes.

11. WORKERS COMPENSATION. I112/1.

- 563 RESOLVED on the motion of Councillor McEwan seconded by Councillor Knight that the Common Seal be affixed to the application to the Workers Compensation Commission.

12. COUNCIL FLAG. C50/14.

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

SHIRE CLERK'S SUPPLEMENTARY REPORT

13. 1983 REVENUE & EXPENDITURE VARIATIONS - 1982 STATE & FEDERAL BUDGETS, PROSPECT COUNTY COUNCIL & OTHER AUTHORITIES. A1/17.

- 565 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the information be received.

14. 1982/83 WESTERN SYDNEY AREA ASSISTANCE SCHEME - COUNCIL'S
SUBMISSIONS FOR FUNDING - REPORT BY COMMUNITY PROJECT OFFICER. G95/2.
REFER ITEM 8 - SHIRE CLERK'S REPORT.

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

SHIRE ENGINEER'S REPORT

- 567 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that the Shire Engineer's Report be received.

1. BRIDGE CONSTRUCTION - TERRACE ROAD.
2. ROAD CONSTRUCTION.
3. STORMWATER DRAINAGE.
4. MAINTENANCE.
5. OTHER WORKS.
6. PARKS AND GARDENS.
7. SEWERAGE.
8. BUILDINGS.
9. FLOOD MITIGATION.

- 568 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that the reports be received.

10. STAFF - RESIGNATION, MRS. J. MAGUIRE. S1/8P.

See Minute No. 537.

11. RECONSTRUCTION OF THE DRIFTWAY. 665-2018.

- 569 RESOLVED on the motion of Councillor Rose seconded by Councillor Horrex that the Shire President, Shire Clerk and Shire Engineer confer with Penrith City Council on this matter.

12. TENDER - PENINSULA RECREATION AREA AND BOAT RAMP. C51/25.

- 570 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the tender for the work of maintaining, cleansing, supervising and collection of fees associated with the Peninsula recreation area and boat ramp submitted by Mr. S. Boyter in the sum of \$25,500 be accepted and the authority of Council be given to the affixing of the Common Seal of Council to the necessary documents.

13. BRIDGE OVER REDBANK CREEK - TERRACE ROAD, NORTH RICHMOND. B24/9.

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

14. McMAHON PARK - IMPROVEMENTS. 625-7.

- 572 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Horrex that the improvements in the nature of provision of irrigation and surface improvement at McMahon Park, Kurrajong, be referred for consideration in the Capital Works Programme.

15. OLD BELLS LINE OF ROAD - RECONSTRUCTION. 665-1501.

- 573 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Rose that the report be received.

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16. S.E.S. HEADQUARTERS BUILDING, GEORGE STREET, WINDSOR. C51/31.

- 574 RESOLVED on the motion of Councillor Rose seconded by Councillor Sullivan that the new Headquarters of the Hawkesbury Shire State Emergency Services be officially opened at an appropriate date and the Minister for Police and Services, the Hon. P.T. Anderson, M.P., be invited to officiate.

17. SUBDIVISION APPLICATION - LOT 240 TIZZANA ROAD, SACKVILLE. S82/56.

- 575 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that:-

1. Condition 6 of the approval of the subdivision of Lot 240, D.P. 616673, Tizzana Road, Sackville, dated 30th July, 1982, be varied by the substitution in lieu thereof of the following:

The contribution of an amount of \$35,000, representing 50% of the construction of Tizzana Road to provide generally a sealed carriageway having a width of not less than 5.6 metres opposite to the proposed Lots 235-238 inclusive and Lot 240 being that part of Tizzana Road having a formed earth surface.

2. The Applicant be informed that the creation of a public reserve over the proposed Lot 234 appears incompatible with the existing burden of a right of carriageway over the whole of that lot in favour of landholders of Lots 1-8 and 11-23 inclusive D.P. 214934, and as such would be unsuitable as a public reserve, and be requested to substitute in lieu thereof that part of the proposed Lot 240 northerly and easterly of Lot 241, D.P. 616673, being that portion of part Lot 240 lying between Tizzana Road and the Hawkesbury River.

DEPUTY SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT

- 576 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that the Deputy Shire Health and Building Surveyor's Report be received.

1. BUILDING APPLICATIONS.

- 577 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the report be received.

2. SPRING GARDEN COMPETITION. C46-1.

- 578 RESOLVED on the motion of Councillor McEwan seconded by Councillor Dunn that the information be received.

3. EARTH WEEK 1982. C46-2.

- 579 RESOLVED on the motion of Councillor Horrex seconded by Councillor Michael that the information be received.

4. PRIVATE SWIMMING POOL SURVEY. P179.

- 580 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Michael that the information be received.

5. VARIATION OF BUILDING LINE - LOT 1, D.P. 541106, BELLS LINE OF ROAD, KURMOND. 10501-1.

- 581 RESOLVED on the motion of Councillor Michael seconded by Councillor Rose that in the exceptional circumstances the building line for Lot 1, D.P. 541106, Bells Line of Road, be varied to 15 metres under the provisions of I.D.O. No. 3.

6. STATEMENT OF CLAIM - PROPERTY LOT 9, IN D.P. 259040, PRICE LANE, AGNES BANKS, PLAINTIFF ALBERT CHARLES KIRBY AND PAMELA KIRBY. 3729-461W.

- 582 RESOLVED on the motion of Councillor Rose seconded by Councillor Nicholson that the report be received.

SHIRE PLANNER'S REPORT

- 583 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rose that the Shire Planner's Report be received.

1. DRAFT LOCAL ENVIRONMENTAL PLAN - 51 BOSWORTH STREET, RICHMOND. 267(W).

- 584 RESOLVED on the motion of Councillor Michael seconded by Councillor Sullivan that the draft plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

2. DRAFT LOCAL ENVIRONMENTAL PLAN - NOS. 23, 25 & 27 JOHNSTON STREET, WINDSOR. 2127(W).

- 585 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Horrex that the draft plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

3. DRAFT LOCAL ENVIRONMENTAL PLAN - PART PORTION 63 - LOTS A & G, RACECOURSE ROAD, CLARENDON. DA/791/81.

Councillor Brown as Chairman of the Hawkesbury Race Club declared an interest in this application and left the Chair and the meeting room.

The Deputy President then took the Chair.

- 586 RESOLVED on the motion of Councillor Dunn seconded by Councillor Knight that the draft plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

Councillor Brown then returned to the meeting and the Chair.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

4. DUAL OCCUPANCY - LOT 50, D.P. 259336 MOWER PLACE, SOUTH WINDSOR. DA 323/82.

5. DRAFT LOCAL ENVIRONMENTAL PLAN - 51 BOSWORTH STREET, RICHMOND. 267(W).

- 587 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that the reports be received.

CHIEF LIBRARIAN'S REPORT1. THE PLANNING PROCESS. L/125.

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

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to the condition of that section of Bourke Street from the railway line to Blacktown Road and also the use of Bourke Street from the Scout Hall to Blacktown Road by trailers between 3-4a.m. He asked if the Engineer could investigate the matter either concerning repairs or recommending that that section of road become a daylight traffic area only.

Engineer for investigation.

Councillor Nicholson asked if the Engineer had been advised of a date for the operation of the lights at North Richmond.

The Engineer stated that he had not yet been advised but he would endeavour to ascertain the information.

Councillor Buttsworth asked when the clean-up campaign is to be finalised.

The Deputy Shire Health Surveyor advised that there was a fair amount of waste being put out during this campaign and it was hoped that it would be completed by the end of this week.

Councillor Horrex sought information regarding the present position in relation to Golac.

The Shire Planner advised that he would be reporting to the next Development Committee and stated that there had been no further information received from the Company to date.

Councillor Horrex stated that at the last Works Meeting he raised the question in relation to the problem of snagging in a section of the Colo River.

The Engineer advised that the matter is being investigated and a report would be submitted to the Works Committee on 26th October.

Councillor Knight referred to the improvement works carried out in Elizabeth Street, North Richmond and the provision of pickup and delivery bays outside the Primary School and Council's Pre-School. He stated that the bay in front of the North Richmond Primary School is being used by regular parkers and asked if consideration could be given to a 15 minute parking restriction being placed at that location.

Referred to the Local Traffic Committee for consideration.

Councillor Knight referred to the sign constructed at Clarendon and stated that it was still there in its original form.

The Shire President advised that no further work had been carried out on the sign and it was to be removed but he was not aware when this was to be done. He stated that he had received a telephone call from the Company who had constructed the sign and they are making arrangements for its removal and that an application would be submitted to Council for a sign to replace the existing smaller sign.

Councillor Henry asked if consideration could be given to the provision of a pathway between the McGraths Hill subdivision and Windsor.

The Shire Clerk suggested that the Engineer submit a report to the Works Committee encompassing the whole question of the provision of a bicycle way from Windsor across the bridge over Rickabys Creek and the provision of a pathway from McGraths Hill to Windsor in order that Council may be in a position to make a decision on which way it wishes to proceed.

Councillor Rose stated that the Hawkesbury Shire Ratepayers Association wrote to Council regarding the cost of the extensions to the administrative building and asked if the Shire Clerk would write to the Association advising of the up to date costing.

The Shire Clerk stated that a letter had been received from the Association and the costs are being obtained from the Shire Engineer. When this information was available a letter would be forwarded to the Ratepayers Association.

Councillor Sullivan asked if the Engineer could investigate and possibly arrange for the tar sealing of that small section of Wheelbarrow Ridge Road where it adjoins Singleton Road.

Engineer for investigation.

Councillor Sullivan advised that he attended the Colo Heights Tennis Court Official opening on Saturday at which the Committee expressed appreciation to Council for its contribution to the cost of the court.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The meeting terminated at 9.21 p.m.

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

.....President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 9TH NOVEMBER, 1982

SECTION A - LETTERS FOR ATTENTION

A1. TRAFFIC AUTHORITY OF NEW SOUTH WALES - DELEGATION OF AUTHORITY TO COUNCILS TO AUTHORISE RESIDENT PARKING SCHEMES. T225.

Stating that the responsibility for the authorisation and control of Resident Parking Schemes is vested in the Traffic Authority, however the Authority may delegate to a public authority the exercise or performance of any of the functions conferred or imposed on it. The Authority has resolved to delegate its powers in the matter of Resident Parking Schemes to those Councils which may require them. Enclosing a draft form of the proposed Instrument of Delegation and Associated Conditions, and a copy of the Authority's "Guidelines for Resident Parking Schemes". Strict compliance with these conditions will be a condition of the delegation. Requesting Council to indicate if it is prepared to accept this proposed delegation.

(S.E. - A Resident Parking Scheme provides for those vehicles so authorised to be parked in a zone with time limits, without being subject to the time limit. It is required that for implementation of a resident parking scheme, the representatives of the Department of Main Roads and N.S.W. Police, through the Local Traffic Committee, concur with the proposal.

Council is responsible for the initial cost for these schemes, and may levy a fee to recover these costs.

At this time there would be no need for such a scheme within the Council area. Notwithstanding this, Council should accept the delegation.)

IT IS RECOMMENDED THAT the New South Wales Traffic Authority be advised that Council is prepared to accept the delegation for authorisation of Resident Parking Schemes.

A2. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - REGION MEETING HELD ON 11TH OCTOBER, 1982. W275/5

Advising that a number of decisions were made at the last W.S.R.O.C. Region Meeting requiring specific endorsement and/or attention by member Councils of W.S.R.O.C., the matters being as follows:-

1. Local Government Association Meeting in Western Sydney

Advising that Ald. Sutherland is unable to attend the special meeting on 15th November and accordingly this has been postponed until a date to be set following confirmation of Alderman Sutherland's availability in about February or March 1983.

2. Government Office Relocation: Metropolitan Water, Sewerage and Drainage Board

That the Organisation contact each member Council suggesting that each make appropriate representations to the State Government on the advisability of decentralisation of the Metropolitan Water, Sewerage and Drainage Board particularly, and urging that the Government should seek to build office accommodation on Government land in the West.

9/11/82

3. Relocation of the Western Sydney Office of the Department of Environment and Planning

Requesting that each Council make representations to the Minister to have the entire Department of Environment and Planning's Western Sydney Regional Office moved into the Region.

4. Trail Bikes in the Western Sydney Area

Referring the following resolution to member Councils for consideration and comment:

- (i) The Minister for Transport be requested to enact legislation which will ensure that no person under the age of 16 years and 9 months is permitted to purchase a motor bike.
- (ii) The Minister for Environment and Planning be requested to enact legislation which will ensure that manufacturers of motorcycles will be required to set maximum noise level limits for all motor cycles, similar to the maximum noise level limits for motor mowers under the Noise Pollution Act.
- (iii) Both Ministers be also requested to enact additional legislation which would guarantee that if such amendments to the relevant Acts were passed that realistic fines would accompany any contravention of these amended Acts.
- (iv) The Minister for Police be requested to form a trail bike squad to serve Western Sydney; such a squad to be stationed at Parramatta and/or Blacktown.
- (v) All local Members whose electorates are contained within the Sydney Western Region be asked to support W.S.R.O.C. in this matter.
- (vi) Prior to any action being taken this resolution be circulated among member Councils inviting constructive comment and further, the member Councils be requested to have such comment completed prior to the next Annual General Meeting of W.S.R.O.C. to be held on December 6, 1982.

5. Valuation of Flood Prone Land

Referring the following matter to member Councils for comment:

That W.S.R.O.C. write and request the Minister for Local Government and Lands to have the Local Government Rating Act amended so that the criteria used to determine the valuation of land deemed to be flood prone and therefore requiring deeds of indemnity being drawn up prior to new buildings or additions to existing buildings being permitted, be reviewed.

6. Proposed Inquiry Into Community Funding: Terms of Reference

To endorse the "Terms of Reference for an Inquiry into Community Funding" with special reference to Western Sydney and to forward them to the Premier and Treasurer, to all member Councils, and to the Western Sydney State Members of Parliament.

7. Bus Services in Western Sydney

Stating that W.S.R.O.C. considered the report "Toward Better Bus Services in Western Sydney" at the Region Meeting and resolved to endorse the paper and to submit it to the Premier, Treasurer, Minister for Transport, Minister for Main Roads, Minister for Environment and Planning, and Minister for Education, as well as the heads of the Urban Transit Authority, State Rail Authority, Education Department, Department of Environment and Planning, Department of Motor Transport, and Department of Main Roads, and all Western Sydney Members of Parliament.

9/11/82

(Note by S.H.B.S. - Item 4.

(i) It is difficult to see how legislation as suggested would achieve the desired results and would be impossible to police as these machines could obviously be purchased by parents for use by younger people.

(ii) The Noise Control Act Regulations currently do set maximum noise levels for motor vehicles, being 100dB(A) at 1/2 m which is considered to be too high to obviate complaints.

It is agreed that more realistic maximum noise levels should be set and particularly all trail bikes should be fitted with effective mufflers.

(iii) Obviously with any legislation, realistic penalties are necessary to have the desired effect.

(iv) Council may be aware that a trail bike police squad is currently stationed at North Sydney and it would seem more beneficial for such a squad to be stationed near the western areas of Sydney.

(vi) It is understood that the State Pollution Control Commission is soon to propose legislation which will significantly reduce the hours during which trail bikes and other off road vehicles may be used on private land and public reserves.

The Regional Organisation will be advised accordingly.)

(Recommendation by S.C. - Items 2 and 3.)

IT IS RECOMMENDED THAT representations be made -

- A. To the State Government on the advisability of decentralisation of the Metropolitan Water, Sewerage and Drainage Board and urging that the Government seek to build office accommodation on Government land in the West.
- B. To the Minister to move the Department of Environment and Planning's Western Sydney Regional Office to the Region.

A3. CITIZENS FOR DEMOCRACY - FLYING OF EUREKA FLAG. C50.

Stating that Citizens for Democracy have adopted as their symbol the Eureka Flag, which was first flown on 3rd December, 1854, and has since then stood for Australian freedom and independence and has remained a common symbol of the unity of Australians in their struggle to make their country free, independent and tolerant. Requesting Council to fly the Eureka Flag from 11th November to 3rd December, which is Eureka Day.

A4. BOARD OF FIRE COMMISSIONERS - FIRE STATION, WINDSOR. A6/115.

Advising that because of the stringent financial restrictions placed upon it, the Board is not in a position to provide for a new fire station for Windsor in 1983, and the matter will be kept under review and considered again by the Board in conjunction with its 1984 Estimates.

S.C. - IT IS RECOMMENDED THAT the Board be asked to take steps to acquire a suitable site for a new fire station be advised and that Council is prepared to purchase the existing site subject to negotiations on valuation.

9/11/82

A5. WINDSOR CHAMBER OF COMMERCE - PROCESSION THROUGH WINDSOR, SATURDAY, 18TH DECEMBER, 1982. A7/20, 625-203.

Seeking Council approval to hold a procession through Windsor on Saturday, 18th December, 1982. Advising that it is proposed that the procession proceed from the western end of McQuade Park, along Tebbutt Street, to George Street, down Baker Street to The Terrace and back to McQuade Park, and it is anticipated it will take approximately 30 to 45 minutes, with the starting time being 10.00 a.m.

✓ S.E. - IT IS RECOMMENDED THAT the Windsor Chamber of Commerce be given approval for the procession subject to them obtaining Police permission.

A6. MRS. KAREN O'DRISCOLL - RESIGNATION. S1/8P.

Submitting her resignation taking effect from 14th January, 1983. Stating that she has enjoyed working for both Colo Shire Council and Hawkesbury Shire Council, and requesting a reference under Seal.

A7. MRS. KIEREN LISTER - RESIGNATION. S1/8P.

Submitting her resignation from Council's services from 5th November, 1982 and requesting a reference under Seal.

✓ (S.C. - Karen and Kieren have been excellent employees. Kieren's ability and dedication have contributed greatly to the success of Council's computer installation. Their resignations are regretted.)

IT IS RECOMMENDED THAT they be given a reference under Seal.

A8. HAWKESBURY GROUP OF THE EMBROIDERER'S GUILD OF N.S.W. - COUNCIL'S LOGOGRAM. C40/2

Stating that it has been commonplace for Councils and other bodies to have the banner of the City worked, usually by embroiderers Guilds, and advising that the Hawkesbury Group proposes, as a gift to Council, to work the Logogram of the Hawkesbury Shire in various styles, i.e. canvas work, cross stitch, metal thread work, quilting and applique, and to mount it when complete on an oval, about 2 x 3 feet. Stating that, as it is a long term project, it should be complete at the latest by 1988, the Bicentenary year.

✓ S.C. - IT IS RECOMMENDED THAT the offer be accepted with appreciation.

9/11/82

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR - MATTERS AFFECTING LOCAL GOVERNMENT. C44/1.

Referring to the exceptional financial difficulties confronting the Government for the 1982/83 financial year and stating that the Government has decided to discontinue the Local Government Assistance Fund. Also, the existing scheme of subsidies in respect of pensioners' rates written off will be changed from the 1983 rating year so as to require Councils to carry 50% of the cost of the concessions against their own budgets. Advising that the discontinuation of the Assistance Fund means that there will be no grants from this source for 1982/83 or subsequent years, and in anticipation of the Appropriation Bill being enacted, Councils should have due regard to these decisions in its financial planning for the remainder of 1982 and for 1983.

B2. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - GUIDELINES FOR DETERMINING SUITABILITY OF TIDAL WATERS FOR BATHING. C44/1.

Stating that the Health Commission of New South Wales and the State Pollution Control Commission agree that direct contact with sewage presents a potential health risk. Advising that the following guidelines have been recommended by the Health Commission's Water Quality Advisory Committee for determining the suitability of tidal waters for bathing:

"Water should be considered to be unsuitable for bathing where the faecal coliform count calculated as the geometric mean of the numbers of organisms in 3 water samples taken at one time from the area being examined, exceeding 300 per 100 millilitres or the number of faecal coliforms in any single sample exceeds 2,000 per 100 millilitres.

In addition to the bacteriological condition of the water, it should be aesthetically satisfactory (no evidence of fat, faecal matter or other debris from sewage).

Water which may be subject to pollution should be sampled and tested over a period of time to determine the level of contamination and contamination pattern. Where regular contamination occurs the water should be considered unsuitable for bathing at any time. Where intermittent contamination occurs, the pattern of contamination should be established if possible and temporary closure of the area to bathing should be based upon that contamination pattern (e.g. after rainfall in the catchment area exceeding a specified figure)."

These criteria do not apply to fully enclosed swimming pools and spa pools, for which chemical criteria have been established.

B3. LOCAL GOVERNMENT ASSOCIATION, TRAINING AND DEVELOPMENT UNIT - ELECTED MEMBERS WORKSHOP - CORPORATE MANAGEMENT IN COUNCILS. S205/27.

Stating that a number of suggestions have been received asking that a suitable workshop be offered for Elected Members and Senior Officers to examine, in some depth, how Corporate Management might apply in a Council Management Structure, the different methods of developing and implementing it to suit individual Council needs according to structure, size and other variables, the ways various Councils have actually gone about it in practice, the possible results and benefits, the specific effects and benefits to Elected Members in managing and controlling Council's functions.

9/11/82

Advising that the Training Development Unit is proposing to offer a two-day program in February 1983, which will take on a workshop approach. Only two programs will be offered with the venues to be determined according to areas of greatest interest and likely response.

Requesting Council to advise by 12th November, 1982, of the number of Elected Members and Senior Officers wishing to attend.

(S.C. - Would any members wishing to attend please advise Mrs. Pye.)

B4. TED JONES, CATERING SUPERVISOR, UNIVERSITY OF TECHNOLOGY - APPRECIATION. A5.

Expressing appreciation to John Day and the staff of the Community and Cultural Centre for the fine effort made on the day of his daughter's wedding, and stating that he would have no hesitation in recommending the Centre to any of his friends.

B5. RICHMOND HIGH SCHOOL - APPRECIATION. A5.

Thanking Council for its continued support to their School Magazine, and in making the Citizenship Award for Presentation Night possible.

B6. OAKVILLE PUBLIC SCHOOL - APPRECIATION. A5.

Thanking Council for its donation of \$30.00 for a Citizenship Award for their Annual Presentation Evening.

B7. DEPARTMENT OF MAIN ROADS - R.A. DUBEDAT, DIVISIONAL ENGINEER. S205/1.

Thanking Council for its letter of welcome to him as the new Divisional Engineer, and stating that he looks forward to a continuation of the good working relationship which has existed in the past, and will endeavour to help in the development of the region.

B8. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - WATER SUPPLY, AIRSTRIP ROAD, PITT TOWN. M134/14.

Advising that consideration will be given to Council's request that Airstrip Road, Pitt Town be included in the proposed Maraylya water supply scheme when investigation and design work for the scheme is carried out. Stating that the Maraylya scheme is included in the Board's list of Special Assistance Schemes, and will be considered on its merits along with other schemes awaiting attention.

B9. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3483, TRAVELLING EXPENSES PAYABLE TO MEMBERS OF COUNCILS AND COUNTY COUNCILS. C44/1, C50/9.

Stating that in view of a recent change in the Transport Allowance Rate payable to public servants and part-time members of Boards and Commissions, the Minister has determined that the allowance which may be paid in respect of a member's conveyance by his private motor vehicle shall not exceed an amount calculated by multiplying the kilometres travelled by 19.9 cents effective from 1st August, 1982.

9/11/82

B10. DEPARTMENT OF AGRICULTURE - CIRCULAR - DROUGHT RELIEF WATER SUPPLY AND CARTAGE SCHEME. C44/11.

Stating that the 1982/83 State Budget announced a number of increases in drought relief including an increase from 50% to 75% in the subsidy payable towards water cartage costs to primary producers in drought declared areas who derive most of their income from farming and are otherwise eligible under the abovementioned scheme, and the reimbursement of Local Government Authorities for the cost of sinking bores in central locations for the supply of free stock water to such primary producers. The abovementioned extension to the drought water scheme envisaged that it may be possible in certain instances for Councils in drought declared areas to sink bores in central locations to provide water for a number of primary producers who have to cart it for their livestock.

Stating that the co-operation of Councils by providing stock and domestic water in the past has in no small way assisted a great number of drought affected primary producers, and looking forward to their continuing support in ensuring the successful operation of the subject scheme.

(S.E. - The Council does provide standpipes at Wilberforce, North Richmond, Kurrajong and Pitt Town, for which there is no water charge to users, the cost for which amounts to some \$30,000 annually.)

B11. OAKVILLE PROGRESS ASSOCIATION - APPRECIATION. 665-1507, A7/7.

Expressing appreciation to Council for the completion and upgrading of Oakville Road, the clearing of the bush from the warning sign, and for placing bins in Oakville Reserve.

B12. DEPARTMENT OF ENVIRONMENT AND PLANNING - COMMUNITY REPRESENTATIVES ON THE REGIONAL PRIORITY RATING AND REVIEW COMMITTEE. P160/25.

Thanking Council for its assistance in arranging for the local public meetings which were the first part of the process in selecting community representatives on the above committee. Advising the Reverend Les Monaghan, Ms. Evelyn Cant, Mr. George Hasham and Ms. Jeanette Newton have been selected to serve on the Regional Priority Rating and Review Committee. Also advising that four Council representatives will be nominated through the Western Sydney Regional Organisation of Councils.

B13. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 4/1982. C44/2.

1. Fuel Taxes - State and Commonwealth

Urging Councils to register strong written protests via their respective State and Federal Members of Parliament, highlighting the specific impact of these taxes on operating costs.

2. Annual Anzac Awards

Advising that the Returned Services League has now established the Anzac of the Year Award and the Anzac Peace Prize. Seeking the Associations' support in nominating a person who may qualify for recognition under the aims of their Award.

3. Information From Building and Development Applications

The Privacy Committee has approached the Association with a scheme designed to regulate the despatch of unsolicited mail to ratepayers as a result of lodging a building or development application with the local council.

9/11/82

(D.S.H.S. - Thirty three copies of the building return for the Government Statistician are forwarded to various businesses each month.

Complaints have not been received regarding unsolicited mail. The matter can be reviewed in the future in the light of any complaints received. It is not necessary for any action to be taken at this time.)

4. Term of Office of Councils

Advising that the necessary legislation to give effect to a four year term for local government and the first elections to be held when the longer term of office is used, will be 1983.

5. Collection of Rates Etc. by Agents

Stating that the Office of Local Government has advised that councils may appoint agents other than Australia Post provided the requirements of Bulletin 8A are followed.

6. Load Limits on City Streets

Bathurst Council has written to enquire about the practicability of obtaining a load policing unit to assist in enforcement of load limits imposed on city streets. The Council notes that the cost of maintaining such a unit, together with the necessary implements, will be prohibitive for one council but might be feasible if these costs could be shared among a number of interested councils. The Associations have been asked to investigate the possibilities and are inviting comments or suggestions from councils which employ successful methods of enforcement.

(S.E. _ In view of penalties (Maximum) \$1,000 first and \$2,000 thereafter, any violations pursued through Councils should pay for equipment and staff.)

7. Developer Contributions Under Section 94 of The Environmental Planning and Assessment Act

Referring to recent pressure on the State Government to take action limiting Councils powers to require as a condition of development approval the payment of monetary contributions, particularly where it is proposed that such contributions be used to provide community facilities such as child care, libraries, meeting halls and the like. A Working Party has been established and recommends to all councils that they continue to levy contributions in accordance with their existing policies until the proposed review has been undertaken. Councils are urged to ensure that their requirements are based on a proper assessment of the likely needs of their local communities and the resources presently and potentially available to them. Also suggesting that councils preparing local environmental plans designed to provide for large scale residential development should contact the Associations.

8. Land Resumption - New Procedure

9. Agreement Between the Local Government Association and the Metropolitan Water Sewerage and Drainage Board Relating to the Laying and Adjustment of the Board's Watermains in Public Roads Under the Control of Councils

Advising that following agreement between the Board and the Department of Main Roads the interest rate has been set at 17.25% to be applied to all work commenced after 1st August, 1982.

10. Designated Development - Electricity Generation Stations

11. Special Courses for Senior Staff and Elected Members

12. Seminar: "Urban Consolidation - Theory and Practice"

13. Seminar Housing Policy at the Local Level

14. Tape/Slide Kit on Town Art

15. Report of the Task Force on Personal and Community Services at the Local Level

16. Community Services Manual

9/11/82

17. 1982 Commonwealth Budget

Enclosing an analysis of the 1982/83 Commonwealth Budget prepared by the Australian Council of Local Government Associations.

B14. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 5/1982. C44/21. Local Authority Joint Activity

Advising that the Australian Council of Local Government Associations has proposed that a list be developed of voluntary (and other) joint activities between Councils which will be useful in dealing with proposals for regionalising activities and inviting councils to advise of any joint activities undertaken by them with other councils.

2. Report of the Task Force on Personal and Community Services at the Local Level3. Community Services Manual4. Construction Safety Act Fees5. 1982/83 State Budget6. Call for Help from Member Councils7. Announcement of Local Government Housing Initiatives Program

Referring to the seminar on Housing Policy held on 30th September, 1982 at which the Minister advised that under the Local Government Housing Initiatives Program the State Government is prepared to support local government authorities willing to invest in housing.

8. Non-Voting Penalties

Advising that responses from Councils indicate that the present level of penalties is totally inadequate and that the cost of executing prosecutions far exceeds the amount recouped from penalty charges. Advising that the matter is now being taken up by the Local Government Liaison Committee and Councils will be advised of any developments resulting from this approach.

9. Guarantee For Loans to Sporting Bodies

Advice has been received from the Ministry of Local Government and Lands that approval has been given to a proposal to amend the Local Government Act to enable Councils to guarantee loans made by lending institutions to sporting bodies.

10. River Murray Waters Agreement11. Safety Measures in Public Reserves12. Local Government Elections

Advising that the Minister for Local Government and Lands has decided to recommend to the Government that the law be amended to change the date of the ordinary local government elections to the fourth Saturday in September as from the next elections in 1983.

13. Fuel Taxes

Giving details of a telex received from the Minister of Transport and Construction concerning fuel tax and the Australian Bicentennial Road Development (ABRD) Programme. Advising that in 1982/83 the allocation for local roads in New South Wales under the programme will be increased by \$11 million. In 1983/84, the New South Wales allocation for local roads will total an estimated \$67.4 million or 46% more than in 1981/82. The

9/11/82

Commonwealth has provided a substantial increase to local government in 1982/83 under which 2% personal income tax sharing arrangements New South Wales has been allocated \$154.9 million in 1982/83 and in general revenue assistance an increase of 21% over 1981/82. As to charges levied under the New South Wales fuel franchise scheme, this is a matter for which the State Government is responsible.

14. Media Release on Road Funding Following 1982 Federal Budget

Advising that an estimated \$2,500 million more will be available for road programmes during the next six (6) years. An amount of \$9 million has been allowed in the Local Road programmes to offset the lost advantage of excise duty on diesel used by off road plant and equipment. Local government will pay an additional one cent per litre surcharge on diesel which will rise to two cents from 1983.

15. Proposed Sydney Regional Environmental Plan Amendment Dual Occupancy Provisions

16. Removal of Roadwork Signs

Asking councils to expedite the removal of roadwork signs after the roadwork has been completed.

17. Delivery of Goods from Trucks

The New South Wales Road Freight Transport Industry Council has expressed concern at its drivers being forced to ignore traffic regulations for parking because of inadequate areas for loading and unloading and asks local authorities to take that aspect into account when considering development applications and in the formulation of planning guidelines.

18. Federation of Local Government Planners Association National Conference

19. Medic Alert Foundation

Medic Alert is an organisation which maintains registers of people with particular medical conditions and is seeking the support of the Associations in encouraging community awareness of its benefits. Councils are asked to co-operate in publicising the aims of Medic Alert.

20. Polythene Piping for Rural Water Supplies

B15. WINDSOR SOUTH PRIMARY SCHOOL - SCHOOL BOOK PRIZE FUND. A5

Forwarding receipt for donation to the School Book Prize Fund and thanking Council for its speedy response and generosity. Also inviting members to the Presentation night on Monday 6th December, 1982.

B16. BOARD OF FIRE COMMISSIONERS - ESTIMATES FOR 1983. F83/1

Advising that the 1983 Estimates adopted by the Board for the Windsor Fire district amounted to \$69,408, being an increase of \$32 to the 1982 Estimates, making Council's contribution for 1983 \$8,676.

B17. DEPARTMENT OF MAIN ROADS - MAIN ROAD NO. 184 - BELLS LINE OF ROAD. PROPOSED PARKING AT KURMOND SHOPPING CENTRE. M130/16

Stating that the plans showing the proposed parking at Kurmond have been examined and found satisfactory and suggesting that a small amount of additional parking could be achieved by adding a kerb line approximately as indicated on the extract of the plan.

9/11/82

B18. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3484 - APPROVAL OF GARBAGE RECEPTACLES PURSUANT TO CLAUSE 2(f) OF ORDINANCE 51 ("GARBAGE") UNDER LOCAL GOVERNMENT ACT, 1919. C44/1, G90

Stating that the Health Commission of New South Wales has advised that on 14th September, 1982 it approved of the Waste Master 240 Garbage Receptacle under Ordinance No. 51 of the Local Government Act, 1919. They are distributed by Waste Master Industries Pty. Limited and are 240 litre plastic lidded garbage receptacles provided with wheels and designed to be emptied into garbage vehicles fitted with hydraulic lifting and tipping devices. The receptacles are 1080 mm high, 580 mm wide and 640 mm deep.

B19. METROPOLITAN WASTE DISPOSAL AUTHORITY - USE OF WASTE MATERIALS IN LANDFILLING. G90/13

Seeking assistance to eliminate the unauthorised use of waste materials in landfilling operations and so prevent possible further pollution of the environment. Stating that approvals for filling operations using other than natural excavated materials should be subject to the approval of the Authority if it is the intention of the applicant to use waste material transported to the fill site.

B20. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3479 - DIRECTIONS FOR CLEANING AND DISINFECTING COLD WATER STORAGE TANKS IN BUILDINGS. C441

Setting out guidelines prepared by the Metropolitan Water, Sewerage and Drainage Board for the cleansing and disinfection of cold water storage tanks in buildings following cases where accidental placement of water treatment chemicals in incorrect tanks has occurred. Stressing that the guidelines apply only to Council in respect of its own water tanks or if an individual or business, etc., asks the Council for such advice.

(S.H.B.S. - The appropriate staff have been advised of the recommendations.)

B21. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3488 - RESCISSION OF ORDINANCES NOS. 47 (PUBLIC VEHICLES) AND 47A (PUBLIC VEHICLES). C44/1, B26.

Referring to advice that Council should have received from the local Regional Superintendent, Department of Motor Transport, about the commencement of the State Transport (Co-ordination) Amendment Act, 1980 on 1st November, 1982. The Local Government (Public Vehicles) Amendment Act, 1980 also commences on 1st November, 1982 which repeals certain provisions of the Local Government Act relating to the operation and control by Councils of public vehicles. Stating that to complete the transfer of control of the licensing of public passenger vehicles operating outside the Metropolitan Newcastle and Wollongong Transport District to the Commissioner for Motor Transport, it is necessary that Ordinances Nos. 47 and 47A be rescinded.

B22. THE PROSPECT COUNTY COUNCIL - ELECTION OF CHAIRMAN AND DEPUTY CHAIRMAN. E74.

Advising that at a special meeting held on 29th October, 1982, Alderman E.L. Grace of 49 North Liverpool Road, Mt. Pritchard, was re-elected as Chairman of the Council for the current term, and Alderman C.E. Worthington of 8 Paris Place, Toongabbie was re-elected as Deputy Chairman.

9/11/82

B23. RICHMOND NORTH PUBLIC SCHOOL - SHIRE GARDEN COMPETITION. C46/1.

Stating that the School was very proud to win the School Garden Competition, and thanking Council for the prize money of \$25.00, which has been spent on native trees to be planted in the school grounds.

B24. THE HOUSING COMMISSION OF NEW SOUTH WALES - STREET TREE AND RESERVE PLANTING, SOUTH WINDSOR. R190/29.

Extending the Commission's appreciation to Council for the professional manner with which the above tree planting exercise was carried out under the most capable supervision of Council's Parks and Gardens Superintendent, Mr. Colin Hamilton.

B25. DEPARTMENT OF MAIN ROADS, N.S.W. - TRAFFIC CONDITIONS, BRIDGE AND MACQUARIE STREETS, WINDSOR, AND EAST MARKET AND WINDSOR STREETS, RICHMOND. M130.

Referring to previous correspondence regarding the above and advising that plans have been prepared to incorporate a left turn red arrow facility with the proposed right turn phase from Bridge Street into Macquarie Street, with the left turn red arrow protecting pedestrians walking across Bridge Street from vehicles turning left from Macquarie Street while the green "Walk" phase is being displayed.

Regarding the green "Walk" phase at the intersection of East Market and Windsor Streets, Richmond, the Department will review the situation and appropriate action will be taken if found necessary.

B26. MRS. R.S. McDONALD - COUNCIL AREA. 625, R188/1

Commending Council on the beautiful and quiet rest areas at Howe Park and Pugh's Lagoon area and stating that she is very impressed with the tree planting on Windsor Road along the RAAF airstrip, suggesting that the same could be done at Windsor Road entrance to Windsor. Also drawing attention to the article "Schofield's Sydney" in the Weekend Magazine Section of Saturday 24th October, Sydney Morning Herald, paragraphs 6, 7 and 8 and stating that terror strikes at her heart at the thought of the Colo River being spoilt by water skiing and would love to know that this will never happen.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday 26th October, 1982 commencing at 11.35 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 and C. Sullivan.

1. ACCOUNTS PAID:

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General Fund	020556-021395	2,946,926.64
Trust Fund	1013-1065	1,089,075.43
Main Roads Trust	262222	100,000.00
		\$4,136,002.07

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

COMMITTEE'S RECOMMENDATION

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

3. FINANCIAL STATEMENT FORM 2A:

COMMITTEE'S RECOMMENDATION

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

4. CORRESPONDENCE

ITEM 1: (Files 625-202, C40, A7/2, 3167(C))

CORRESPONDENTS: 1. RICHMOND CAROLS BY CANDLELIGHT COMMITTEE
2. HAWKESBURY AREA REHABILITATION CENTRE
3. APEX CLUB OF HAWKESBURY

SUBJECT: DONATIONS

1. Richmond Carols by Candlelight Committee

Requesting permission to hold the 1982 performance on Sunday, 12th December, commencing at 6.30 p.m. at Richmond Oval and seeking Council's financial support.

S.C. REPORT

A donation was made of \$200 in 1981 and it is suggested that a donation of the same amount be again provided in 1982.

Recommendation

A donation of \$200 be made to the Richmond Carols by Candlelight Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

2. Hawkesbury Area Rehabilitation Centre

Advising of the progress the Centre has made during the last twelve months and pointing out that due to the efforts of the Hawkesbury Apex Club they are now in possession of a Toyota Mini Bus, which is used to transport clients to and from the Centre and occasional outings. Stating that the bus will also be available to other handicapped and disabled groups of the community who will be asked to make a donation towards maintenance and running costs. Asking if Council could help with advice or funds to assist with maintenance and running costs they would be most appreciative.

S.C. REPORT

The difficulty of transporting handicapped and disabled persons is well recognised and it is felt that Council should support the Rehabilitation Centre in providing this service. It is suggested that a donation of \$200 be made.

Recommendation

A donation of \$200 be made to the Hawkesbury Area Rehabilitation Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

3. Apex Club of Hawkesbury

Seeking a donation of \$265.46 being the amount paid by the Club for 1982 Council rates.

S.C. REPORT

The property is Portion 145, McMahon Road, Kurrajong which is provided by the Apex Club to various organisations and youth groups within Hawkesbury Shire who use this facility for recreation purposes. It is suggested that a donation equivalent to the amount of rates as in previous years be made to this organisation.

Recommendation

A donation of \$265.46 be made to the Apex Club of Hawkesbury.

Councillor McEwan being a Trustee of the Apex Club land declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-207)

CORRESPONDENT: HAWKESBURY DISTRICT NETBALL ASSOCIATION

SUBJECT: NETBALL COURTS

Requesting four courts (Nos. 7, 8, 9, and 10), to be asphalted for the next years competition which is to commence in March and offering to contribute \$10,000 towards the cost of the work. Also requesting the supply of two portable 8 foot goal posts for training at night for the younger players who play modified rules. Seeking permission for use of the grounds for the 1983 season from 19th March to August, and for the night competition from October to December.

S.E. REPORT

The Association have been seeking the provision of the permanent surface on the four courts for about four years. Over this period the club has provided night lighting to the courts and have contributed to extensions to the clubhouse and amenity accommodation.

The colour surface on the first two courts provided is in need of replacement and economy could be achieved if this work was undertaken in conjunction with the laying of the colour surface on the new courts.

Funds have not been available within the Capital Works Programme and on the basis of a contribution of \$10,000 from the Netball Association an amount of \$52,000 would be required if funded in the 1983/84 Programme.

Action has been taken to supply the two portable goal posts requested.

Recommendation

That the Netball Association be advised that the request has been referred for consideration in the Council's 1983/84 Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File A7/10)

CORRESPONDENT: HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION

SUBJECT: ISSUE OF COUNCIL BUSINESS PAPERS

Requesting six (6) copies of Council's business paper to be made available each month and asking if these could be collected by the President as soon as they are printed.

S.C. REPORT

Ten (10) copies of the Business Paper are placed at the Information Desk for distribution on the Monday prior to Ordinary Meetings. One copy only per person is issued. On the evening of the meeting 50 copies are placed on the seats in the public gallery.

Usually nearly all the copies at the Public Information Desk are distributed but on occasions, because of some particular local issue, the Information Desk seeks a few additional copies.

Altogether Council prints 69 copies for the public, and of these two (2) are made available in the Libraries, seven (7) copies are sold and mailed at \$75.00 per year and ten (10) placed at the Information Desk. Copies not used in the Gallery at the Ordinary Meeting are available at the Information Desk next day.

COMMITTEE'S RECOMMENDATION

TWENTY COPIES OF the Business Paper be placed at the Information Desk on the Monday morning before the Ordinary Meeting on the following Tuesday, and the Association be advised that a copy is available to members of the public upon request at the desk.

Finance

9/11/82

ITEM 4: (File A3)

CORRESPONDENT: ANGUS & ROBERTSON (WINDSOR)

SUBJECT: ADVERTISING SIGNS

Seeking permission to advertise on Council's rubbish containers in the Shire. Stating that his intention is to have the advertisement painted on metal which would be wrapped around the outside of the container and held in place by a pair of metal straps and would undertake to reimburse Council for any damage which may occur to the containers.

The wording of the advertisement would be:

Angus & Robertson
Books & Cards
68 George Street
Windsor.

Almost opposite
Macquarie Arms Hotel.

Also seeking details of annual fees.

D.S.H.S. REPORT

The street litter bins used by Council are conical shaped and constructed of concrete with pebblecrete finish. They have not been designed to accept advertising panels and to affix any such panels satisfactorily would require the bin to be drilled and plugged. Should these panels be removed in the future then the pebblecrete finish will be in a damaged condition.

Notwithstanding the above, it is considered that advertising material on these bins would detract from the aesthetic appearance of the bins and of the streetscape. Further, advertisements could encourage billposters, and entrap waste material behind them encouraging the breeding of flies and other vermin.

The number of advertising structures particularly in the main commercial area should be controlled and that advertising should only be carried out on the premises.

Recommendation

Permission be refused.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File C44/1, I111)

CORRESPONDENT: LOCAL GOVERNMENT OFFICE

SUBJECT: FACILITIES FOR IMPOUNDED ANIMALS AND ANIMALS
HELD IN SALEYARDS

Advising that the Royal Society for the Prevention of Cruelty to Animals has sought the Minister's aid in bringing to the attention of councils the need to provide facilities for the prevention of cruelty to animals and for the protection of animals from unnecessary stress in times of excessive temperatures. The Society has also asked that Councils explore the need for the installation of air conditioning in vehicles used by Impounding Officers in the seizure and transport of stray dogs and the installation of water sprays at livestock yards.

The Minister conveys his support for the principles espoused by the Society and asking Council to examine the position in its area to ensure that existing facilities and practices take proper account of the needs of animals.

D.S.H.S. REPORT

The holding pens at the Windsor stock pound are completely covered and at the North Richmond pound stock is either kept in the stables or in paddocks where adequate shade from trees is available.

All kennels at Mulgrave have a covered area and one of the dog impounding vehicles is air conditioned. Consideration should be given to air conditioning the other vehicle at time of trade-in.

It is considered that the existing facilities and practices are adequate.

Recommendation

The letter be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. ✓

ITEM 6:

(File 625)

CORRESPONDENT:

HAWKESBURY DISTRICT CRICKET ASSOCIATION

SUBJECT:

GRANT FOR MAINTENANCE OF TURF WICKETS

Requesting consideration of an increase in the grant for maintenance of turf wickets in the Shire from \$500 to \$700 per turf wicket for the coming 1983/84 season.

S.E. REPORT

Currently turf wickets are prepared by the Association on six ovals (i.e. Oakville, McQuade Park, Woodlands, Richmond Park, Pughs Lagoon (2)), with the first wicket at Richmond Ex-Servicemens ground scheduled to be available for use in early 1983.

On the basis of preparation of six wickets, an additional payment of \$1,200 would be required.

Recommendation

The Hawkesbury District Cricket Association be advised that Council will provide a subsidy of \$700 per wicket for the preparation of turf wickets in the 1983/84 season.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. ✓

Finance

9/11/82

ITEM 7: (File D64)

CORRESPONDENT: HAWKESBURY YOUTH CLUB

SUBJECT: DONATION

Requesting that Council include their Club in its forthcoming budget. Stating that without the financial assistance previously provided by Council they would not have been able to continue their service to the young people of this district.

S.C. Recommendation

The request be referred for consideration in the 1983 Estimates.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 625-6)

CORRESPONDENT: RICHMOND COLLECTIVE

SUBJECT: MACQUARIE PARK - RICHMOND COLLECTIVE

The Richmond Collective have advised that the construction of the second access staircase at the Macquarie Park house has been completed. The Collective have also advised that they have established an Interim Management Committee for the project comprising members of the Collective and other members of the community representing a variety of organisations and agencies.

S.C. REPORT

As Council is aware, the Collective have occupied the kiosk, tea room, etc., on the ground floor and now that the upstairs area has been completed the establishment of the crisis accommodation centre will proceed. The Collective have requested that Council permit the resident caretakers to commence occupation and that a lease be drawn up for the whole building.

Recommendation

That the Collective be permitted to have the resident caretakers move into the building and that Council's solicitor be requested to prepare appropriate lease for the building at Council's expense.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 921-2, 921-3)

CORRESPONDENT: WESTPAC BANKING CORPORATION, LANE COVE BRANCH

SUBJECT: PILING CONTRACTORS PTY. LTD. SECOND MORTGAGE
OVER LOTS 2 & 3 WOODLANDS PARK INDUSTRIAL
ESTATE, WILBERFORCE

Requesting Council's approval in granting a second mortgage in the sum of \$50,000 over the above properties.

S.C. REPORT

Council currently holds a first mortgage over the above properties and no objection would be raised to the Bank taking a second mortgage.

Recommendation

That Council agree to Westpac Banking Corporation taking a second mortgage over Lots 2 & 3 Woodlands Park Industrial Estate, Wilberforce.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 802/36)

CORRESPONDENT: BURKE & BURKE

SUBJECT: SALE OF LOT 36 COUNCIL'S INDUSTRIAL ESTATE,
SOUTH WINDSOR

Requesting Council to review the terms of the mortgage agreed to at its Ordinary Meeting held on 14th September as follows:

- (a) principal of first mortgage to be \$20,000 as opposed to \$20,500 originally sought;
- (b) interest rate of 17.5% be reduced to 16.5% for prompt payment;
- (c) the mortgagor to pay all mortgage costs at the date of settlement.

S.C. REPORT

The requests appear reasonable with the exception of the payment of costs, and no objection should be raised provided that Council's costs are paid when the mortgage is granted. Council's original approval also provided that the purchaser would commence paying interest from 31st October, 1982 and if the requests are granted, this date to remain in force.

Recommendation

- (a) The terms of the mortgage be varied to provide:
 - (i) the mortgage being for \$20,000;
 - (ii) the term being for a period of one year from 31st October, 1982;
 - (iii) interest to be paid quarterly from 31st October, 1982 at the rate of 17.5% reducing to 16.5% if payment is made on time;
 - (iv) the purchaser being responsible for payment of all mortgage costs and that they be paid upon granting of the mortgage.
- (b) All documents to be completed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.



SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - AWARD SUPPLY SERVICE CIRCULAR - 5/1982. S205/26.

1. Local Government Senior Officers' Award
2. Health Surveyors' (State) Award
3. Local Government Salaried Officers' Award
4. Local Government Engineering Staff Award
5. Municipal and Shire Council Wages Staff Award

(S.C. - On the 16th September, 1982 the Municipal and Shire Council Conciliation Committee under the Chairmanship of Commissioner Rigby varied the above awards in respect of rates of pay and conditions.

As from 1st September, 1982 all rates of pay were increased by 7.5% with a further 3.5% increase operative from 1st March, 1983.

Allowance has been made for the increase in 1982 and provision will be made for the additional increase in the 1983 Estimates.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance

9/11/82

SHIRE CLERK'S REPORT

ITEM 1:

(File 817)

SUBJECT:

CHURCH OF ENGLAND HALL - 6 HAM STREET, SOUTH WINDSOR

It is understood that the Church of England may consider an offer to sell the above property and if acquired by Council it could be used as a neighbourhood community centre for the South Windsor Area.

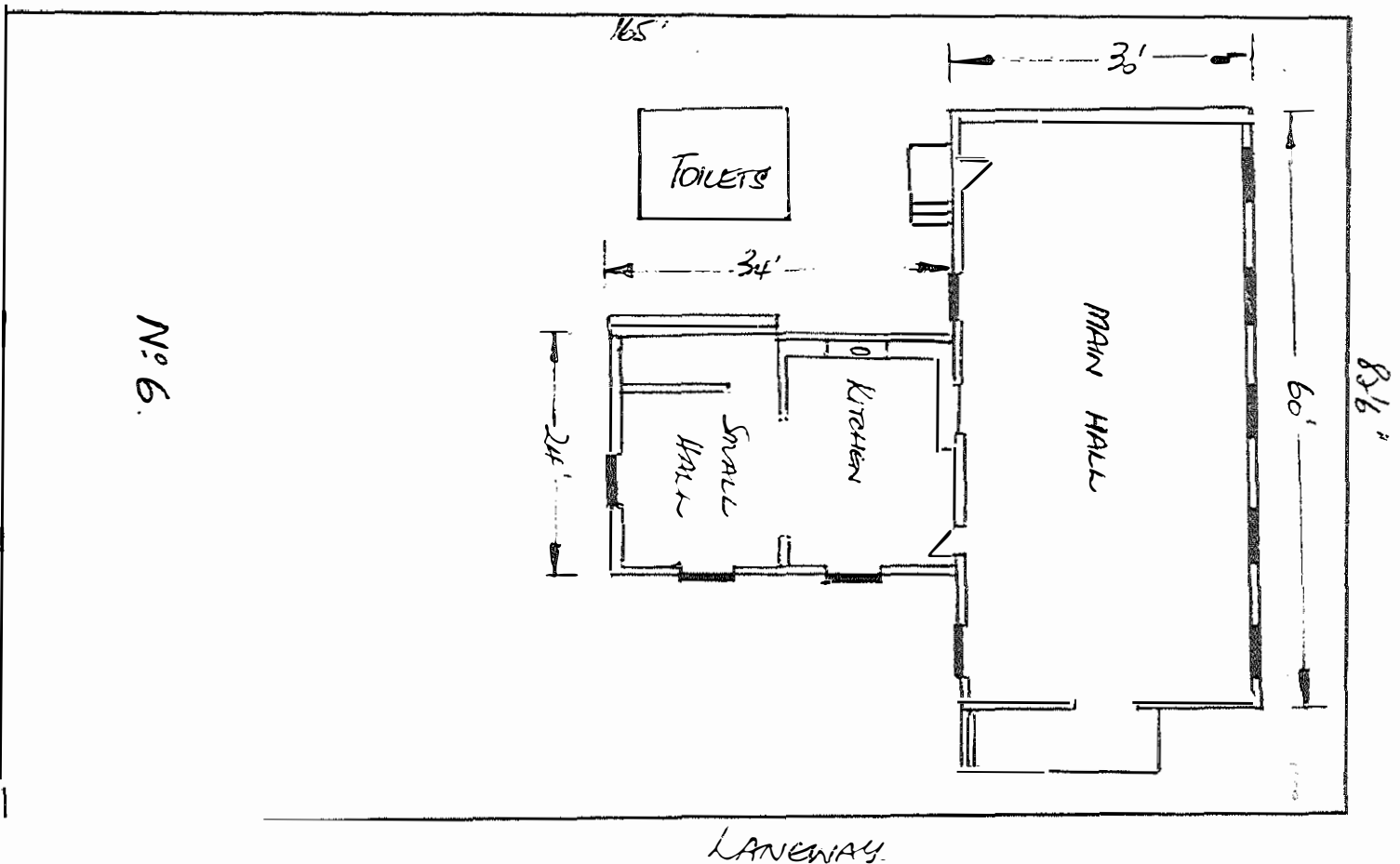
It is considered that the location provides an ideal situation for a neighbourhood centre/multi purpose community hall which would need only minor renovations to support such usage.

The building comprises a main hall of approximately 60 feet x 30 feet and a small hall of 34 feet x 24 feet. The Hall is conveniently located in the centre of a residential area and adjoining playing fields and is extensively used for playgroup, badminton, dancing classes, physical culture classes, Sunday School and other Church uses. Potential exists for far greater community use, such as after school and recreational pursuits, vacation play centre etc.

Financial assistance may be available through W.S.A.A.S. grants and it will be recalled that an application for \$45,000 is currently awaiting determination.

It is felt that a proposal to purchase should proceed irrespective of the outcome of the application because the chances of receiving a grant would not be great although the purpose has a very high priority. Other factors could have a bearing on the matter.

A valuation of the property has been obtained by the Church in the sum of \$90,000 and subsequently confirmed by Council's Valuer. Council's Valuer is of the opinion that the condition of the property is excellent with no need for any repairs and totally suited to the projected use. A plan of the property is shown below.



Recommendation

The Church of England be offered \$90,000 for the purchase of their property being No. 6 Ham Street, South Windsor and if Council's offer is accepted all documents to be completed under Seal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

6. SHIRE ENGINEER'S REPORT

ITEM 1: (File 800)

SUBJECT: FORMER THEATRE - 101 OLD BELLS LINE OF ROAD,
KURRAJONG

At its meeting on 14th September, Council resolved that a full report be obtained from Council officers regarding the condition and costs of any repairs, the area of land and possible uses.

The theatre, built in 1934, comprises full brick wall construction internally rendered, timber truss roof with galvanised iron cladding and plaster ceilings. The front verandah has been enclosed in fibro, it is also noted that this verandah is located on the road reserve, the encroachment being approximately 4 metres.

Area of the site is 1271m^2 (1r 10 $\frac{1}{4}$ p)

The structure itself is basically sound, however, considering the age of the building, annual maintenance costs are expected to be high.

Estimated costs associated with repairs and refurbishing are as follows:

External: guttering, roofing, painting	\$12,500
Internal: render, plaster, flooring, steps, white ant repairs, painting and new front door	\$27,800
Provision of kitchen facilities suitable for community use	\$10,000
Provision of mens toilets and modification of existing facilities	\$10,000
Compliance with Department of Services requirements (estimate only, no inspections have been made by Departmental Officers)	\$8,600
Site clearing	\$2,500
Electrical inspection and testing repairs	\$3,000
Furnishings	\$10,000
Car parking - provision could be made for 10 cars on the road reserve, however this is considered highly undesirable	\$12,000
Sub Total	\$96,400
Purchase Price	\$110,000
TOTAL	\$206,400

The site has restricted suitability for community use in that:

1. There is inadequate room for vehicle parking, the desirable number of spaces for such a development is 40 on site.
2. The surrounding area is inadequate for external activities and suitable landscaping.

For the costs involved in acquisition, repairs and routine maintenance, it is considered that Council could achieve a more economic and viable community centre at an alternate location, possibly McMahon's Park.

Recommendation

Council not proceed further with the matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and Council Officers investigate the Kurrajong area for a suitable land site or building which could be made available for community purposes.

7. DEPUTY SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ITEM 1: (File P177/2)

SUBJECT: PROPOSED MEETING TO DISCUSS WATER QUALITY OF
HAWKESBURY RIVER

At the Committee Meeting on 29th June, 1982 following consideration of a letter from the Wisemans Ferry Chamber of Commerce, it was recommended that a meeting be convened regarding the condition of the Hawkesbury River and to determine the steps required to be taken to effect necessary improvement.

All of the Councils adjoining the River have indicated that they will be represented by both elected members and officers, together with representatives from the State Pollution Control Commission, the Health Commission of NSW, Metropolitan Water Sewerage & Drainage Board, the National Parks & Wildlife Service, and the Wisemans Ferry Chamber of Commerce.

It is proposed that Council's Chief Health & Building Surveyor present a report to the meeting as an introduction and then request a representative of the State Pollution Control Commission and Metropolitan Water Sewerage & Drainage Board to address the meeting on their Authority's policies regarding discharges to the River and its tributaries, the pollution levels existing, their projections for the future and what action is required to effect improvement.

The meeting is to be conducted on 18th November, 1982, at the Community & Cultural Centre corner Dight & Macquarie Streets, Windsor at 9.30 a.m. Following the meeting a luncheon will be provided.

It would be appreciated if Councillors who wish to attend could advise Mrs. Pye prior to Thursday 11th November, 1982.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

8. SHIRE PLANNER'S REPORT

ITEM 1: (File S205/20)

SUBJECT: PLANNING STAFF

Over the last twelve months Council has retained the services of Mr. R. Cole within the Planning Department, him fulfilling a position within the approved staff structure. His services were maintained as a result of Council being unable to acquire the services of a suitably qualified and experienced Planner within the finances available.

Council recently advertised the position resulting in six applicants. Of the six, two made submissions for employment on an hourly basis with the Council. Of the other four, one has no planning qualifications, two have minimal experience (three years), and the other is unsuitable. The two offering their services on an hourly basis are a Mr. Carey from Northmead who has two years experience since receiving his degree and offers his services at \$15.00 per hour. The other is Mr. Cole who is well known to Council being qualified and well experienced, offering his services at \$16.50 per hour. The position available is one for a qualified, well experienced planner being required to undertake with minimal supervision the assessment of major Development Applications, evaluation and analysis of State Policies and preparation of plans to the Gazettal stages for release areas.

The Council will be aware of the delays in receiving definitive responses to the many planning proposals put before the Department of Environment and Planning and the unco-ordinated responses that are now being received. This creates a variation in the Planning Department's workload most specifically noted at the level of the position available.

A method available to Council and local government generally for overcoming this type of situation in any work area is the utilisation of personnel on a contract basis. In this way, when suitable people are available they can be engaged to cater for these variations in workload with the benefit to Council of only paying for the services rendered and not being responsible for such matters as long service leave, insurances, etc., and in this instance receiving the services of a well qualified and experienced planner on the basis of when required. A continuation of this situation, considering the present facts surrounding the planning area and the departments workload, is desirable and recommended. Mr. Cole's services have been retained on an as required basis at \$16.50 per hour with the total expenditure being within allocations.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File D2/5/46, 373-1-80)

SUBJECT: DISCHARGE OF BILL OF SALE OVER PAINTING "LAKE GEORGE" BY LIONEL LONG

Council's Solicitor has written requesting the discharge of the Bill of Sale over the above painting since the owner wishes to sell the painting to Mr. Bate. The painting was submitted to Council as a security deposit in relation to extraction of sand and gravel from the Hawkesbury River at North Richmond. This extraction is now completed with the Bill of Sale can be withdrawn.

Recommendation

The withdrawal of the Bill of Sale be signed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

9. QUESTIONS WITHOUT NOTICE

Councillor Nicholson asked if the Engineer could arrange to have the deteriorated telephone poles which are used for seating in the Apex Rest-A-While, replaced.

Engineer for attention.

Councillor Nicholson referred to overpowering odour at the sewerage treatment works at McGraths Hill last evening and asked if it could be investigated.

Engineer for attention.

Councillor Michael stated that along Drift Road which runs off Inalls Lane on the sealed section an old car body has been removed during the last few weeks but car parts had been left. He asked if these could be removed.

Health Surveyor for attention.

Councillor McEwan asked if the garbage trucks had been modified for the new garbage service for 1983.

The Deputy Health Surveyor advised that the existing trucks had not been modified as yet however, it is only a short process to attach the lifters. He advised that the waste bins have left Germany and it is anticipated that they will arrive sometime in the middle of next month. It would then be a matter of fitting the wheels and they would be ready for distribution.

The meeting terminated at 11.53 a.m.

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

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

Councillor Horrex arrived at the meeting at 9.38 a.m. and Councillor Knight at 9.41 a.m.

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File A7/7, 665-1927)

CORRESPONDENT: OAKVILLE PROGRESS ASSOCIATION

SUBJECT: USE OF PUTTY ROAD BY OVERLOADED INTERSTATE TRUCKS

Stating that a 'Countrywide' programme on ABC shown in August highlighted the problem of the interstate trucking industry. It was stated that the Putty Road was the most favoured route to and from Brisbane because there is no weighbridge on this route, hence the overloaded and dangerous trucks are all passing through this area. Asking what can be done about this situation.

S.E. REPORT

Approximately five years ago the Department of Main Roads investigated the establishment of weighbridges on the Putty Road in the vicinity of M.R.519. Since that time there has been no further correspondence with Council regarding these establishments. It is understood that this may have been held in abeyance due to funding restrictions.

Recommendation

That the Department of Main Roads be requested to advise on the possible time for the establishment of weighbridges on the Putty Road.

COMMITTEE'S RECOMMENDATION

THE DEPARTMENT OF Main Roads be requested to establish weighbridges on the Putty Road as soon as possible.

ITEM 2: (File M130/1)

CORRESPONDENT: NATIONAL ROADS & MOTORISTS' ASSOCIATION (NRMA)

SUBJECT: THE PUTTY ROAD (MAIN ROAD 503), WILBERFORCE

Stating that they have received a complaint from a member concerning the traffic conditions on Putty Road. The concern is that the sealed pavement reduces in width on the horizontal curve near the intersection of The Putty Road with King Road and David Street and request that the pavement be widened. The NRMA state that they believe that conditions would be improved by the widening and resurfacing of the road pavement and possibly relocating the utility poles further back from the edge of the road.

Works
S.E. REPORT

9/11/82

With due regard to traffic volumes passing through the intersection, major work including property acquisition and relocation of utility services would be required to improve the layout to a satisfactory standard.

Further, the condition of the pavement is uneven and in need of major repair. This should be discussed with the Department of Main Roads.

It is considered that minor improvements would not provide the benefit sought.

Recommendation

That the Department of Main Roads be advised of the representations and their attention be directed to the uneven and deteriorating condition of the existing pavement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-237, 665-268, A7/5)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION &
 MR. L. STEYN

SUBJECT: BATHURST AND BUCKINGHAM STREETS

Voicing concern about the recent car accident and fatality near the corner of Bathurst and Buckingham Streets and drawing attention to the blind, very deceptive bend. Requesting the straightening of the bend and moving of the light pole back from the road or provision of suitable speed bumps on both approaches to the curve in the road. Asking that this matter be dealt with as a matter of urgency as this is the sixth such accident on this corner in recent years.

S.E. REPORT

In respect to previous consideration to traffic conditions at the intersection of Buckingham Street and Bathurst Street and the curve on the river side of the intersection, action was taken to provide sight boards as a warning to traffic at the intersection and on the apex of the curve.

Visibility is restricted by the line of trees along the adjacent orange orchard and acquisition of land may be necessary to provide for reconstruction of the pavement.

It is considered that the erection of additional signs denoting the 60 km/hr on the river side of the bend would reinforce awareness of the speed limit for the area and this request has been submitted to the Department of Main Roads. Action has also been taken to provide for an oversized (900 mm) warning sign on the river approach.

Recommendation

That survey and plans be prepared for construction of the curve and intersection of Bathurst Street and Buckingham Street, that negotiations be commenced for acquisition of land required for the work and that the work be listed for consideration in the 1983 Estimates.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works

9/11/82

ITEM 4: (File 665-1311)

CORRESPONDENT: PETITION WITH 16 SIGNATORIES
& MR. L. DOLLIN

SUBJECT: BITUMEN SEALING OF McMAHONS ROAD, KURRAJONG

Stating that following a petition by all the ratepayers of McMahon's Road, Kurrajong, the Council promised and publically announced that this road would be sealed in the 1982 budget and since that time the work has been omitted from the 1982 budget. Requesting that this work be included in the 1983 Estimates.

S.E. REPORT

In respect to the previous application a Mr. Pollard was advised of the Council resolution, i.e., that the petitioners be informed that the sealing of McMahon's Road, Kurrajong, has been referred for consideration in the Estimates for 1982 and requested to advise the signatories to the petition of Council's decision.

Council was unable to include this work in the Works Programme. Reconstruction and sealing for a distance of 0.9 km is required to complete the bitumen surfacing through to the last house and this work was recently estimated at \$60,000 and has been re-listed for consideration in the 1983 Programme.

Recommendation

That the petitioners be advised that Council was unable to include the sealing of McMahon's Road in the 1982 Works Programme and that the work has been re-listed for consideration when the 1983 Programme is to be determined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Horrex arrived at this stage the time being 9.38 a.m.

ITEM 5: (File B26)

CORRESPONDENT: YARRAMUNDI PROGRESS & DEVELOPMENT ASSOCIATION

SUBJECT: BUS SHELTER SHEDS ON M.R. 570

Requesting the erection of two bus shelter sheds on M.R. 570 for the protection of intending bus passengers from inclement weather, at the junction of River Road and Riverside Drive.

S.E. REPORT

Funds have not been provided in this year's estimates for provision of bus shelters.

Discussions have been held with Australian Posters who are prepared to provide up to five shelters to the area subject to advertising rights on the end panel of the shelter but locations on Springwood Road do not comply with the Company's guidelines.

The matter should be referred for consideration in next year's estimates.

Works

9/11/82

Recommendation

The Yarramundi Progress and Development Association be advised that funds have not been provided for the provision of bus shelters in the 1982 Estimates and that their request has been referred for consideration when the 1983 Estimates are being determined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Knight arrived at this stage the time being 9.41 a.m.

ITEM 6:

(File M130/16)

CORRESPONDENT:

DEPARTMENT OF MAIN ROADS

SUBJECT:

MAIN ROAD 184 - CONSTRUCTION FROM McGRATHS
HILL TO SOUTH CREEK BRIDGE

Advising that it is proposed that any further work across McGraths Flat will be directed towards the ultimate provision of a four lane road at a pavement height of 8.2 metres. The first work in this regard will be the replacement of the timber beam bridge at the southern end of the Flat. Stating that it is considered that four lanes across McGraths Flat will provide sufficient traffic capacity in the area for many years and in view of this and the difficulties in terms of cost and impact of implementing the deviation from Mulgrave to Forbes Street, Windsor, the Department does not see investigation of the deviation as productive at this time. Accordingly no further action will be taken concerning the deviation until circumstances warrant. Seeking Council's concurrence in the adoption of the proposed pavement level of 8.2 metres across McGraths Flat to enable design proposals to proceed.

S.E. REPORT

The Department's proposal provides for the raising of the road 1.5m above the existing lowest level. This would leave the roadway clear of water at flood frequency of 1 in 3 years as determined in relation to the Hawkesbury River at Windsor Bridge.

Subject to acceptance of the Department's proposed initial action for replacement of the timber beam bridge on the southern side should be supported.

In respect to the requests to Council for the provision of a footpath and bicycle way between Windsor and McGraths Hill a request has been forwarded to the D.M.R. regarding a bikeway contribution towards the cost may be required from this Council while follow up representations should now be made.

The work proposed could result in the need for removal of the avenue of trees across the flats and it is proposed that the Department be requested to give consideration to provision of a landscaping programme as part of the work.

If consideration is proposed in seeking the raising of the road, to some other appropriate level the Department's views on the consequence of such request should be sought as such proposals would conflict with the findings of the model study.

The low point on the western side of South Creek is at R.L. 11.5m. The alternate access via the Blacktown Road has been improved over recent years and flood free for floods to at least R.L. 15m.

Works
Recommendation

9/11/82

The Department be advised that Council is prepared to accept the D.M.R. proposal subject to:

- a. Incorporation of a footpath and bikeway between Windsor and McGraths Hill in the proposal.
- b. Landscaping of the works to re-establish the avenue trees across the flats.
- c. Erection of flood markers to indicate depth of flooding when inundation occurs. ✓

Refer to item 6, Correspondence to the Council
COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File M130/16, S196/26)

CORRESPONDENT: WINDSOR HIGH SCHOOL PARENTS & CITIZENS ASSOCIATION

SUBJECT: REQUEST FOR WALKWAY BETWEEN McGRATHS HILL AND WINDSOR

Requesting consideration to be given to provision of a walk-way between McGraths Hill and Windsor as an increased number of residents and school children are using this stretch of road for walking or cycling which is a safety hazard due to the heavy traffic flow on this road.

S.E. REPORT

Refer to Item 6, Correspondence.

Recommendation

That the Windsor High School Parents & Citizens Association be advised of the action taken by Council. ✓

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File M130/16, A7/20)

CORRESPONDENT: WINDSOR CHAMBER OF COMMERCE

SUBJECT: REQUEST FOR WALKWAY BETWEEN WINDSOR AND McGRATHS HILL

Advising that attention has been drawn to the Chamber of Commerce that increasing numbers of people are walking alongside the roadway between Windsor and McGraths Hill under conditions which do not provide a great deal of safety and stating that the Chamber resolved that Council be requested to approach the Department of Main Roads with the view to providing a suitable paved pedestrian footpath between Windsor and McGraths Hill.

Works

9/11/82

S.E. REPORT

Refer Item 6, Correspondence.

Recommendation

That the Windsor Chamber of Commerce be advised of the action taken by Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF MOTOR TRANSPORT - PROVISIONS OF THE STATE TRANSPORT (CO-ORDINATION) AMENDMENT ACT, 1980. B26.

Advising that the substantive provisions of the State Transport (Co-ordination) Amendment Act, 1980 shall commence on 1st November, 1982. Stating that the purpose of the Act is to vest in the Commissioner for Motor Transport sole control of the licensing of public passenger vehicles (such as buses, taxi-cabs and private hire cars) for operation outside of the Metropolitan, Newcastle and Wollongong Transport District. Complementary amendments to the Regulations made under the State Transport (Co-ordination) Act and the Motor Traffic Act have been gazetted and corresponding provisions of the Local Government Act will be repealed. Pointing out that the new arrangements will in no way disregard the particular interest councils have in public vehicle operations in their areas. Also stating that the Commissioner will consult with the relevant council in regard to the issue of, or the variation of the route expressed in, a licence to operate a public motor vehicle outside the Transport Districts and although the legislation does not require that councils be consulted on matters such as fares and timetables, it is the Commissioner's intention that this be done as a general practice.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1:

(R34-4)

SUBJECT:

COLO RIVER STREAM CLEARING
(QUESTION WITHOUT NOTICE 12/10/82)

Colo Shire Council commenced stream clearing and de-snagging over a 5km length of the Colo River in May 1979. The programme of stream clearing was initiated with the general objectives of reduction of bank erosion, protection of alluvial farmland, reduced overbank flow from floods, the maximisation of stream carrying capacity with more uniform flow, less turbulent flow, and the stabilisation of the river alignment with reduced erosion of roads and bridges along the valley.

Works

9/11/82

This work was stopped in November, 1979 and Council was requested to submit an environmental impact statement to the Department of Environment and Planning for assessment. Council subsequently commissioned Consultant Engineers, Gutteridge, Haskins & Davies to prepare a statement and this was completed for submission in April 1982.

Further discussions between the Water Resources Commission and Council regarding amendments to the initial documents requested by the Department have resulted in a final revised environmental impact statement which was submitted to Council on 23rd April, 1982.

The Department of Environment and Planning in assessing the report raised the following points:

1. The draft Environmental Impact Statement concludes that the works are not economical and any cost benefit ratio that may be applied would not be able to prove readily the positive economics of the scheme.
2. The draft Environmental Impact Statement concludes that the works will have an adverse environmental impact on the riverine ecosystem and should not be carried out without due regard to this level of impact.
3. Clearly the conclusions and recommendations set out in this report make the point that the works as originally carried out and likely to be carried out in the future are not justifiable in environmental economics and social considerations.

It is generally concluded that in the light of these statements and others set out in the report's general conclusions that a positive recommendation to recommence de-snagging operations in the Colo River will not be forthcoming from the Department of Environment and Planning and consequently no funds have been made available for the future works at this time.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works

9/11/82

Minutes of the Local Traffic Committee meeting, held at the Council Chambers, Windsor, on Monday, 18th October, 1982, commencing at 10am.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt. M. Roughly
Sgt. C. Craig

Department of Main Roads

Mr. G. Bilton
Mr. R. Svarc

1. Windsor Chamber of Commerce (P155 & A7/20)

Requesting the provision of parking restrictions in Fitzgerald Street, between The Terrace and Union Lane.

RECOMMENDED THAT Parking Restrictions be introduced as follows:

North Side	Provision of a "No Standing" Zone between Union Lane and a point 52m west of Union Lane.
North Side	Provision of "One Hour Parking" Zone between a point 52m west of Union Lane and a point 9m east of The Terrace.
South Side.	Provision of a "No Standing" Zone between a point 56m east of The Terrace and a point 84m east of The Terrace.

Note - This is across the vehicular crossing in front of Brooks Retreads and Fitzgerald Motors and designates parking in accordance with the provisions of the Motor Traffic Act.

2. Maraylya Progress Association (665-429)

Intersection of Pitt Town - Dural Road and Scheyville Road, Maraylya.

Requesting re-appraisal of the "Give Way" signs as the residents consider that the majority of the traffic flows through Scheyville Road.

RECOMMENDED THAT the Maraylya Progress Association be advised that with due consideration to safety requirements and that Scheyville Road is the approach road to the 'T' intersection the alteration to the signs is not approved.

Works

9/11/82

3. Oakville Progress Association: (T225; 665-1936 & A7/7)

Requesting the provision of a speed limit zone on Scheyville Road.

RECOMMENDED THAT THE request be forwarded on to the Department of Main Roads for consideration as that authority is the body authorised by the Traffic Authority of N.S.W. to determine these matters.

4. Pitt Town Progress Association (665-1639; A7/5 & R190/10)

Requesting provision of "No Parking" signs on Punt Road at the top of the cutting leading to the river to relieve the traffic congestion at weekends and on public holidays.

RECOMMENDED THAT A "No Parking" zone be provided in Punt Road, both sides between electric light pole number 1694 at the top of the cutting and the Hawkesbury River and that Council widen the road pavement prior to the commencement of the "No Parking" zone to assist vehicles to turn round at this location.

5. Lower Portland Public School Parents & Citizens Association (665-2310)

Requesting the erection of "School Children" signs near the intersection of Wheelbarrow Ridge Road & Greens Road, Lower Portland.

RECOMMENDED THAT "School Children" signs be provided as follows:

West Portland Road	West side on the southern side of the bridge over the Colo River
Wheelbarrow Ridge Road	South side, at a point 200m east of the school. North side, at a point 50m west of the school.
Greens Road	South side, at a point 300m north-east of of West Portland Road.

6. W. Fitzsimmons, Rowland Avenue Kurmond (T225)

Requesting the erection of Armco Railing at the entrance to Rowland Avenue, from Bells Line of Road.

RECOMMENDED THAT Council prepare a plan for the erection of a steel guard rail in Rowland Avenue and submit a report to the Local Traffic Committee regarding the elimination of the traffic island at this intersection.

7. B. Simmons, Lot 1032 Tennyson Road (T225)

Requesting further action regarding signs on bends and reduction in the speed limit along the road - Traffic Accidents History Provided.

Refer to Item 8.

Works

9/11/82

8. Mr. & Mrs. H. Bousfield, Lot 106 Tennyson Road (665-2002)

- Requesting (a) Marking of the road centre line
 (b) The erection of hazard warning indicators around the corner, just past Valley Way.

NOTE: Action taken to date:-

- A. That "Give Way Signs Ahead" sign be provided in Crooked Lane to warn of the intersection of Crooked Lane with Kurmond Road.
 Provision of double centre line markings at the intersection of Tennyson Road and Valley Way. Meeting 16th August, 1982.
- B. The Erection of Causeway signs at crossing over Howes Creek. Meeting 10th July, 1982.
- C. Request for speed restriction on Tennyson Road referred to the Department of Main Roads for consultation with the Police Department. Meeting 21st June, 1982.

RECOMMENDED THAT THE Department of Main Roads be requested to undertake a survey of Tennyson Road to provide for the erection of advisory speeds on the horizontal curves and that "single arrow markers" be erected around the curves between Valley Way and East Kurrajong Road to designate the alignment.

NOTE: The correspondents will be advised of the action taken previously.

9. Hawkesbury Shire Council

Requesting the provision of centre line markings at the intersection of Slopes and Maddens Road.

RECOMMENDED THAT double centre lines be marked at the intersection including the installation of a traffic dome at the turning point from Slopes Road into Maddens Road and that Council prepare plans for the provision of road widening along Slopes Road for Council's consideration.

10. Hawkesbury Shire Council

Windsor Town Centre Development

Submitting a report on the Traffic Implications of:-

- (a) Construction of a Pedestrian Mall in George Street, Windsor, between Kable and Fitzgerald Street.
 (b) Closing The Terrace, Windsor to through traffic

Consideration of report submitted to Meeting 20th September, 1982.

THE REPRESENTATIVES of the Police and Department of Main Roads advised the Committee that for their authorities to concur to the construction of a mall in George Street it would be required that the Terrace be closed at Bridge Street.

Works

9/11/82

Item 10 Continued:

RECOMMENDED THAT THE proposal be resubmitted to the Committee for further consideration upon acceptance of the road closure of The Terrace at Bridge Street by Council.

11. Mr. H. Hauser, 94 The Terrace, Windsor (P160/36 & T225)

Requesting permission to address the Local Traffic Committee regarding the Windsor Town Centre Traffic proposals.

Mr. Hauser addressed the meeting

Refer to Item 10

12. Department of Main Roads N.S.W. (M130)

Issue of Amendments, July 1982. Advising that the Department has reviewed the range of devices available to assist pedestrians crossing roads taking account of the following items:-

- * A critical re-examination of existing warrants and practices
- * The identification from representations from the public of perceived deficiencies in the present practice.
- * A check on practice in other Australian States, the United Kingdom and the United States of America
- * A literature review.

Section 4.17 of Signs and Markings has been revised as a consequence. A brief statement of the significant changes now incorporated in the revised section is given in Appendix A attached. Additionally, the Department has initiated discussions with other authorities regarding some features of pedestrian facilities: some longer term research is also proposed which may provide an indication of better practices.

Copies of the revised Section 4.17 are being forwarded under separate cover.

RECOMMENDED THAT the information be received.

13. New South Wales Police Department

Traffic conditions intersection Pitt Town Road and Windsor Road, McGraths Hill. Advising that the 'T' junction sign in Pitt Town Road should be replaced with a "Traffic Signals Ahead" sign

RECOMMENDED THAT THE 'T' junction sign Pitt Town Road east side on the approach to Windsor Road be replaced with a "Traffic Signals Ahead" sign.

Works

9/11/82

14. New South Wales Police Department

Mobile Resources Centre Blaxlands Ridge, former school house.
Requesting sign to denote that children are in the area.

RECOMMENDED THAT THE "Children Symbol" sign be erected on
both approaches to the resources centre.

The meeting terminated at 11.40

Works

9/11/82

LOCAL TRAFFIC COMMITTEE10. Hawkesbury Shire Council

A LETTER BE FORWARDED to the Department of Main Roads asking that it attend to the upgrading of Bridge Street at its intersections with George Street and The Terrace, because of the dangerous turns.

COMMITTEE'S RECOMMENDATION

THE BALANCE OF THE Minutes be received and the recommendations adopted.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to "Toxana" in Windsor Street, Richmond, and asked if the Engineer could arrange to have the back fence repaired. He stated that the large front gates still cannot be opened and asked if these could be given attention.

Engineer for attention.

Councillor Nicholson asked if some attention could be given to Old Racecourse Road between Clarendon and the Blacktown Road. He stated that there are a number of large holes in the road.

Engineer for attention.

Councillor Buttsworth asked if a Development Application had been submitted in relation to the southern end of Clarke Island by Mr. Bates.

The Shire Planner advised that an application had been submitted by Mr. Bates on behalf of the Jejida Company requesting an extension of the consent issued by Council on the property known as "The Steading". He stated that the Application has been referred to the appropriate authorities, particularly the Water Resources Commission, and that a report would be submitted to the November Committee meeting.

Councillor Buttsworth asked if an inspection and meeting with the farmers could be arranged at the site before a decision is made.

The Shire Planner advised that there is a situation which may involve the farmers and that is one of the matters that had been referred to the Water Resources Commission. He suggested that Council await a reply from the Water Resources Commission and then give consideration to whether an inspection and meeting with the farmers is still required.

Councillor Horrex referred to the installation of the traffic lights at North Richmond.

The Shire President stated that the traffic lights at North Richmond were due to the approaches made by Council to the Department of Main Roads and in fact the Department of Main Roads had stated that the priority for the North Richmond lights was well down on the list compared to other high priorities and therefore they would not be established. An approach was then made to the Department that if Council paid for the installation of the traffic lights would the Department of Main Roads install the lights. He stated that finally agreement was reached whereby the Council paid to the Department of Main Roads \$51,248 made up of \$20,000 for the roadworks and \$31,248 for the cost of the signals and installation.

Works

9/11/82

The President pointed out that the Council was fully responsible for the cost of the installation of the traffic lights which were paid out of Council funds.

Councillor Knight stated that the lights are not clearly visible coming from North Richmond.

The Shire President stated that the Department's programme for the next week was checking both time and colours in the various directions and the traffic flow. He stated that the Police Traffic Branch from Castle Hill would also be checking the situation and the question of visibility is under investigation.

Councillor Knight expressed concern that the rapids that came from Clarke Island no longer existed and understood that one of the conditions relating to the Jejida application was that this area was not to be touched.

The Shire Planner advised that he had discussed the matter with the Investigations Engineer who carries out daily inspections of extractive industries. The Engineer was awaiting the return of the Shire Engineer so that he could discuss the matter with him. He stated that there has been some work undertaken around the rapids but there has also been some natural action there. He pointed out that the matter would be discussed when the application for extension by Jejida comes before the next Committee Meeting.

Councillor Knight referred to his request regarding parking in the delivery bays at the North Richmond School and the placing of a time restriction at this location. He stated that he noted it was not included in the Local Traffic Committee report.

Councillor Nicholson stated that there are to be further investigations of that entire area but he would take up this matter.

Councillor Michael stated that some twelve (12) months ago he raised the issue of the dangerous bend in Kurmond Road about 2km from Bells Line of Road. He asked if the Engineer could have a further look at that particular bend and stated that the shoulders have dropped away.

Engineer for attention.

Councillor McEwan referred to the traffic lights at North Richmond and traffic coming from the west. He stated that if vehicles are waiting to turn right at Grose Vale Road the traffic passing on the inside is forced to come out on to the dirt formation to continue through to Richmond. He asked if improvements to this lane could be investigated.

The Shire Engineer advised that he would take the matter up with the Department of Main Roads.

Councillor McEwan referred to the proposals to relocate the BMX track at South Windsor and asked when would this be carried out.

The Shire Engineer stated that he would submit a report to the next Works Committee meeting on the question of finance.

Councillor McEwan asked if some indication could be given in the report as to what is to happen to the existing site.

Councillor Dunn stated that he had received a complaint from Mrs. Rhonda Golding of 43 Hereford Street, Richmond, regarding the problems of vandalism in the public laneway which runs through to the High School and is next to her property and asked if the Engineer could investigate the matter with a view to lighting.

Engineer for attention.

Works

9/11/82

Councillor Dunn referred to a complaint received from Mrs. Hinks of Lot 73 Snailham Crescent, South Windsor, regarding the pipes which had been laid in front of her property and asked if this area could be levelled off.

Engineer for attention.

The meeting terminated at 10.17 a.m.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

- (a) Submission and approval of a Building Application, plans and specifications complying with Ordinance 70.
- (b) No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55.
- (c) The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
- (d) Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
- (e) No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
- (f) Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
- (g) Details of waste roof and surface water disposal to be submitted with the Building Application and to be disposed of to Council's requirements.
- (h) Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
- (i) Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas.
- (j) Parking areas, aisles and driveway accesses to be constructed, drained, sealed and marked to Council's requirements, full details to accompany the building application.
- (k) An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
- (l) A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
- (m) Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
- (n) Provision of full width concrete footpath over the full frontage of the development.
- (o) Provision of half width concrete footpath over the full frontage of the development.
- (p) All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
- (q) No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
- (r) Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
- (s) Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.
- (t) A contribution of \$... towards Parks and Recreation Areas based on \$400.00 per unit.
- (u) Development consent being obtained for the use of the building/each factory unit prior to occupation taking place.
- (v) Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
- (w) Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
- (x) All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
- (y) Buildings to be demolished as part of a this approval as shown on the application as submitted.
- (z) Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within six calendar months of erection.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

B ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

Section 90 of the Act provides that a consent authority shall take into consideration the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b).
 - (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
 - (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;
- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;
- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;

- (n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;
- (o) the existing and likely future amenity of the neighbourhood;
- (p) any submission made under Section 87;
- (q) the circumstances of the case;
- (r) the public interest;
- (s) any other prescribed matter.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 26th October, 1982 commencing at 10.17 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 and C. Sullivan.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 351/82)
APPLICANT: D. & M.C. CARZO
OWNER: D. & M.C. CARZO
LAND & LOCATION: LOT 1 D.P. 599549 LOCATED ON THE NORTHEASTERN CORNER OF THE INTERSECTION OF HAM & DRUMMOND STREETS, SOUTH WINDSOR
ZONING: W.P.S. - INDUSTRIAL GENERAL 4(a)
APPLICATION: ERECTION OF AN INDUSTRIAL & COMMERCIAL BUILDING TO CONTAIN THREE FACTORY UNITS AND TWO SHOPS

S.P. REPORT

The proposed development is permissible under the provisions of the Windsor Planning Scheme with the consent of Council.

There are no contraventions of Council's Industrial Code provided one additional parking space is provided.

The location of the proposed parking area between the shops and Ham Street in the 10 metre set back is in contravention of Council's Parking Code, however in this instance, these parking spaces will be readily available for customers of the shops and are more likely to be utilised than if placed elsewhere. On this basis it is considered that this aspect of the Code should be varied.

Sewer is available to the site with the end of the main being located in the northeastern corner of the land. The proposed building may be required to be reduced in length so as not to build over the sewer main. The applicants will need to discuss this matter with Council's Health Surveyor before submitting a building application.

Landscaping and planting of a fairly dense variety will be needed along the Drummond Street frontage to effectively screen the proposed development from the recreation area on the opposite side of Drummond Street.

Recommendation

The application be consented to subject to the following conditions:

- 1.-17.(a), (b), (c), (e)(except for parking in the car park in front of the proposed shops), (f), (g), (h), (i)(18), (j), (k), (l), (m)(having a minimum width of six metres), (p), (q), (u)(factory units), (w) and (x).
18. The use of the proposed shops is to be restricted to the uses contained in Schedule 3 of the Windsor Planning Scheme Ordinance.
19. Satisfactory arrangements are to be made with Council's Health Surveyor in respect of connection to the sewer. The building may require to be reduced in length in order to be clear of the sewer main terminating in the north eastern corner of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA211/82)
 APPLICANT: L.M. & D.J. DUFFY
 OWNER: N.J. & A.J. INALL
 LAND & LOCATION: LOTS 5 & 6, SECTION 2, TOWN OF RICHMOND,
 LOCATED ON THE SOUTH EASTERN CORNER OF THE
 INTERSECTION OF WINDSOR AND CHAPEL STREETS
 ZONING: W.P.S. - RESIDENTIAL 2(c)
 V.S. - RESIDENTIAL 2(a1)
 DRAFT L.E.P. - RESIDENTIAL 2(bz)
 APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING
 CONTAINING A TOTAL OF SEVEN 2 BEDROOM TOWN
 HOUSES
 OBJECTIONS: NO OBJECTIONS RECEIVED

S.P. REPORT

The subject application represents a revision of an earlier application considered by Council on 10th August, 1982 at which time Council resolved to support the proposal subject to amended plans being submitted incorporating various items and the proposal being re-advertised.

The amended plans submitted, being the subject of this report are basically in accordance with those requested and are now sufficient to be considered by Council.

Proposed Development

The erection of two separate two storey buildings of brick and tile construction; one of which faces Windsor Street and contains four two bedroom townhouses and the other faces Chapel Street and contains three two bedroom townhouses. Vehicular access is from Chapel Street between the two proposed buildings to a parking area at the rear of the buildings containing eight parking spaces. A drying area is provided in the rear corner of the site.

Statutory Provisions

The proposed development is permissible under the provisions of the Windsor Planning Scheme and the Draft Local Environmental Plan, currently on exhibition and conforms with the requirements of the Windsor Planning Scheme Ordinance.

Council's Code for Residential Flat Buildings

The proposed development complies with the provisions of the above code except that:

1. The code requires a nine metre building line while the proposed buildings are shown to be 5.735 metres from Windsor Street and 5.754 metres from Chapel Street. The imposition of the nine metre building line to both streets would substantially affect the proposed development in that it would create a severe restriction on the parking area at the rear of the buildings and also restrict the access driveway between the two buildings. It is considered reasonable that the normal residential building line of 7.62 metres should be applied to both street frontages except for the end of the building facing Windsor Street which may extend to 5.75 metres of Chapel Street. Minor adjustments only will be required to the parking area.
2. The Code requires the provision of parking at the rate of one covered space per unit plus visitor parking at the rate of one space per five units, making a total of nine spaces. The proposed development provides eight spaces, however an additional space may be provided with a rearrangement of the parking area. Also seven spaces will be required to be covered with a style of roof in keeping with the design of the building, possibly a hipped roofed colonnade but certainly not a conventional skillion roof.

Character and Amenity

The style of architecture of the proposed buildings is reminiscent of the colonial era and while differing from the adjoining and nearby historic buildings will not be out of character. The height and bulk of the buildings is not likely to cause any significant effect, both visual and by casting of shadow, on adjoining or nearby lands.

Recommendation

Council consent to the application subject to the following conditions:

1. The proposed buildings are to be set back a minimum of 7.62 metres from both streets except that end of the building facing Windsor Street may extend to 5.75 metres from Chapel Street.
- 2.-10. Standard conditions a, g, i (9 .. seven spaces are to be covered with a roof compatible with the design of the building), j (.. sealed or otherwise suitably paved ..), l, m (entrance/exit), r, s and t (\$2,400).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. ✓

ITEM 3: (File DA318/82)
APPLICANT: MR. T. LONSDALE
OWNER: MRS. H.D. HORE
LAND & LOCATION: LOT 1, D.P. 18568, NO. 118 WINDSOR STREET,
RICHMOND, LOCATED ON THE SOUTH WESTERN SIDE OF
WINDSOR STREET ABOUT 43 METRES SOUTH WESTERLY
FROM THE INTERSECTION OF PAGET STREET
ZONING: W.P.S. - RESIDENTIAL 2(c)
DRAFT L.E.P. - RESIDENTIAL 2(c)
APPLICATION: ESTABLISHMENT OF A VETERINARY CLINIC IN THE
EXISTING DWELLING AND A PROPOSED NEW BUILDING
AT THE REAR
OBJECTIONS: THREE LETTERS OF OBJECTION HAVE BEEN RECEIVED
(SEE REPORT FOR DETAILS) *(names of objects)*

S.P. REPORT

On the basis of the proposed development being classified as a home occupation the proposed development may be permitted with the consent of Council under the provisions of the Windsor Planning Scheme.

Three letters of objection have been received. Two of these letters relate to the butchers shop adjoining the subject land, one from the owner and one from the son of the owner and operator of the shop. The third letter is from the owner of the flat building to the rear of the subject land.

The reasons for objections relating to the butchers shop are that the proposed development will be likely to cause loss of trade, as stated in one letter, "once diseased animals were in close proximity to my shop". The objection from the owner of the flats is based on noise and odour likely to emanate from the proposed development.

This matter has been discussed in detail with the area Health Inspector and provided that all activities associated with the development are wholly contained within buildings in accordance with Council's Code for Veterinary Establishments, then the likelihood of a health hazard, or noise or odour being created, is minimal. On this basis the above objections may not be well founded.

On the basis of a total floor space of 70m² two parking spaces will be required for which adequate space is available on the site.

Recommendation

Council consent to the application subject to the following conditions:

- 1.-9. Standard conditions a, b, c, g, h, i (2), j (surfaces instead of sealed), p and q.
10. Compliance with Council's Code for veterinary clinics.
11. Compliance at all times with the Windsor Planning Scheme Ordinance definition of "Home Occupation".

Further, the applicant be advised to consult with Council's Health Surveyor before submitting the building application required by condition (1) above.

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE refused on the following grounds:

1. traffic implications at the site;
2. incompatible development;
3. not in the public interest.

ITEM 4: (File DA357/82)
 APPLICANT: W.G. TAYLOR
 OWNER: W.G. TAYLOR
 LAND & LOCATION: PORTIONS 167 AND 232, PARISH OF ST. MATTHEW, LOCATED ON THE SOUTH EASTERN CORNER OF THE INTERSECTION OF MULGRAVE ROAD AND CURTIS ROAD, MULGRAVE
 ZONING: W.P.S. - INDUSTRIAL GENERAL 4(a)
 DRAFT L.E.P. - LIGHT INDUSTRIAL 4(b)
 APPLICATION: TO USE PART OF THE SUBJECT LAND FOR THE PURPOSE OF CARAVAN HIRE AND STORAGE

S.P. REPORT

Existing Development

A substantial amount of unauthorised work has been carried out on the site without consent of Council. This work includes excavating, filling, installation of drainage, forming and shaling of access driveways and parking areas. In some areas, it would appear that in excess of 2 metres of fill has been placed. In addition to the above, there is a large number of caravans already stored on the site.

Statutory Provisions

The proposed development is classified as a bulk store under the provisions of the Windsor Planning Scheme and is a permissible use within the zone.

Flooding

The land is substantially affected by flooding with levels varying from about 10 metres to 14.3 metres. In accordance with Council's Flood Policy, only land above 12.2 metres may be used for industrial purposes provided that it is filled to 13.5 metres. Concern is expressed that the unauthorised filling that has taken place may not be to the standard required by the flood policy and also unauthorised drainage works that have been carried out may not be adequate. Accordingly, the applicant will need to submit fully detailed engineering plans showing the extent of the unauthorised works, complete with natural and finished surface levels to A.H.D., and provide details showing that filling and drainage works, that have been carried out or are proposed are in accordance with standard engineering practice. Also, it will be necessary for a condition to be placed on any consent restricting the usage of the site to land above a natural surface level of 12.2 metres (A.H.D.).

Parking and Traffic

Under the provisions of Council's Off-Street Parking Code, parking is required at the rate of one space per 90m² of floor area. In this case the area to be used for storage of caravans has not been defined and therefore a condition requiring parking at a unit rate would appear to be practical.

The proposed development is likely to generate a fair amount of traffic, however, it is considered that both roads fronting the site are capable of handling the increase in traffic.

General Consideration

In a letter accompanying the application, the applicant has expressed his desire in participating in the proposed motor village at Vineyard and that the subject development is only temporary. Also, in discussion, the applicant has indicated that he only wishes to provide a demountable building for an office and also temporary toilets and amenities. The last matter will require discussion between the applicant and Council's Health Surveyor. On the above basis it is considered reasonable that any consent be limited to a period of 12 months with a fresh application being submitted and approved before the expiration of that period for continued usage of the land.

Recommendation

Council consent to the application subject to the following conditions:

1. The subject consent is limited to a period of 12 months prior to the expiration of which a fresh application is to be submitted and approved to enable continuation of the use.
2. The proposed development is only to be carried out on land above 12.2 metres (A.H.D.) taken on the natural surface.
3. Submission of fully detailed engineering plans showing the extent of unauthorised works that have been carried out on the site, complete with natural and finished surface levels and including details showing that filling, drainage and all other works, that have been carried out or are proposed, are in accordance with proper engineering practice.
- 4.-11. Standard conditions a (for any proposed building or structure, including temporary buildings), b, c, e (delete building and include 10 metre building line), h, i (parking is to be provided at the rate of one space per 90m² of caravan storage area), q and v.
12. All rubbish is to be removed from the site and landscaping carried out to the requirements of the Shire Planner before the business is commenced.

13. The proposed access driveways, parking areas and caravan storage areas are to be constructed with an all weather surface to the requirements of the Shire Engineer. Access driveways are to have a minimum width of 7 metres for two-way or 3 metres for one-way with manoeuvring areas and access to caravan storage having a minimum width of 9 metres.
14. The proposed demountable office building is to be effectively screened by planting of trees and shrubs from any public place or adjoining or nearby lands.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA815/81)
APPLICANT:	BRIDGE SANDS PTY. LTD.
OWNER:	J. & A. GALEA
LAND & LOCATION:	BED OF THE HAWKESBURY RIVER ADJOINING PORTION 28 AND PART PORTION 29 RIDGES LANE, RICHMOND
ZONING:	WINDSOR PLANNING SCHEME
APPLICATION:	EXTRACTION OF SAND AND GRAVEL FROM THE BED OF THE RIVER

S.P. REPORT

The application is for the extraction of approximately 120,000 tonnes of sand and gravel from the eastern half of the river over a distance of approximately 500 metres. Bridge Sands estimates that the development will proceed over a period of 6 to 9 months, although outside influences (floods, strikes, etc.) could extend this time period up to 12 months. The company's preferred mode of operations will involve 40 truck movements per day with work commencing at 7.00 a.m. and generally finishing at 4.30 p.m., although this may be extended occasionally to 6.00 p.m. On Saturdays the company intends to operate between the hours of 7 a.m. and 12 noon. There would be no work on Sunday. The extracted material is to be transported to Bridge Sand's processing plant in Old Kurrajong Road through private land. The processed material would then be transported to consumers via Old Kurrajong Road and the main road network.

The application was advertised in accordance with the procedures for designated development and no objections were received. The Soil Conservation Commission and the State Pollution Control Commission have forwarded conditions which they recommend be included in any development consent for extraction from this site.

At the completion of the advertising period it was discovered that Council had issued a time unlimited consent for the extraction of sand and gravel from the bed of the river adjacent to Portion 28 and Part Portion 29 in 1964. Given the fact that extractive operations on the site have occurred intermittently since 1964, there is some uncertainty as to the validity of the existing consent. Notwithstanding this uncertainty, Bridge Sands have requested that Council formally consider the matter.

One of the most significant environmental impacts arising from this type of development is noise. In this regard the State Pollution Control Commission has advised that the nearest residences (three in number) are houses serving a horse stud and market gardens. These houses are shielded from the excavation works by the high eastern bank of the river and will therefore not be affected by noise from the dragline operation. Noise from truck movements will not present a problem as the trucks will be using a route through the adjoining property (owned by Boral Resources) to Bridge Sand's processing plant.

Some reduction in visual amenity will occur as a result of the development but this will only be of a temporary nature.

The impacts of the proposed development are within acceptable limits, therefore the application warrants Council's support.

Recommendation

Council consent to the extraction of sand and gravel from the bed of the Hawkesbury River adjoining Portion 28 and Part Portion 29, Ridges Lane, Richmond, subject to the following conditions:

1. The execution of a Deed between Bridge Sands Pty. Ltd. and Hawkesbury Shire Council incorporating all of Council's standard conditions, with the payment at item 3(y) of the Deed of Agreement being 5.32 cents per tonne of all material extracted with a yearly increment of 10% as per the Deed of Conditions.
2. The provision of plans to the satisfaction of the Shire Engineer in accordance with condition 3 of the Deed. In this regard the company is to provide a plan of survey showing a desired final bank alignment together with cross-sections at 50 metre intervals (maximum) extending at least 10 metres beyond all land and river based works. All survey works to be permanently fixed and related to the property boundaries. Works as executed plans to be provided twice annually.
3. Consent being limited to a period of up to 9th November, 1983, at which time the consent to extract expires.
4. Hours of operation to be restricted to between 7 a.m. and 5 p.m. Monday to Friday, and 8 a.m. to 12 noon Saturday, and no work on Sundays or public holidays.
5. Lodging a bond or bank guarantee for \$10,000 under the terms of conditions 3(b) of the Deed.
6. Only one access being constructed down the bank to serve the operation.
7. The access track should be constructed so as to minimise soil erosion. Adequate provision should be made at regular intervals along the track for the drainage of runoff onto safe disposal areas.
8. Regular watering to take place along the access road on the basis of a minimum application of 5,000 litres of water per hour to which is added an approved dust suppressant to the Shire Engineer's requirements.
9. Operation to be carried out in accordance with the Water Act, 1912; Clean Waters Act, 1970; Clean Air Act, 1961; Noise Control Act, 1975.
10. The route for the removal of materials to be via the land owned by Boral Resources. Ridges Lane is not to be used as an access route between the river and the processing plant.
11. All sand spits constructed out into the river to be progressively removed back to the base line as material is removed from the river. Such spits to be completely removed prior to the end of the operation.
12. Any vegetation disturbed during the period of operation to be replaced to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA385/82)
 APPLICANT: MR. R.L. SMITH, ALLAN C. SMITH CONSTRUCTIONS
 PTY. LIMITED
 OWNER: J. & G.J. PHIPPS
 LAND & LOCATION: LAND CONTAINED IN DEEDS OF CONVEYANCE NO. 256,
 BK. 2327 AND NO. 338 BK. 656 LOCATED ON THE
 NORTH EASTERN SIDE OF GEORGE STREET, WINDSOR
 ABOUT 88 METRES NORTH-WESTERLY FROM THE
 INTERSECTION OF SUFFOLK STREET
 ZONING: W.P.S. - BUSINESS GENERAL 4(a)
 APPLICATION: ESTABLISHMENT OF A SHOPPING ARCADE COMPRISING
 FIVE SHOPS WITH A TOTAL FLOOR SPACE OF ABOUT
 283M²

S.P. REPORT

Statutory Provisions

The proposed development being classified as shops is permissible with the consent of Council. The development will not contravene the provisions of the Windsor Planning Scheme Ordinance and also is in accordance with the Draft Local Environmental Plan.

Flooding

A discrepancy exists between the elevation of the site taken from the C.M.A.'s orthophoto maps, which show most of the site above 16.0 metres, and the Public Works flood maps which show the site to be between 1 in 50 year and 1 in 100 year flood frequency.

Detailed site levels on A.H.D. will need to accompany the building application. Also, it is recommended that a condition be imposed that the floor level of the shops be above 16.0 metres or if it cannot be achieved, then a suitable indemnity agreement is to be drawn up between Council and the owner.

Parking

No parking has been provided on the site and therefore the requirements of Council's Parking Code, namely 13 spaces, will need to be satisfied by means of a contribution calculated at the rate of \$3,200 per space. In addition, no on-site loading facilities have been provided and accordingly, it would be reasonable in the circumstances for Council to require a contribution for one additional space bringing the total amount to \$44,800.

General Consideration

The proposed arcade will provide a link between the Coles car park and Council's car park between George Street and the Terrace through the Colonial Arcade opposite the site.

While the front aspect of the building will merge with adjoining structures the aspect from the rear lane is highlighted by the peaked skylights which will appear out of character with the generally straight line rectangular forms of the other buildings. This matter has been discussed with the applicant company's architect and it may be necessary for amendment to be made to the roof design before preparation of final building plans. Also the arcade will need to be widened to a minimum of 3 metres.

Detailed engineering plans will need to accompany the building application indicating the means of retention where required of the lane at the rear end of adjoining structures.

Recommendation

Council consent to the application subject to the following conditions:

1. The floor level of the proposed building is to be at or above reduced level 16.0 metres on A.H.D. or if this is not feasible then the owner of the land is to enter into a Deed of Release absolving Council of any responsibility in approving a building on land subject to flooding and further, a caveat is to be placed on the title Deed requiring future owners entering into a similar Deed of Release prior to the transfer of the land.
- 2.-10. Standard conditions a (and also to include fully detailed existing site levels taken to A.H.D.), b, c, f, g, h, p, q (... including the arcade ...), u (... use of each shop ...).
11. Payment to Council of the sum of \$44,800 in lieu of the provision of thirteen (13) parking spaces and one loading bay, not provided on the site, to be used for the acquisition, construction and/or embellishment of parking areas in the vicinity.
12. Fully detailed engineering plans are to accompany the building application showing details of retention of adjoining lands and structures and of the land at the rear.
13. The arcade is to be widened so as to have a minimum width of 3 metres at any one point.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File DA66/80)

CORRESPONDENT: R.K. CAMBRIDGE & CO.

SUBJECT: SUBDIVISION 63-65 THE TERRACE, WINDSOR

At the meeting of 31/3/81, Council approved a subdivision of the above properties, by re-arrangement of boundaries to overcome encroachment, subject to six conditions. The correspondent has now requested Council to reconsider conditions 2 and 3 of the consent.

Condition 2 of the consent refers to the relocation of the common boundary between the proposed lots 30 and 31 in that section between the existing three storey residential flat building and the existing two storey dwelling, so that the boundary is a minimum of 5 metres from the flat building and 1.5 metres from the dwelling. The correspondent has requested Council to reconsider these distances from the buildings and to allow the boundary to follow the existing boundary fence. The correspondent has stated that flat clearances would still be greater than as prescribed under Parts 11.7 and 11.8 of Ordinance 70. However, Part 11.7 does not refer to flat buildings and Part 11.8 refers only to the projection of eaves, hoods and the like. If the boundary between the two lots was to follow the existing fence line, the setback between the existing flat building and the boundary would be less than that required under Council's Code.

Condition 3 of the consent refers to the demolition of the existing shed if the proposed boundary between lots 30 and 31 passes through the building. The correspondent has requested Council to delete this condition as it is proposed to utilize the brick shed as two garden sheds. However, if the situation arose where one of the owners wished to demolish his portion of the shed, subsequent damage could be caused to the other portion.

Recommendation

Council adhere to its previous approval.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 249/82, S82/47)

CORRESPONDENT: G.W. OBORN, SURVEYOR

SUBJECT: VARIATION OF PUBLIC RESERVE CONTRIBUTION ON PROPOSED SUBDIVISION, PORTION 294, PARISH OF ST. MATTHEW, MILEHAM STREET, SOUTH WINDSOR

The correspondent is seeking variation of a public reserve contribution of \$46,920 imposed on Development Consent 269/1982 dated 13th July, 1982 on the basis of Council change in policy of calculated public reserve contribution from 6% of the sale price of the lots to the formula of 2.86 ha per 1,000 persons multiplied by the number of lots at four persons per lot multiplied by the en-globo value of the land per hectare as adopted by Council on 18th August, 1982.

Development

9/11/82

S.E. REPORT

On the above basis the contribution would be reduced to \$18,602, calculated as follows:-

Area of subject land = 2.803 hectares
 Transfer value of land at 17/9/82 = \$135,000
 = \$48,162 per hectare

$\frac{2.84}{1000} \times 4 \times 34 \text{ lots} \times \$48,162 = \$18,602$

The above variation is considered reasonable in this case.

Recommendation

That condition 5 of Development Consent No. 269/1982 be deleted and the following condition imposed.

"The payment to the Council of the sum of \$18,602 (calculated at 2.84 hectares per 1,000 persons x no. of lots @ 4 persons per lot x en-globo value of land per hectare (\$48,162)) being a contribution towards the establishment and embellishment of public reserves in lieu of the provision of adequate public reserve within the subdivision."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 68A/252/79)

CORRESPONDENT: BENNETTS REAL ESTATE AND NORTH RICHMOND GARDEN CENTRE

SUBJECT: EXTENSION OF TIME LIMIT OF CONSENTS

Requesting an extension of time in order to continue operation of real estate office and garden nursery respectively.

S.P. REPORT

Council at the time of approval of these applications made it a condition that use was to cease after 12 months of date of consent, this being so as to not prejudice future planning for the commercial area at North Richmond.

The applicants have complied with the various other conditions imposed and as there are no current planning proposals directly affecting the subject land, it is considered reasonable to grant a further 12 month extension and to review the situation annually. The concurrence of the Department of Environment and Planning is required and Council has delegation for this concurrence.

Recommendation

Council grant an extension of time for a further 12 months to the use of the land for a real estate office and a garden nursery and that the correspondents be advised that Council will further review the situation at that time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LAND BOARD OFFICE - PROPOSED EXTRACTION - MACDONALD RIVER. C55/5.

The correspondent has advised that Mr. T. Breen has applied for the removal of sand and gravel from the Macdonald River over 5 miles of the river bed.

(S.P. - Council has advised that it would need the submission of a development application including an environmental impact statement prior to the matter being considered.)

B2. NATIONAL TRUST OF AUSTRALIA - PROPOSED DEVELOPMENT - ST. MATTHEWS CHURCH AND RECTORY, WINDSOR. H105/3.

The National Trust of Australia have forwarded a copy of its submission to the Heritage Council in response to the public exhibition of the proposal to construct a hall between St. Matthews Church and the Rectory.

In summary the Trust's submission is as follows:

It is the responsibility of the Trust to identify and encourage the protection of places and buildings of heritage value to the community and to take action when places, which possess special values, are threatened.

The Trust considers that the proposed development would have significant effect upon St. Matthews Church, the Rectory and the curtilage which surrounds the two buildings as "the setting.... is of such significance that no new buildings however sensitive or sympathetic, should be permitted".

"A considerable part of the significance of both St. Matthews Church and the Rectory is derived from the setting in which they are placed the existing Church, Rectory and barn form a group of historic buildings well known and loved. The scale, form and colour of these fine and noble buildings in their rural setting is unique."

The Trust recommends that the Heritage Council refuse the application.

B3. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - PROPOSED RECREATION COMPLEX - CNR. WINDSOR & CURTIS ROADS, McGRATHS HILL. 815A, 4436(W).

When the application was received for the proposed recreational complex, including a waterworks at the above site, it was referred to the Metropolitan Water Sewerage and Drainage Board regarding the availability of water. The Board has now written by letter dated 6th October sincerely apologising for the delay in replying to Council's letter of 15th June.

Their advice regarding the availability of water to the site is as follows:

"Although no precise details of the anticipated water demand have been given, it is considered that the proposed project will certainly need a large quantity of water for domestic and fire fighting purposes. If this is the case, the project could not be satisfactorily supplied until the new Windsor South Water Pumping Station No. 227 and the new Windsor South Elevated Reservoir No. 355 are commissioned around early 1984. Furthermore, amplification of certain water mains may be necessary, the extent of which will depend upon the quantity of water required. Of course, the cost of any necessary amplification will need to be borne by the developer in question."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ITEM 1: (File 11724)

SUBJECT: PREMISES LOT 483, D.P. 214756 GOLDEN VALLEY
DRIVE, GLOSSODIA - OWNERS MR. R.W. & MRS. M.C.
WYNEN - KEEPING OF DOGS

In the Shire Health & Building Surveyor's Report to Development Committee on 21st September, 1982, an error occurred in the Section number of the Local Government Act, 1919, under which Council may control and regulate the keeping of animals. The Section was quoted as 298(e) which should have been 289(e). It is necessary for the resolution to quote the correct Section number.

Recommendation

Council resolve to control and regulate the keeping of dogs pursuant to the provisions of Section 289(e) of the Local Government Act, 1919, (as amended) and in this regard limit the number of dogs able to be kept on premises Lot 483, D.P. 214756, Golden Valley Drive, Glossodia, to a maximum of (3) at any time and that the owners be advised accordingly and be given a period of (14) days to comply with the resolution.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.



SHIRE PLANNER'S REPORTS

ITEM 1: (File 182(c))

SUBJECT: PROPOSED SUBDIVISION OF LAND - BELLS LINE OF ROAD, KURRAJONG

Council at its meeting in July resolved to support a proposed subdivision of land fronting Bells Line of Road, Kurrajong that was in accordance with the provisions of a Will of a Mrs. Ness, but outside the provisions of the current Planning Instrument. Following the meeting and Council's resolution the matter was forwarded to the Department of Environment and Planning. The Department has now advised that it is not prepared to issue a certificate pursuant to section 65(3) of the Environmental Planning and Assessment Act on the grounds that the proposal is inconsistent with certain items of State Policy and that these inconsistencies are not justifiable.

They further advise regarding these inconsistencies as follows:

"The relevant Section 117 Directions reflect long standing Departmental policy regarding subdivision and residential development in non urban zones, which is designed to protect the rural potential of non urban lands, and prevent premature, ad hoc subdivisions which may prejudice the orderly provision of urban services.

Council's Rural Lands Assessment Report indicates that the subject land is part of a lot already below both existing and proposed minimum subdivision area requirements.

The proposed lot would have access via a no-through road off Bells Line of Road and location close to this intersection, in effect, adds to the number of direction access points to the main road. The precedent of allowing closely spaced access points to Bells Line of Road should not be encouraged."

Notwithstanding the Department's advice, it is considered that in the circumstances of the case the matter should be pressed. The existing land uses on the property are such to constitute two separate lots without the legal boundary having been formalised. These uses have been in existence for many years and, as such, were recognised in the Will of the late Mrs. Ness. It is not considered that any major principle is being broken or precedent set in allowing the subdivision on the grounds that the use requiring formalisation has been in existence since a time when the subdivision could have been approved and is supported by the Will.

Recommendation

That the Department of Environment and Planning be requested to review its decision on the grounds indicated.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development

9/11/82

ITEM 2: (File 1176-41(C))

SUBJECT: EBENEZER CHURCH, MASTER PLAN

The Ebenezer Church Master Plan is a submission to Council requesting consideration for approval in principle to the development of a seminar centre and associated accommodation on the southern side of Ebenezer Church.

In conjunction with the proposal the Parish also seeks approval in principle for the following two items:

1. that the land between the access road to the reserve and the Church property be acquired by the Parish for the purpose of the development;
2. that the Parish have a direct involvement in the management, maintenance and security of the reserve through their caretaker and the Church Board.

Specifically, the Master Plan's major elements are a seminar building of approximate dimensions 20m x 8m, 15 motel type rooms with 4 beds and ensuite bathrooms, an area for camping and a caretaker's cottage.

The proponents and the Heritage Council considered six potential sites for the development. These site options are shown on an accompanying plan. The three major constraints in siting the proposed development in the immediate vicinity of the Church are:

- (i) views from the Church precinct and the views to the buildings from the river and from across the river, particularly the Caddie State Recreational Area. The Church is located on a prominent ridge overlooking the Hawkesbury River and has a commanding location with respect to the northern, eastern and southern aspects;
- (ii) the historic significance of the Church precinct and its recognition in the form of a permanent conservation order pursuant to Section 44 of the Heritage Act, 1977. This order was made on the 19th February, 1982 and its extent is shown on an accompanying plan;
- (iii) all buildings must be located outside the 1 in 20 year flood line and have a level half a metre above the 1 in 100 year flood line. This effectively excludes all buildings from the lower half of the site.

The proponent's assessment of the potential building sites attached the following disadvantages to each:

- Site 1 - it would severely restrict the potential parking off Coromandel Road and would obstruct the view of the Church and graveyard from the approach road;
- Site 2 - problems involved with the demolition or reuse of the existing pavilion and poor location in relation to parking and Church activity and historical precinct and future activities (camping and picnicing);
- Site 3 - is very exposed adjacent to the Church and would conflict with the historical precinct and Church activity;
- Site 4 - serious problems because of the views from the Church to the river and vice versa - it is also part of the historic precinct and a building would be detrimental to its environment;

Site 5 - similar problems to site 4;

Site 6 - no disadvantages attached and, therefore, favoured.

In order to assess the proponent's conclusions, the Planning Department investigated each of the site options together with views from land on the eastern side of the river, specifically the Caddie State Recreation Area and Hope Farm.

Contrary to the assessment by the proponents it is considered that site option 6 has the most significant view of those examined. This view is to the south looking along several kilometres of the river to rural scenery beyond. The view can be readily observed from the cemetery area between the Schoolhouse and Coromandel Road. From that location the view currently extends between a line running along the western boundary to Portion 550 and the corner of the Schoolhouse. Any person visiting the Church or the historic precinct would be witness to this commanding view. In the favoured plan of development based on site option 6, the proposed location of the Christian Education Centre would block much of the view referred to above.

The views toward Ebenezer Church from the eastern bank of the river were assessed from the Hope Farm river frontage, the land directly opposite the Church. It is considered that these views are less significant than those from the Church, due to distance, the low scale of buildings in the historic precinct and vegetation along the western river bank. The most notable view from the Hope Farm frontage took in the Schoolhouse and the slope identified as site option 6. The Caddie Park State Recreation Area is to the east of Hope Farm and would have less desirable views.

On the basis of the foregoing analysis the Planning Department considers that the location of the proposed Christian Education Centre in site option 6 is unsuitable. On the basis of views it is considered that site option 4 is the most favourable in that:

- (i) it does not interfere or detract from the view of the Church from Coromandel Road;
- (ii) it does not exhaust views towards Hope Farm, i.e. significant views of Hope Farm could still be gained from site options 3 and 5.

As stated by the proponents, site option 4 has problems associated with its location in an historic precinct. Additional development in this precinct would be detrimental to its environment. However, its overall impact could be diminished by careful design and placement of buildings. With a skilful use of landscaping it might be envisaged that location of the proposed development on site option 4 would be barely visible if at all visible from the Coromandel Road frontage.

Recommendation

The correspondent and the Heritage Council of New South Wales be advised that Council does not support the proposed development on site option 6 but favours site option 4.

Reverend Allan Russell and Mr. Corkhill addressed the Committee and elaborated on their reasons for selecting site 6 for the building site.

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

✓ THE CORRESPONDENT AND the Heritage Council of New South Wales be advised that Council does support the proposed development on site option 6 subject to the approval of the appropriate authorities for the closure and acquisition of the required section of the adjoining reserve.

Development

9/11/82

ITEM 3: (File 909-44)

SUBJECT: DRAFT L.E.P. - LOT 17 CLIFF ROAD, FREEMANS REACH

The draft plan to permit subdivision of the above land into four 2,000m² lots and a residual lot for open space has finished its exhibition in accordance with the E.P.A. Act, 1979 with one letter of objection and an objecting petition containing 34 signatures being received.

The objecting letter is on the basis that the proposal is detrimental to the existing environment; that information received from Council at time of purchase of adjacent land indicated that the subject land could only have one house erected; a belief that plans submitted do not conform with minimum frontage requirements of 40m and general dissatisfaction that the applicant landowners knew of zoning when they purchased land and should not seek rezoning to enable subdivision.

The objecting petition is on the basis that adjoining landowners were informed at time of purchase from estate agents that subject land was a public reserve and could not be built on.

The land is not a public reserve but Council is not responsible for erroneous advice given by estate agents. The draft plan makes provisions however for a large area of land fronting the road and river to be dedicated free of charge to Council for public reserve which would benefit all residents of the locality. The advice given by Council concerning the eligibility of building on the land is correct hence the application for the zoning variation. The draft plan on exhibition does allow the residential lots to have frontages of 40m each.

The proposed area to become public reserve adjoins an existing Council reserve and if implemented would result in a large, ideally situated passive recreation facility and consequently the draft plan should be further supported.

Recommendation

1. The draft plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.
2. The Department be advised that Council considers a public hearing to deal with the objections is not warranted pursuant to S.68(1)(b) of the Act.
3. The objectors be notified of and the reasons for Council's decision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

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

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

N.R. Catley	Lot 1 East Kurrajong Road, East Kurrajong
K.J. Griffiths	Pt. Lot 64 Single Ridge Road, The Slopes
T. Carver	Lot 3191 George Road, Wilberforce
Armstrong Constructions	Lot 102 Ala Moana Road, East Kurrajong
Michael Hull & Associates	Lot 1 Tennyson Road, Tennyson
Mr. & Mrs. R.A. Middleton	Lot 8 Tennyson Road, Tennyson
G.V. Kelly & S.L. Gill	Lot 2 Comleroy Road, Kurrajong
B. Foley	Lot 23 Morilla Road, Wilberforce
Markham Homes	Lot 22 Pamela Crescent, Bowen Mountain
Markham Homes	Lot 23 Frederick Place, Kurrajong Heights
D. & S. Ellyard	Lot 42 Settlers Road, Wisemans Ferry
M. & M. Marriott	Lot 28 Boomerang Drive, Glossodia
M. Stapleton	Lot 498 Lt. Bowen Drive, Bowen Mountain
R. & G. Palinkas	Lot 8 Kurmond Road, Freemans Reach
A.R. & J.E. Loveday	Lot 10 Dabbage Place, Kurrajong Heights
R.C. Parkin	Lot 3 Chaseling Road, Leets Vale

<u>Applicant</u>	<u>Land & Application</u>
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B.J. Wood	Shop 501A Lot 16 George Street, South Windsor - Seafood Market
Leslees Salon Pty. Ltd.	Lot 16 George Street, South Windsor - Use of shop for a hairdressing salon
B. Clark	Lot 82 Reynolds Avenue, Richmond - Home occupation, business address for a stamp and coin dealer
A.J. Dorrell	Lot 33, 27 Riverview Street, North Richmond - Home occupation, business address for a stamp and coin dealer
Y. Makin & J. McDowell	Lot 15 Old Bells Line of Road, Kurrajong - Establish a refreshment room in existing shop
R.C. Morris & J. Hughes	Lot 2 Laurence Street, Hobartville - Use of shop 5 for takeaway food outlet
G.R. & B.A. Chugg	Lot 10 Boundary Road, Glossodia - Erect a rural workers dwelling
Berringdale Homes P/L	Lot 11 Hilltop Road, Tennyson - Erect a dwelling house and machinery shed.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 5: (File 5065(C))

SUBJECT: WHEENY CREEK STUDY AREA

The Minister for Local Government and Lands, A.R. Gordon, has written to Council referring to the activities of the Interdepartmental Committee considering the Wheeny Creek Study Area. He stated that at a recent meeting of that Committee it was recognised that future management options for the Crown land in the area included:

- (a) Add all Crown lands to Wollemi National Park;
- (b) Add the majority of Crown lands to Wollemi National Park with a section along Blaxlands Ridge Road to be made available for community use groups (by lease);
- (c) Gazettal of a suitable reserve for public recreation and the preservation of native flora and fauna under the trusteeship of either Hawkesbury Shire Council or a private trust;
- (d) Preserve the status quo.

He has requested advice in the event that option (c) is adopted as to whether Council would be prepared to accept trusteeship of the proposed reserve. The Committee is referred to previous reports regarding the Wheeny Creek area that indicated its value in the area of nature conservation and its importance to the surrounding freehold lands from the point of fire management.

Council maintains and services an area of public road as a reserve at the Comleroy Road crossing of Wheeny Creek. Council manages and controls many Crown reserves similar to that proposed. The only qualification to be placed on Council accepting the responsibility would be any inherent costs in management proposals of the trusteeship.

Recommendation

That the Minister for Local Government and Lands be advised that Council is prepared to accept in principle the care, control and management of a suitable reserve in the Wheeny Creek Study Area provided no unreasonable management techniques and/or costs are placed on Council as a result.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File M134/5, 486(C))

SUBJECT: KURRAJONG WATER SUPPLY

Council has requested a report regarding the Kurrajong Water Supply. Currently the Board is advising persons that the Scheme has reached its capacity and that no further connections are available. In this regard two subdivisions in the Kurrajong Village have been refused water over the past twelve months.

The Kurrajong Water Supply was a country assisted scheme financed jointly by Council and State Government funds and constructed by the Metropolitan Water Sewerage and Drainage Board. The capacity of the Scheme as constructed is similar to other country assisted schemes and on the basis of the number of residents existing at the time of implementation plus 100%.

There have been discussions held with Engineers from the Board recently regarding possible augmentation. There are the following constraints on this appearing at the present time:

- The need to augment the treatment plant at North Richmond, being the source of the supply; and
- the timing of the residential release at North Richmond.

The residential release at North Richmond requires augmentation of the treatment plant, the installation of an additional pumping station and the construction of a reservoir. The works will enable some additional capacity to be available in the Kurrajong area.

Further discussions are scheduled in the near future with the Board and the Department of Environment and Planning regarding the overall strategy for release of land as a result of the recent deputation. The Board have indicated their willingness to discuss and cost alternative augmentation proposals for the Kurrajong supply at these discussions. They will be held as soon as the Minister's advice is received from the deputation and this should be prior to the Committee Meetings.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 7: (File DA341/82)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN TO ALLOW THE
RELOCATION OF BRIDGE SAND'S SAND AND GRAVEL
PROCESSING PLANT FROM OLD KURRAJONG ROAD TO
LOT 1, D.P. 81687, CORNWALLIS ROAD, RICHMOND

Bridge Sands Pty. Limited have made application to Council for a draft local environmental plan to allow the relocation of their sand and gravel processing plant in conjunction with a development application for the processing plant and the extraction of sand and gravel from the bed of the Hawkesbury River. It is proposed to improve and upgrade the relocated plant to a capacity of between 150 and 200 tonnes of material per hour.

The application is accompanied by an environmental impact statement prepared by Resource Planning. The location of the proposed extraction area, plant site and transport route is shown on the following plan. (See next page)

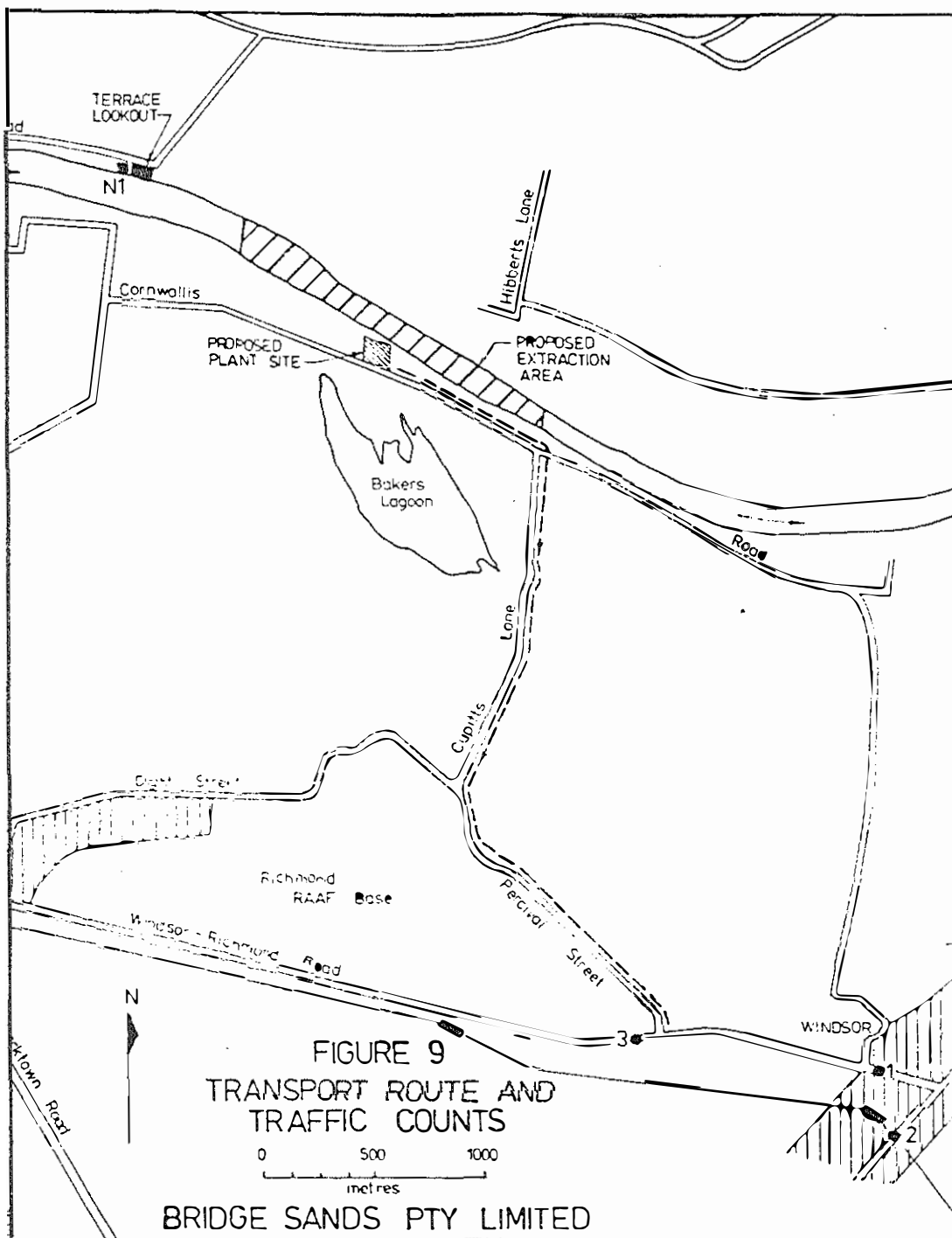
Bridge Sands holds a Permissive Occupancy P.O.1981/9 over 1,800m of river adjacent to Portions 16 and 17, Parish of Ham Common. This P.O. is immediately downstream of the P.O. held by Monier Limited for which Council is exhibiting an environmental impact statement.

Bridge Sand's propose to extract in the order of 270,000 tonnes of fine to coarse grained sand and gravel annually from the bedhead of the river. Reerves of sand and gravel occurring within the P.O. are of the order of 2.1 million tonnes. At the proposed extraction rate the deposit has a life of approximately 8 years. Bridge Sands propose to retain the plant on the site to service future extractive operations which may be established in the area. Extraction will be carried out by a dragline operating from spits constructed in the river from bedload material. The environmental impact statement indicates that at a later stage of operations a second dragline may be used to increase throughput.

It is proposed that extraction take place between 7.00 a.m. and 6.00 p.m. weekdays and between 7.00 a.m. and 12 noon Saturdays. Processing and transport operations are proposed to take place between 6.00 a.m. and 6.00 p.m., Monday to Saturday inclusive. Approximately 45 truck loads of material will be removed from the processing plant per working day. These trucks will travel to destinations in the Sydney Metropolitan Area via Cornwallis Road, Cupitts Lane, Percival Street and the Windsor-Richmond Road.

The relocation of the company's processing plant from Old Kurrajong Road to the proposed site on Cornwallis Road is motivated by the site's locational advantage with regard to the proposed extractive operations and the exhaustion of viable leases in the North Richmond reach. As an alternative to relocating the processing plant Bridge Sands considered barging or trucking material from Cornwallis to the processing plant at North Richmond. Upon investigation the Company concluded that neither alternative was feasible for a number of reasons.

The environmental impact statement asserts that the proposed extraction of sand and gravel from this location is an essential component of any extraction plan aimed at satisfying Sydney's demand for construction materials till the year 2020. The impact statement cites figures from Wallace 1980, that in 1978/79, the Sydney Region consumed about 5.1 million tonnes or 54 percent was derived from river deposits. The regional significance of the deposit would be the subject of further investigation should Council decide to initiate the preparation of a draft local environmental plan.



There are a number of obvious advantages to Council in the relocation of the processing plant. These are:

1. Eliminates the need to haul raw materials along local Shire roads between the extraction area and the existing plant.
2. Materials processed at the new plant site can be transported to markets via roads that bypass the Richmond town centre. Currently the processed material from the North Richmond plant is transported through Richmond via March Street and Windsor Street.
3. Relocating the plant provides an opportunity to modernise and improve the overall appearance of the plant site with the establishment of adequate screening and environmental controls.
4. Allows the old plant site to be developed for recreational purposes by the Council.

The proposed development poses a number of issues which will require careful consideration. The most significant issues are:

1. Noise

With regard to the processing plant the environmental impact statement indicates that the expected noise levels at surrounding residences would be similar to existing background levels. The impact statement notes that only one residence is expected to receive noise exceeding the background noise level (H1 on figure 8). At this residence noise levels from the plant are expected to exceed the background level by about 5dB(A) early in the morning but will be less than background levels during the day.

The extractive operation has a greater potential impact in terms of noise than the processing operation. The impact statement notes that two residences on the levee bank on the southern side of the river (H1 and H2) will experience noise levels up to a maximum of 69dB(A) as a result of extractive operations. Four nearby residences on the northern bank, (H3, H4, H5 and one not on Figure 8) from west to east will experience maximum noise levels of 68dB(A), 52dB(A), 46dB(A), and 40dB(A) respectively. These levels compare to a background noise level of approximately 40dB(A) and a typical noise level from a highway truck at 30m of 85dB(A).

The noise levels quoted in the environmental impact statement are termed maximum levels as they are only expected to occur when the extraction operation is in a position immediately opposite any particular residence and close to the river bank. However the environmental impact statement does not elaborate on the length of time residents would be subjected to these maximum noise levels.

At the residence at the corner of Cornwallis Road and Cupitts Lane (H6) the major noise is expected to be the passage of trucks to and from the plant site. Peak noise levels of up to 65dB(A) can be expected from trucks turning into and out of Cupitts Lane.

The noise levels indicated are those expected at the facade of the residence as a result of the extractive operation. These levels would be considerably less inside the residence.

Notwithstanding the above it may be appropriate to attach a noise limit on the operations, to be measured from the plant site and/or residences in the proximity.

2. Transport

The route of processed material is to be via Cornwallis Road, Cupitts Lane, Percival Street and thence the Windsor-Richmond Road to the metropolitan area. The movement of 45 laden trucks daily, six days a week, across Cornwallis Road and Cupitts Lane would cause rapid deterioration in their surface. Percival Street would also be affected, but to a lesser extent. The developer would be required to fully compensate Council for the maintenance of these roads. In this regard the environmental impact statement states that the company is willing to pay a levy to Council for the maintenance of the road to a safe and sound standard.

The proposal is advantageous in that the processed material will not travel through Richmond as is currently the case. The trucks will however travel through Windsor via the main road network and in this regard no indication is given as to the direction of flow. To enable further consideration of the transport issue the applicants should provide a breakdown of movement along Macquarie Road and Bridge Street and Richmond Road and Blacktown Road.

3. The River Regime

Council has had recent advice from the State Pollution Control Commission regarding the possible long term effects of extraction of sand and gravel from the river system. These are detrimental impacts as a result of providing a deeper river channel and have not been described in the environmental impact statement.

One of the important uses of the river is to assimilate nutrients which are discharged therein from numerous sewerage treatment plants within the catchment and from fertilizer from adjoining farms. Watercourses which are shallow and support rooted aquatic plant growth assimilate nutrients more quickly than deep slow flowing watercourses. Deepening the river will decrease the ability of the river to assimilate these nutrients and will encourage phytoplankton growth. The importance of this area of the river to assimilate nutrients will increase as discharged from the Winmalee and North Richmond sewerage treatment works increase.

The other detrimental impact which needs to be considered is the fact that deepening of the estuary, over its length between the normal point of saline intrusion and its upper reaches (North Richmond) will encourage further intrusion of salinity.

The environmental impact statement included the results of two water samples taken from the river in April. These samples showed that impurities were within desirable limits for drinking water specified by the Department of Health. The results showed no evidence of salt water intrusion into the area. It is however impossible to draw conclusions from these samples as there is no doubt the river is under severe stress during hot, dry weather which is common in summer.

These matters will be given further consideration in the report on the development application but it should be noted that these affects are cumulative and to date have not been fully researched.

The proposal involves other less significant impacts, including dust and runoff. These matters have been considered in the environmental impact statement and a number of remedial measures have been cited to overcome any potential problem.

Conclusion

As stated the overall proposal involves two separate matters, i.e. the application for a draft local environmental plan for the relocation of the processing plant and a development application for the processing plant and the extraction of sand and gravel from the bed of the Hawkesbury River. While the matters are separate in statutory terms they are clearly inseparable in terms of the overall proposal. In order to exhibit the proposal as a whole Council must initiate the draft local environmental plan process so that application can be made to the Department of Environment and Planning for a Section 65 certificate. This certificate enables a draft local environmental plan to be exhibited for public comment. It should be stressed that by making application for a Section 65 certificate Council has not made a decision either supporting or opposing the relocation of the processing plant. The decision comes after the consideration of public submissions or matters raised at any public hearing (Section 68 of the Act).

Therefore to enable the proposal to be considered by the public and then formally by Council, it is recommended that Council initiate the preparation of a draft local environmental plan for the processing plant by seeking a certificate under Section 65 of the Act. Further that the applicants be notified that additional information is required concerning the movement of trucks through Windsor and the ultimate destination of the processed material.

Recommendation

That Council resolve to:

1. Prepare a draft local environmental plan for the relocation of Bridge Sand's sand and gravel processing plant from Old Kurrajong Road to Lot 1, D.P. 81687, Cornwallis Road, Richmond, in accordance with Division 4 of the Environmental Planning and Assessment Act 1979.
2. Inform the Secretary of this decision pursuant to section 54(4) of the Act and provide to the Secretary all information required under clause 5 of the Environmental Planning and Assessment Regulation 1980.
3. Notify the Director that in the Council's opinion an environmental study is required and that this study should cover the following matters:
 - (i) Objectives of the Proposal
 - (ii) Demand for Sand and Gravel in the Sydney Region
 - (iii) Description of the Existing Environment
 - (iv) Measures to Protect the Environment
 - (v) Analysis of Environmental Interactions and Impacts
 - (vi) Alternatives
4. Notify the applicant that additional information is required concerning the trucking of processed material through Windsor and the destination of this material.

COMMITTEE'S RECOMMENDATION

COUNCIL RESOLVE TO:

1. Prepare a draft local environmental plan for the relocation of Bridge Sand's sand and gravel processing plant from Old Kurrajong Road to Lot 1, D.P. 81687, Cornwallis Road, Richmond, in accordance with Division 4 of the Environmental Planning and Assessment Act 1979.

2. Inform the Secretary of this decision pursuant to section 54(4) of the Act and provide to the Secretary all information required under clause 5 of the Environmental Planning and Assessment Regulation 1980.
3. Notify the Director that in the Council's opinion an environmental study is required and that this study should cover the following matters:
 - (i) Objectives of the Proposal
 - (ii) Demand for Sand and Gravel in the Sydney Region
 - (iii) Description of the Existing Environment
 - (iv) Measures to Protect the Environment
 - (v) Analysis of Environmental Interactions and Impacts
 - (vi) Alternatives
4. Notify the applicant that additional information is required concerning the trucking of processed material through Windsor and the destination of this material.
5. The impact on local and county roads.

ITEM 8: (File P160/44)

SUBJECT: URBAN CONSOLIDATION

North Sydney Municipal Council has forwarded to Council a copy of a document they state "has come into the possession of this Council which Council believes gives rise for great concern in regard to the Department of Environment and Planning's Policies for the State". The document as set out is a confidential report to the Department's Executive from the Acting Head of the Central Policy Division relating to Urban Consolidation.

Some of the recommendations made in the report have wide-reaching effects for local government's control over residential development. Basically, the recommendations are to formulate a state policy to permit two-storey attached dwellings (town houses, villas, semi-detached houses, walk-up flats, etc.) in all residential zones in the State. The proposed policy will remove the provisions of Section 342ZA of the Local Government Act for such developments proposed under the Policy. This Section relates to public advertising and resultant comments. Further, the proposed policy is to provide certain development standards relating to density, height, private open space, landscaped area, setbacks and car parking with an overriding clause to the effect that a development cannot be refused on the grounds of inconsistency with these controls "so as to remove the opportunity for Local Government to include any controls and codes which would be more restrictive".

The recommendations made in the report have led North Sydney Council to seriously question the quality of advice being tendered to the Government by the Department of Environment and Planning and consequently the credibility of the Department as a policy formulating body. Further, North Sydney Council considers that the policy document will create severe problems for Local Government generally in the conduct of its planning function and may well prejudice Local Government's image in the eyes of its community.

Council will recall previously considering a report regarding the Government's Urban Consolidation Policy and its general approval of such including a resolution to implement actions including:

- . preparation of Local Environmental Plans to permit medium density housing on suitable parcels of land;
- . investigating increasing the density of existing zones and reviewing existing policies generally for the erection of medium density housing.

The document is an internal paper of the Department and contains no approval of the Department nor any indication that it is being presented to the Government as a policy issue. In the preparation of the current Environment and Planning Legislation the then Planning and Environment Commission was very concerned with the principle of public participation. In its publication entitled "Proposal for - New Environmental Planning System for New South Wales" it was stated that "public participation implies that the public can influence decision making". From this particular document it appears that the Department does not agree with the principle as it considers the public would most likely be opposed to such development and therefore seeks to remove the legal right of objection.

The only issue for Council to comment on at the present time is considered to be that of Local Government's participation in the preparation of policies where these in whole or part relate to planning issues.

Recommendation

The Department of Environment and Planning be requested to include Local Government in the preparation of planning policies at all levels, particularly where these will have significant effect on local issues; be requested to advise regarding any recommendations currently proposed in further implementing the Government's Urban Consolidation Programme and being reminded of the importance that this Council places on public participation in the planning process.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File S205/4/B)

SUBJECT: ENERGY MANAGEMENT SEMINAR

One of Council's Planners recently attended a Seminar regarding Energy Management organised by the Energy Authority of New South Wales. The Seminar was mostly concerned with the ways Local Government could set an example to the community by conserving energy. Particular emphasis was given to the establishment of an Energy Management Programme and a number of suggestions were made of the ways in which Councils could take a positive role in energy conservation including:

- . making a policy decision to support energy conservation in principle;
- . introduce an internal Energy Management Programme covering the Council's operation;
- . facilitate the installation of solar equipment and consider the issue of solar access and planning;
- . encourage construction of more energy efficient buildings;
- . act as an information source to the local community on energy conservation matters.

The question of solar access is currently under review by a joint working party of the Department of Local Government and Lands, the Department of Environment and Planning and the Energy Authority. It was also indicated at the seminar that the University of New South Wales are presently designing a subdivision for the Housing Commission at Doonside which will maximise northward orientations. The result of the current investigations by the joint government working party will be awaited and the matter discussed by the Management Executive Committee with a recommendation to Council relative to the implementation of suitable policies.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File P160/40)

SUBJECT: STATE PLANNING POLICY NO. 4 - NOTICE OF INTENT

The following notices of intent to develop have been submitted to Council and processed in accordance with the Policy:

<u>Applicant</u>	<u>Land</u>	<u>Proposed Development</u>
Hawkesbury Shire Council	Lot 6, D.P. 621843 Mt. Lagoon Road, Bilpin	2 lot subdivision for bush fire shed
P. Hountasis	181 George Street, Windsor	Take away food shop
Dr. P. Rigg-Smith	Shop 4 Post Office Arcade	Medical office
Bennetts Real Estate	Lot 1, D.P. 26515 and Lot 12 D.P. 606968 Bells Line of Road, Kurmond	Adjustment of boundaries
G. Brackenreg	Lots 4 and 5, D.P. 539761 Old Stock Route Road, Oakville	Adjustment of boundaries
R. Palinkas and S. Muscat	Lot 1, D.P. 553950 and Lot 8, D.P. 210259 Kurmond Road, Freemans Reach	Adjustment of boundaries
P.T. Wright	Lot 2, D.P. 621532 Spinks Road, Glossodia	2 lot subdivision
N. Mitchell	Unit 3/12 Walker Street, South Windsor	Automotive repairs

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File P160-36)

SUBJECT: REPORT AND EDITORIAL REGARDING WINDSOR TOWN
CENTRE

The Windsor and Richmond Gazette of Wednesday, 20th October, 1982 carries a report on the front page relating to the Windsor Town Centre Plan including specific comments regarding the recent report to Council relating to the traffic implications associated with the construction of a mall. The newspaper report states accurately some of the traffic surveys taken were during an industrial dispute involving refinery operators with the report quoting "But as petrol was still freely available for people on every second day, it is not considered the dispute had any significant effect on the count." The editorial on page 2 at the second last paragraph states "as for Council's farcical traffic survey - which no doubt will be used to support whatever stance it is taking on the mall and town centre issues ...".

The traffic survey was well planned and undertaken in a professional manner in accordance with sound practices. Traffic surveys are adjusted in accordance with days and times of the week, times of the year, weather conditions, etc. This is a sound practice used by traffic authorities. The petrol dispute referred to had no effect on those persons leaving or obtaining their petrol from the area of the Shire west of the Hawkesbury River as this was not included in the area for rationing, those on the eastern side of the river being able to obtain fuel every second day. It is unlikely that this had any significant effect as very few people require fuel every day.

The reference to the traffic survey in the editorial is a totally uninformed, inept reference. The use of the word farcical indicates the writer saw the traffic survey as being absurdly futile and would be utilised to justify any stance. This is a direct reflection on the professional manner in which the work was planned, undertaken and reported, the professional integrity of the staff involved, and an unacceptable use of the newspapers responsible position in reporting to the community. It is felt that the matter should be brought to the attention of the Editor for him to undertake the necessary retractive action.

Recommendation

That the matter be brought to the attention of the Editor for him to undertake the necessary corrections.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

12. RESIDENTIAL AND RURAL RELEASE PROPOSALS (File P160-41)

The Minister for Planning and Environment has written following the recent deputation to himself and the Deputy Premier regarding the various proposals submitted by Council incorporating residential and rural releases.

He has advised as follows:

" With regard to the Residential Release Programme, it was mentioned that Council's proposals had been considered in the context of urban expansion in the whole of the Sydney Region. The inclusion of areas within Hawkesbury Shire in the Urban Development Programme is subject to a variety of constraints including the option for a second airport, the extraction of mineral resources, and the financial and other resource constraints of development organisations such as the Water Board. Those areas affected by these constraints include Pitt Town which is the subject of a proposed airport site and sand mining; Vineyard which is hampered by the provision of a suitable water supply; and Kurrajong, Agnes Banks; Wilberforce and North Richmond because of the problem of providing sufficient services in the short term.

In view of the above and following a report by the Urban Development Committee I have decided to announce the release of Crown Land at South Windsor for urban development. The exact area to be released is outlined in red on the attached map. The 250ha of Crown Land at South Windsor has been added to the current Urban Development Programme.

The release of the land is subject to -

- i) the provision of water services to the release area to the satisfaction of the Metropolitan Water Sewerage and Drainage Board;
- ii) the provision of sewerage services by Hawkesbury Shire Council; and
- iii) Hawkesbury Shire Council preparing a Local Environmental Plan for the area.

It is proposed that a Steering Committee be formed, consisting of representatives of Council, the Department of Environment and Planning and the government authority responsible for the development of the Crown Lands. "

" Rural subdivision is being considered in accordance with the constraints identified in the rural/residential study currently being finalised by the Department of Environment and Planning. Constraints currently preclude extensive subdivision into rural/residential allotments in those areas which have the potential for long term urban development in order to prevent the huge cost of reconsolidation at a later date. The constraints also include those areas of significant agricultural production or mineral extraction, those areas that are subject to particular physical constraints together with areas of environmental or heritage significance and areas required for major uses such as possible second Sydney airport sites.

A number of the areas identified in Council's Rural Lands Assessment are not affected by these constraints. They include land at North Wilberforce and Blaxlands Ridge - Areas 2/3/5 in Council's study. It is suggested that Council consider the preparation of local environmental plans for these areas to allow for rural/residential development.

Such development must meet the servicing criteria, whereby provision can be made for the on-site disposal of all wastes and effluent to the standards accepted by the State Pollution Control Commission and for on-site water supply or rural water supply from an existing system to the satisfaction of the Metropolitan Water Sewerage and Drainage Board. Furthermore, the plan should take into account areas of excessive slope and ridge lines, and should avoid subdivision in areas where agricultural potential could be diminished.

The development proposed at Kurrajong Heights with relatively large allotment sizes and the requirement for on-site water and sewerage services, indicate that this area should be considered for rural residential development in accordance with the conditions recommended above for North Wilberforce and Blaxlands Ridge.

The remaining areas identified in the Council's Rural Lands Assessment are considered unsuitable for rural residential development at present, but this could be reviewed in the future when the second Sydney airport option and the requirements for long term urban development have been determined.

I trust that the preparation of plans for the above areas in which development has been agreed can now proceed and that these plans will be submitted to the Department of Environment and Planning in due course. "

There are two small issues that have been taken up with the Department as a result of the letter. Firstly, it makes no mention of the release in Dight Street at Richmond and, secondly, an area of around 16ha is left at South Windsor between the existing residential area and the Crown land zoned non urban.

Council has previously resolved to press for the inclusion of all its adopted strategies and this has been undertaken. Work is in hand for the preparation of the necessary documents relating to the areas approved and Council will be kept informed regarding their progress. Meetings with the Metropolitan Water Sewerage and Drainage Board have been scheduled in the near future and these should result in most of the rezonings proceeding and a timetabling for other areas, including those in the Kurrajong water supply.

IT IS RECOMMENDED THAT the information be received.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor McEwan referred to the subdivision application which came before the last meeting of Council, submitted by Metrona Pastoral Company, and the access of this subdivision across Little Wheeney Creek. He sought two points of clarification, firstly the mention in the report that an inspection had shown that the only possible access from the main property to the subdivision was across Little Wheeney Creek at a certain point. He asked if a further inspection could be carried out to clarify that the only way across the creek lies outside the area proposed to be subdivided. Also, in the new Draft Local Environmental Plan could the anomaly that was used to do this consolidation be looked at and rectified.

The Shire Planner advised that the site was inspected by two officers from the Council including one of the Engineers and he had discussed the matter with them and the area indicated was the most appropriate place to cross the creek. He stated that the definition has been clarified in the Draft Local Environmental Plan.

Councillor McEwan asked what was the latest position regarding the Golac development.

The Shire Planner advised that the Engineer's report, a letter from the Solicitor and a letter from the Department had been received last Friday and that a report would be submitted to the Ordinary Meeting.

Councillor McEwan asked if there was any further resolution regarding the question of the Edds property in Riverview Street, North Richmond.

The Shire Planner stated that there is some detail regarding design of the parking and levelling between the North Richmond Centre and the roadway still taking place and he hoped that this would be finalised for the November meeting.

Councillor Michael stated that he is still concerned about the traffic flow, particularly out of the North Richmond Shopping Centre. He asked if a "No Exit" sign could be erected at the Bells Line of Road entrance to the Centre.

Councillor Henry asked who owned the St. Albans Common and referred to a number of signs on the road prohibiting vehicles leaving the road.

The Shire President advised that the land is Government owned under the control of Trustees.

The Shire Engineer advised that the road through the Common is a main road and maintained with Department of Main Road funds.

Councillor Knight referred to his previous question regarding the difficulty being experienced by some cars scraping on the hump at the entry to the parking area from Riverview Street in the North Richmond Shopping Centre.

The Engineer advised that notices have been served on the owners of the land but as he had been away for some time he was not aware of the latest position and would investigate the matter.

Councillor Horrex stated that he had received a lot of complaints regarding the Forge Real Estate building at North Richmond. He stated that the building is out of character in relation to the impact on the area regarding design and colour.

The Deputy Shire Health and Building Surveyor stated that an application was submitted for the erection of two signs but prior to the applications being fully considered the signs were erected. The application has been approved subject to conditions, and one of these conditions is that the advertising structure in the front of the building was to be reduced from 6.5m² to a maximum of 4.5m² and was to be relocated back in line at least with the front of the adjoining shop and he stated that this has been done. He stated that he felt that Council did not have any control over the colour of the building, however he had spoken to the occupier and he has been requested and has agreed to place panels at the windows displaying "For Sale" photographs as soon as possible and when these are erected it should break up the colour of the building.

Councillor Buttsworth referred to the traffic flow in the Kurmond shopping area and asked when it was proposed that this programme would proceed.

The Shire Engineer advised that the matter had been submitted to the Department of Main Roads for approval of the programme. He stated that he would investigate the present position.

Councillor Nicholson referred to Correspondence Item B3 and stated that it had taken the Water Board five months to answer Council's letter. He asked if anything could be done to highlight the delay.

The Shire Planner stated that as soon as Council received the letter it was referred to the applicants and they had taken the matter up with the Board.

The meeting terminated at 1.20 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 9TH NOVEMBER, 1982

The President and Councillors.

Gentlemen :

1. LOCAL GOVERNMENT CONFERENCE. C48/1

The Conference was held in Goulburn from 18th/20th October and was attended by the Shire President, Councillor B.E.Brown, the Deputy President, Councillor G.G.Michael and the Shire Clerk. The organisation was excellent. Next year the Conference will be held in Broken Hill. The following persons were elected to the Metropolitan and Country Executives :

Metropolitan

ANDERSON, G.	Warringah
BINGHAM, J.J.	Sydney
HENNINGHAM, W.	Lane Cove
KELLY, L.H.J.	Blacktown
LASHWOOD, H.	Waverley
McCORMACK, R.C.	Bankstown
McKINNON, K.J.	Parramatta
MAY, J.A.	Woollahra
MULLANE, B.A.	Baulkham Hills
PERCIVAL, H.G.	Campbelltown

Country

COLE, S.J.	Tamworth
FELSCH, J.B.	Ballina
FERGUSON, R.B.	Camden
GARTRELL, H.B.	Orange
GOULD, P.A.	Albury
HUMBLE, B.	Maitland
McGUREN, F.W.	Grafton
McKAY, F.W.	Wollondilly
RAVELL, G.W.	Shoalhaven
WETHERALL, R.	Illawarra

The Lord Mayor of Sydney, Alderman D.W.Sutherland, A.M., is now the President, with Alderman B.S.J.O'Keefe, Metropolitan Vice-President, Alderman V.H.Marland, Country Vice-President, and Alderman F. Zions, Treasurer. The Immediate Past-President is The Hon.J.W.Kennedy, M.L.C.

On Page 3 of the Herald, Wednesday, 20th October, there was a statement that Local Government was corrupt and inept, and it was resolved that the Association seek an apology on behalf of Councillors and Staff of Local Government Authorities throughout New South Wales and if necessary, legal action be taken.

Considerable concern was also expressed regarding the reduction in the pensioner rebate subsidy and it was decided that urgent representations be made to the Premier and the Minister for Local Government and Lands.

Four workshops were held -

- Industrial Relations
- Resource Development Issues
- Entrepreneurial Activities for Councils
- Local Environmental Plans

Councillor Michael attended the workshop on Resource Development Issues and the President and I attended the workshop on Entrepreneurial Activities for Councils. Whilst the workshop on Resource Development Issues was

largely attended by Councils concerned with coal mining, the issues raised have relevance to extractive industries.

Six Councils - North Sydney, Waverley, Ballina, Bathurst, Campbelltown and Bankstown - submitted papers on Entrepreneurial Activities undertaken by them which dealt principally with the subdivision and sale of land for residential and industrial uses, the construction and leasing of industrial premises, commercial premises including retail shops, office space and in one instance a theatre.

Interesting percentages have been given by each of these Councils regarding the reduction of rate revenue as a percentage of Council's revenue budget in 1981 :

Bankstown	down to	62.4%
Bathurst	down to	55.0%
Waverley	down to	53.0%
North Sydney	down to	51.0%
Campbelltown	down to	38.0%
Ballina	down to	18.0%

Campbelltown has been involved in development projects possibly more than any other Council although I feel that on a question of scale, this Council has been involved to a similar extent. In 1981 the percentage of this Council's rate revenue to revenue expenditure was 34.4%. The increase in the Revenue Sharing Grant from the Federal Government has also had an effect on percentage variations. In determining revenue expenditure, all expenditure from loans, sanitary and garbage services, and local loan rates has been excluded.

The Conference expressed the firm belief that Councils must undertake development projects for the purpose of providing a need where it exists and to give financial assistance to the community.

IT IS RECOMMENDED THAT the report be received.

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

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st October	Concert	* Hawkesbury District Jazz Society
2nd October	Wedding	* Mrs.A.Brown
2nd October	Wedding	* Mr.T.Jones
3rd October	Wedding	* Mr.G.Stathi
5th October/ 14th October	Judging	* Hawkesbury District Eisteddfod Society
6th October	Garden Presentation	* Hawkesbury Shire Council.
7th October	Seminar/Dinner	* Penstress Club
8th October	Dinner	* St.Marys Munitions Factory
9th October	Wedding	* Mr.Teuma
9th October	Wedding	* Mr.J.McDaniel
11th October	Dinner	* Gideons International
13th October	Computer Seminar	* Hawkesbury Shire Council
13th October	Concert	* Mr.K.Horan - Heart Foundation
14th October	Blood Bank	Windsor Branch, Australian Red Cross Society
15th October/ 31st October	Art Exhibition	Hawkesbury Shire Council
22nd October	Official Opening Art Exhibition	* Hawkesbury Shire Council
		* Paying Functions.

IT IS RECOMMENDED THAT the report be received.

3. "PLANNING FOR TOMORROW". P160/34

The document - "Planning For Tomorrow" - is tabled this evening and it is proposed that it be considered at the commencement of the Committee Meetings on 30th November. The document sets out Council's aims and objectives, and policies and resources over the next five years.

It is believed that it is an excellent effort on the part of Council's staff and is now submitted for Council's consideration.

IT IS RECOMMENDED THAT the report be received.

4. INDUSTRIAL AREA & OTHER COUNCIL PROJECTS. C51

a. South Windsor Industrial Area

Settled to date - 14 lots	\$952,123
Sales advice received - contracts not yet signed - 3 lots	<u>323,116</u>
	\$1,275,239
Selling price balance - 14 lots	<u>1,709,724</u>
	\$2,984,963
Less development costs	<u>1,482,823</u>
	\$1,502,140
Less 1982 Interest Charges - Credited to General Fund	<u>148,931</u>
Net profit	<u>\$1,353,209</u> *

Notwithstanding the economic downturn in sale of land, sales are proceeding satisfactorily and enquiries are still continuing.

* This amount could be further reduced/increased depending upon 1983 interest charges (if any) and improvement in the value of unsold lots.

b. Cordners Corner

The all-up cost of carrying out the bank restoration works at Cordners Corner and establishing the project for the sale of surplus material was \$144,616. This amount has now been repaid to General Fund through sale of material to the Council's Industrial Estate - \$87,184 - and sale of surplus material in the Peninsula area - \$57,432. The operation is now functioning and sales are averaging approximately \$1,000 per week. It is anticipated that this amount will increase with larger sales which are being negotiated.

It is rather urgent that an amenities block be constructed at the Peninsula Boat Ramp and as the sum of \$57,432, being portion of the sale of surplus material from the Peninsula area, was used to meet the cost of establishment of Cordners Corner, proceeds from the sale of material from that development will be used to meet the cost of the amenities block. The estimated cost is \$70,000. Detailed plans and estimates are in the process of preparation.

c. Extension of Office Building

The extensions to the office building including professional fees, air conditioning, furnishings, cost \$333,840. In addition, but outside costs associated with the office extension, the sum of \$81,917.88 was spent on partitions, computer room, furniture, Document Exchange room, and downstairs room for survey equipment, cleaner's room, storage dock and the plant room. These amounts have been financed from land sales and not from loans.

d. Extension of Hobartville Neighbourhood Shopping Centre

Four additional shops have been completed at a cost of \$181,340 and this amount has also been financed from the proceeds of the sale of properties. Three of the four additional shops have already been leased.

e. Lease of Properties - Yearly Income

i. Commercial properties	\$101,595
ii. Government Departments	100,973
iii. Cottages other than employees	<u>15,802</u>
	<u>\$218,370</u>

f. Glossodia & Wilberforce Shopping Centres

Instructions will be given to the Architect within the next few days for a preliminary design and estimate for the construction of these two Centres. When this information has been received a report will be submitted to Council proposing that the projects be financed by General Fund to be offset by further sales of land in the industrial area.

g. Woodlands Park Industrial Area

Settled to date - 29 lots	\$487,125
Sales advice received - contracts not yet signed - 1 lot	<u>30,000</u>
	\$517,125
Selling price balance - 2 lots	<u>100,500</u>
	\$617,625
Less development costs	<u>257,744</u> *
Net profit	<u>\$359,881</u>

* The development of the Industrial Area has not yet been completed. The amount of \$257,744 as shown includes an amount of \$50,000, which it is estimated will be required to complete these works.

✓ IT IS RECOMMENDED THAT the report be received.

5. PENSIONER CERTIFICATES - APPLICATION FOR SUBSIDY. R186/4

IT IS RECOMMENDED that application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1982, and that an undertaking be made under the Seal of Council that in the event of subsidy being made to Council in respect of the writing off or reduction of rates owing by pensioners in pursuance of Sections 160AA, 160B and 503(1)(f)(fl) of the Local Government Act, 1919, as listed and audited totalling \$151,726.48 that proceedings will not be subsequently taken for their recovery.

✓ Included in the amount of \$151,726.48, the Auditor has certified that a claim on the State Government of \$143,934.37 is payable in terms of the subsidy specified under the Local Government Act.

6. RATE COLLECTIONS BY AUSTRALIA POST. R186/12

Investigations have been undertaken concerning the possibility of using Post Offices as rate collection agencies.

The proposal involves 16 Post Offices which would collect rate payments on behalf of Council at a charge of 64¢ per payment. An additional 11¢ would be payable where the payment is made by cheque to cover bank charges, but as this amount is normally paid to the Commonwealth Bank,

it would be offset by a decrease in Council's bank charges.

During the first 12 months, it is anticipated that charges payable would amount to approximately \$5,000. In addition to this, it would be necessary for Council to provide all the necessary stationery which would cost approximately \$1,000.

As well as supplying a convenient service to ratepayers in the outlying sections of the Shire, the use of Post Offices will also replace the necessity to conduct rate collections at Richmond. During 1982 rates were collected at Richmond School of Arts on five separate days.

The agreement can be accepted for a period of 12 months initially, and then renewed for a minimum period of 3 years. It is felt that the scheme will be of great benefit to a large number of ratepayers by removing the necessity for them to post remittances or personally make payments at the Council Chambers.

IT IS RECOMMENDED THAT an agreement signed under the Seal of Council be entered into with Australia Post for the collection of rates at the following Post Offices from 1st January, 1983 to 31st December, 1983 :

Bilpin	Kurmond	Riverstone
Cattai	Londonderry	South Windsor
Freemans Reach	North Richmond	Wilberforce
Grose Vale	Pitt Town	Windsor
Kurrajong	Richmond	Wisemans Ferry
Kurrajong Heights		

7. CONTRACTS & DOCUMENTS FOR EXECUTION

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

Application ... Commonwealth Trading Bank of Australia - Approval for overdraft limit of \$1,500,000 - General Fund. ✓

8. BUSH FIRE BRIGADE OFFICE BEARERS - REPORT BY FIRE CONTROL OFFICER. 27/6

Council's Bush Fire Brigades have advised of their elected Officers for the bush fire season 1982/83 in accordance with the provisions of Section 20(b) of the Bush Fires Act.

The following Officers have been appointed under delegated authority :

<u>Brigade</u>	<u>Captain</u>	<u>Senior Deputy Captain</u>	<u>Deputy Captain</u>	<u>Permit Issuing Officer</u>
Bilpin	N. Hungerford	B. Johnson	A. Newton L. Pakulski B. Hungerford T. Scott T. Doyle B. Pittman P. Higgs	N. Hungerford
Blaxlands Ridge	V. McMahon	L. Cartwright	B. Bean J. Mackenzie D. Baker M. Eggleton A. Lockley W. Nichols C. Walsh (Mrs) M. Walsh	V. McMahon

Colo Heights	G. Mackintosh	H. Hewitt	H. Pollard P. Wood N. Hulbert C. Johanson C. Cooper G. Keys A. Mackintosh A. Guymer	G. Mackintosh H. Hewitt H. Pollard
East Kurrajong	W. Packer	C. Taylor	M. Ralph R. Bullot G. McFarlane R. Arthurs	W. Packer A. Buttsworth
Ebenezer	G. Higgins	D. Mund	A. Hupalo N. Williams E. Brill A. Stones M. Caleo	G. Higgins D. Mund
Freemans Reach	O. Earle	D. Humphreys	R. Richardson K. Daddo M. Flaherty J. Earle (Mrs) P. Simpson	O. Earle
Glossodia	D. Telford	J. Lang	D. Turner C. Noble P. Muller P. Menzies D. Williams G. Ingles	D. Telford
Grose Vale	B. McKinlay	L. Duffy	R. Willmott D. Duffy D. Lundie-Jenkins K. Clewett K. Verhagen P. Winston R. Duffy M. Clewett P. Duffy H. Clewett	B. McKinlay
Grose Wold	G. Fayne-Scott	L. Bosanquet	J. Creswick S. Poole R. Wooff	G. Fayne-Scott
Headquarters	B. Collis	W. Redshaw	K. Hemsworth M. Dibb M. Gribble G. McCully	B. Collis
Kurrajong	P. Minturn	N. Minturn	K. Jones K. Haggart P. Jones A. Curtin M. Ogden	N. Minturn
Kurrajong Heights	P. Peck	B. Williams	R. Soett R. Lewis M. Dunston W. Pennell R. Dunston D. Webster	P. Peck

Lower Macdonald	K. Embling	J. Pearson	R. White I. Crombie B. Gore	K. Embling
Lower Portland	C. Jones	R. Jones	A.E. Johnston K.J. Anderson A. Anderson J. Hincks L. Mitchell A.V. Watkins T. Mitchell	C. Jones A. Johnston K. Anderson T. Mitchell
Mountain Lagoon	B. Boughton	D. Dutch	C. King D. Buckett P. Clarke T. Stone H. Parsons W. Bean R. Bean L. Johnson G. Martin	B. Boughton
Oakville	K. Powe	P. Speet	R. Powe M. Fawbert S. Powe I. Nicholson W. Hanckel J. Seltenrych R. Reinhardt P. Powe I. Irons G. Hession R. Turnbull R. Hobbs B. Statham T. Walters K. Thomas K. Fawbert	K. Powe P. Speet
St. Albans	K. Thompson	W. Bailey	I. Crombie	K. Thompson
Tennyson	D. Petrikas	B. Simmons	C. Petrikas K. Bolin	D. Petrikas
Upper Colo	L. Hulbert	M.J. Ward	B. Bailey D. Anderson	L. Hulbert M.J. Ward
Wilberforce	A. Greentree	R. Brown	R. Moffitt G. McMillan B. Campbell G. McHardy D. Mitchell C. Martin A. Martin J. Graham	A. Greentree
Yarramundi	V. Helms	M. Robb	M. Tislovich G. Henshaw J. Drake G. Bannerman A. Percival G. Lemon	V. Helms

IT IS RECOMMENDED THAT the information be received.

9. ADOPTION - SISTER CITY CONSTITUTION & CONVENTION DECISIONS. C48/4
C50/10

A Constitution has now been adopted for the Australian Sister Cities Association and the objects are of local and international significance. These are :

- i. Extending the hand of friendship nationally and internationally.
- ii. Encouraging an interchange between the nations to consolidate this friendship, and
- iii. Helping cities to re-personalise and motivate communities towards the objectives in 1 and 2.

In accordance with the Constitution, Local Government Authorities and community groups will comprise the membership of the Association and each group will have certain voting rights at annual conventions etc.

The Constitution provides for the election of a Committee, with the day to day affairs being managed by an Executive Committee. The annual subscription is \$100 and the Annual General Meeting shall be held during the Annual Convention. The Constitution was adopted at the Convention at Alice Springs and this follows on earlier Conventions at Newcastle, Goulburn and Hobart where it was decided that a Constitution be submitted to the Alice Springs Convention for consideration.

The Alice Springs Convention was attended by the members of Council's Sister City Committee comprising the President, Councillor Brown, Councillors Dunn and Horrex, and the Shire Clerk. The Mayor of Townsville was elected Chairman of the Association and the Shire President, Councillor Brown, was elected Vice-Chairman of the Association. The Annual General Meeting and Convention will be held at Townsville at a date to be determined.

The Convention was attended by approximately 100 delegates from all over Australia including Alderman Bradford, Deputy Lord Mayor of the City of Sydney; Alderman Broadby, Deputy Lord Mayor of the City of Hobart; Alderman Cecil Black, Lord Mayor of the City of Darwin; Alderman Greg Percival and Mrs. Lois Cutts representing the Local Government Association and the Australian Council of Local Government Associations; Mr.R.Neuheisel from Tempe, Arizona, United States of America, President of Sister Cities International; Mr.Dick Ireton, Vice President, Sister Cities, New Zealand; Mr.Paull Resch, 1st Secretary of the Embassy of the Federal Republic of Germany and German Consul in the Northern Territory; Mr.Des Walsh, Chairman of the Australian Bi-Centennial Committee; and Alderman G.Smith, Mayor of Alice Springs, who chaired the Convention. The Convention was opened by Commodore Johnston, Administrator of the Northern Territory, and was addressed by Mr.Neuheisel; Mr. Resch; Mr.W.B.Annabel, Bega Valley Shire; Mr.Des Walsh; Mr. Peter Forrest, Northern Territory Historian; Mr.Gus Williams, Aboriginal Entrepreneur; Miss Wendy Nash, Co-Ordinator Bradshaw School; Mr.Shane Ride, Exchange Student in Indonesia; and Alderman Greg Percival. A competition took place called "The 1982 Sister City Relationship Award" which was won by Newcastle.

There are 124 Australian Sister City relationships and the movement has the support of leaders of countries throughout the world. The local community benefits because of the interchange of information in business and commerce, in local government, and from educational, sporting and social links, which have the effect of breaking down diplomatic barriers.

The Committee will be having a meeting shortly to consider a management structure and a process for establishing a Sister City or Cities relationship with this area.

✓ IT IS RECOMMENDED THAT the report be received and formal application be made to join the Association.

10. DATA PROCESSING. C47.

Council has developed several computer programmes for various functions and these have been satisfactorily implemented.

Other Councils have expressed interest in these programmes and in fact several offers have been made to purchase these programmes.

Hornsby Shire Council has indicated interest in purchasing Council's accounting packages and other Councils have expressed interest in the filing correspondence system, immunisation register and the property information system.

The opportunity exists for Council to recover some of its development costs and it is suggested that the programmes be made available for the following amounts:

Filing Correspondence	\$2,000
Property Information System	3,500
Immunisation Register	1,000
Accounting Packages	15,000

It will be necessary for Council to make a payment of \$9,200 to ComputerAcc in relation to the accounting packages only as that Company originally developed them. The price indicated above will cover the cost of enhancements to these accounting packages undertaken by Council.

IT IS RECOMMENDED THAT the charges for the software as indicated be adopted. ✓

R.L. Rawson,
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 12 OCTOBER 1982

The Shire Clerk
WINDSOR

1. BRIDGE CONSTRUCTION - TERRACE ROAD

Filling of the approaches has reached deck level. A rock wall is being constructed on the upstream face to retain the fill adjacent the SE abutment. Work has commenced on erection of the guardrail.

2. ROAD CONSTRUCTION

March Street, Richmond - Bosworth Street to Chapel Street.

Following the relocation of two power poles back behind the kerb, the shoulders were sealed with Asphaltic Concrete. Regrading of the footpath to the new kerb level has also been completed.

Old Bells Line of Road, Kurrajong.

Construction of the cribwall has been completed past properties Nos 55-59. Arrangements have been made for relocation of the power poles to facilitate vehicular access.

Inverary Drive, Kurmond.

The three intersections to Bells Line of Road have been formed and the pavement is ready for sealing. The sealing programme is scheduled for 3 November 1982.

Wellesley Street, Pitt Town.

Reconstruction has commenced to provide for completion of the sealing of this street. Graveling has been completed and work is proceeding to provide for the application of the bitumen seal.

3. STORMWATER DRAINAGE

Mileham Street, South Windsor.

Extension of the pipeline has been completed to intercept the outlet from the new residential area and the road restored to provide for traffic. Further extension of the drainage line up to Woods Road is required and will proceed when funds are provided.

Drainage through Edwards - Bells Line of Road, Kurmond.

The pipeline has been laid with construction of pits and surface reinstatement now being attended to.

4. MAINTENANCE

Work has commenced on the repair of Baileys Bridge over the Macdonald River. Steel piles have been driven and material is on site for repair of the deck. The bypass is being maintained to provide for traffic.

Attention has been given to bitumen patching of pavements and grading of gravel surfaces and included attention to kerb and gutter, George Street, Windsor, Boundary Road, Maraylya, Grose Vale Road, Hermitage Road, Kurrajong, Sargents Road, Prentis Lane and roads in the Ebenezer area, MR519, roads Ski Lodge Village, Whitmore Road, Maraylya, Roads Richmond Lowlands and at McGraths Hill.

/5. FLOOD

5. FLOOD MITIGATION

Cordners Corner.

Installation of drainage pipe, gravelling of internal road, installation of paving, shelving and flyscreen door on the amenities building have been carried out. Removal of sand from the area has commenced.

Maintenance.

Attention has been given to desnagging along South Creek under the 1982/83 maintenance programme.

6. OTHER WORKS

Installation of speed humps in the car park at the rear of the Post Office Arcade.

Work has commenced on the overhaul of the Lower Portland Ferry.

Provision of kerb & gutter, Woodlands Road, past Piling Contractors, Ironbark Drive, with preparation of the pavement ready for sealing.

Assistance was provided for the clean up campaign in the former Colo Shire area.

Hazard reduction work has been undertaken on land at Bowen Mountain.

7. PARKS AND GARDENS

Richmond Ex-Servicemen's Club Sporting Complex.

Fencing has been erected around the two dams provided for irrigation and construction of the turf wicket completed.

Tree planting has been completed in the housing commission area at South Windsor and trees supplied to the Pitt Town Research and Preservation Society for planting at Pitt Town. Maintenance attention is now being given to these and other plantings requiring regular watering.

8. SUBDIVISION WORKS

Extension of Portland Head Road to provide access to subdivision part Lot 5 DP 393551 L.C. and R.H. Aylett.

Provision of kerb & gutter past subdivision by Mr Chessel, Warks Road, Kurrajong.

Work has commenced on the construction of the access to battleaxe allotment adjacent to 33 Kurrajong Road.

9. DEPOT IMPROVEMENTS

Wilberforce Depot.

Construction of grease bay and enclosing of two bays at the Wilberforce Depot

Windsor Depot.

Construction of the wash bay complete with storage shed has been completed and work has commenced on provision of an enclosed extension for use by the parks and gardens staff.

10. BUILDINGS

Clubroom, Boundary Road Reserve, Glossodia.

Brick veneering of the building and other work associated with the building being undertaken by Council has been completed.

Band Club Rooms, Richmond.

Renovations have been attended to with the laying of carpet organised for the week of the meeting.

Horrie Eley Hall.

Construction of the tank stand and provision of guttering on the hall has been completed. The tennis courts provided with funding from the Department of Sport and Recreation have also been completed.

Council Property - 16 Kable Street, Windsor.

Internal renovations have been completed to provide improved conditions for the tenant.

Maintenance attention has been undertaken at Maraylya Hall, McMahon Park pavilion, toilet Stanley Park, kiosk and shelter McQuade Park, Richmond Pool, Richmond CWA and Neighbourhood Centre, Richmond Library, toilet blocks at Macquarie Park and Sackville Ferry.

11. SEWERAGE

Staff have attended to chokes in four (4) reticulation lines, two (2) park toilets and one (1) each in pumping stations A., G. & H. In accordance with a request from the State Pollution Control Commission Inspecting Engineer, a distribution tray has been fitted to the bio tower to allow a more even wetting of the cores.

The recirculation pump from the bio tower which is housed in an extremely corrosive environment has been sent to Flygt Australia for repair. At pumping station E ladders, well lids and hand rails have been fitted and the pump rails extended.

12. NSW GOVERNMENT SPECIAL COUNCIL EMPLOYMENT SCHEME 1982 (G95/17)

The State Government has advised that funds to the extent of \$10,000,000 have been made available to Councils for the relief of unemployment. \$3,000,000 is to be made available for the Sydney metropolitan area.

\$2,000,000 has been specifically "earmarked" for sport and recreation facilities and the Department of Leisure, Sport and Tourism will now not be offering assistance under its 1982 Capital Assistance Programme. Projects that were submitted for funding under this scheme may be included in Council's application for funds.

The grant is to be distributed generally on a \$1 State, \$1 Council basis.

Application for assistance should be completed and forwarded to reach the Secretary, Unemployment Relief Task Force, Local Government Office, not later than Friday, 19 November 1982.

Preference in allocations will be given to those Councils in areas of heavy unemployment.

Projects submitted, should be of a capital nature, capable of early commencement and completion within 12 months, should be labour intensive.

Applications have been prepared for the following schemes:

1. Construction of amenities building at the Richmond Ex-Servicemen's Ground - Benson's Lane.
Total cost \$77,600; wage content unemployed 44.8%.
2. Provision of concrete invert drainage channel - Hobartville.
Total cost \$68,305; wage content unemployed 56%.
3. Further development Bicentenary Park, Ham Common (water service, fencing, tree planting, picnic tables).
Total cost \$28,000; wage content unemployed 52%.

- 4 Footpath reconstruction - George Street, Windsor, east side, Suffolk Street, Christie Street, cobblestone pavers.
Total cost \$28,140; wage content unemployed 71%.
5. Construction of tennis centre, Woodlands Park.
Four courts with permanent surface, lighting and amenities.
Total cost \$105,000; wage content unemployed 17.3%.

An application has been received from the Sydney Model Airfield Pty Ltd for inclusion of their submission for the Sport and Recreation Grant in Council's application.

The submission is for the reconstruction and sealing of Davis Lane, Pitt Town, through to their land. Unfortunately this work is not labour intensive, but is included as Item 6 for Council's application. The Club will be seeking 50% of the cost to be met by Council if the application is successful.
Total cost \$18,000; wage content unemployed 7.3%.

IT IS RECOMMENDED THAT applications be submitted for an unemployment relief grant for the six projects listed.

13. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

- S/82/54 P.M. McCartney.
Lots 1 and 2, DP 245357 and Portion 453, Burgess Road, Freemans Reach. Subdivision creating two lots.
- S/82/66 Rimil Investments Pty Ltd.
Lot 1011 DP 621211 Bells Line of Road, North Richmond.
Subdivision creating two rural lots.
- S/82/67 G. Nagy.
Lots 1 and 2 DP 588363 and Lots 5 and 6 DP 416598, Greggs Road, Kurrajong. Subdivision creating three lots.
- S/82/72 R. and G. Palinkas and S. and P. Muscat.
Lot 8 DP 210259 and Lot 1 DP 553950 Kurmond Road, Freemans Reach. Subdivision creating two lots.
- S/82/71 G.S. Brackenreg.
Lots 4 and 5 DP 539761, Old Stock Route Road, Oakville.
Subdivision creating two lots.

14. EARTH WEEK - DONATION OF TREES TO SHIRE SCHOOLS

The Principals of the following schools have acknowledged receipt and expressed appreciation for trees donated by Council to their schools: Colo High, Colo Heights, Freemans Reach, Grose View, Richmond High, St Matthew's and St Monica's.

R.F. Cranston
Shire Engineer

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9TH NOVEMBER, 1982

The Shire Clerk,
WINDSOR

15. N.S.W. GOVERNMENT SPECIAL COUNCIL EMPLOYMENT SCHEME 1982 (G95/17)

Subsequent to the preparation of the Shire Engineer's Report, Item 12, analysis has been made of the existing and proposed loan programmes and details for the Estimates proposals for 1983. Of the items submitted, funds are available only for Item 5 where it is noted that the wage content is only 17.3% and as such would not qualify for receipt of unemployment grant funds.

Council has indicated an increased allocation of funding for kerbing and guttering and footpaving in 1983, such funds would be available only from the 1982/83 loan programme to the extent of some \$160,000. Of the current civil works, the construction of footpaving and kerbing and guttering have the highest labour component and as such would be preferable to other works for the creation of job opportunities for unemployed persons.

The withdrawal by the State Government of funds subsidising Pensioner Rebates and Local Government Assistance Fund Grant has affected this Council's financial flexibility to expend funds on employment generating projects. However, should the State Government increase the grant to the relief of unemployment on the basis of \$2 to \$1 then significant programming could be undertaken. On the basis of a 2:1 grant the attached programme for the construction of footpaving and kerbing and guttering works is submitted for Council's consideration.

IT IS RECOMMENDED THAT the attached programme be submitted to the Secretary of the Unemployment Task Force for assistance under the 1982 Capital Assistance Programme on the basis of the Unemployment Grant, being \$2 for each \$1 contributed by Council.

R.F. Cranston,
SHIRE ENGINEER

PROGRAMME OF WORKS TO RELIEVE UNEMPLOYMENT

Item 1. George Street, Windsor east side Christie Street-Suffolk Street.
Reconstruction of footpath with cobblestone pavers.
Labour content 71%. Cost \$ 28,140

Item 2. George Street, Windsor east side Coles - Fitzgerald Street.
Replacement of kerb and reconstruction of footpath.
Labour content 64%. Cost \$ 14,260

Item 3. Terrace Road, North Richmond, east side; Bells Line of Road,
north. Construct concrete K & G and seal road shoulder.

Concrete K & G	\$ 27,500	Labour content 42%
Roadworks	\$ 52,000	
Total	\$ 79,500	less property charges \$11,000

Cost \$ 68,500

Item 4. Spinks Road, Glossodia, through urban area.
Construct concrete K & G and install underground drainage.

Concrete K & G	\$127,600	Labour content 54%
Drainage	\$105,000	
Total	\$232,600	less property charges \$51,040

Cost \$ 181,560

Item 5. Warks Road, Kurrajong. Both sides MR 184 to existing
K & G. Construct concrete K & G and install underground
drainage.

Concrete K & G	\$ 32,450	Labour content 47%
Drainage	\$ 15,400	
Roadworks	\$ 62,000	
Total	\$109,850	less property charges \$12,980

Cost \$ 96,870

Item 6. Kurmond Road, Freemans Reach.

a. South side Marlene Street to west end of village.
Construct concrete K & G and install underground
drainage.

Concrete K & G	\$ 42,350	Labour content 59%
Drainage	\$ 25,900	
Total	\$ 68,250	less property charges \$16,940

Cost \$ 51,310

b. North side Dorothy Street to Creek Ridge Road.
Construct concrete K & G and install underground
drainage.

Concrete K & G	\$ 28,050	Labour content 58%
Drainage	\$ 15,400	
Total	\$ 43,450	less property charges \$11,220

Cost \$ 32,230

/Item 7.

Item 7. Morag Street, Richmond , west side Windsor Street
to Francis Street.
Concrete K & G and concrete footpath paving.

Concrete K & G	\$ 7,150	Labour content 68%
Concrete footpath	\$ 5,600	
Total	\$ 12,750	less property charges \$6,375

Cost \$ 6,375

\$ 479,245

Total Overall Cost	\$ 588,800
Funding Council	\$ 160,000
Grant	\$ 320,000
Property Reimbursement	\$ 109,555

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 9/11/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of October 1982. Applications received during October 1981, shown in brackets:

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
		<u>\$</u>	<u>\$</u>
20 (42)	New Dwellings	1 081 973	(1 874 750)
29 (61)	Additions to Dwellings	250 030	(330 093)
- (2)	Residential Flat Buildings	-	(1 300 000)
31 (29)	New Buildings other than Residential	170 846	(146 184)
2 (6)	Additions to Buildings other than Residential	2 600	(1 332 330)
12 (15)	Swimming Pools	96 280	(94 700)
1 (-)	New Dwellings containing Dual Occupancy Unit	60 000	(-)
- (-)	Additions to Dwellings - Dual Occupancy Unit	-	(-)
<u>95</u> <u>(155)</u>		<u>\$1 671 729</u>	<u>(\$5 078 057)</u>

Building Applications received up to the end of October 1982. Approvals for the corresponding period during 1981 shown in brackets:

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
		<u>\$</u>	<u>\$</u>
267 (496)	New Dwellings	12 126 119	(19 590 580)
339 (408)	Additions to Dwellings	2 405 456	(2 505 863)
12 (10)	Residential Flat Buildings	2 387 000	(2 305 000)
265 (311)	New Buildings other than Residential	4 421 105	(2 540 703)
71 (47)	Additions to Buildings other than Residential	1 411 320	(2 367 144)
69 (94)	Swimming Pools	491 140	(624 369)
3 (-)	New Dwellings containing Dual Occupancy Unit	211 000	(-)
6 (-)	Additions to Dwellings - Dual Occupancy Unit	164 000	(-)
<u>1032</u> <u>(1366)</u>		<u>\$23 617 140</u>	<u>(\$29 933 659)</u>

2. CLEAN-UP CAMPAIGN FORMER SHIRE AREA H107-3

Council was advised at its last meeting that this Clean-up Campaign was in progress and details would be submitted when the Campaign was completed.

The Clean-up Campaign was conducted during the period from Tuesday 5th October 1982, to Tuesday 19th October 1982. A total of seventy one (71) large truck loads of unwanted material were removed and disposed of at Council's waste depots for the benefit of residents in the area. As a total of twenty four (24) truck loads were removed during the previous Campaign in that area it is considered that the recent Campaign was most successful and obviously of significant benefit.

✓ IT IS RECOMMENDED THAT the report be received.

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

SHIRE PLANNER'S REPORTS

ORDINARY MEETING - 9TH NOVEMBER, 1982

The Shire Clerk,
WINDSOR

1. DUAL OCCUPANCY - NON URBAN ZONES - WINDSOR PLANNING SCHEME. P160/25.

The draft local environmental plan to permit dual occupancy in the remaining area of the Shire where the policy is not presently applicable has finished its exhibition period in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the draft plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

2. EXTRACTIVE INDUSTRY - EAST KURRAJONG - GOLAC PTY. LTD. 68A/191/77.

Council is referred to previous reports regarding the matter and, specifically, that to the September meeting. An inspection of the site on the evening prior to the meeting led to concern regarding a number of issues, being recent workings involving the stripping and stockpiling of a quantity of sandstone material, unapproved works on Roberts Creek Road, the works that had been undertaken in relation to the dam/silt trap in the natural watercourse and the statement by one of the principles to Councillors that contracts had been entered into for the purchase of the sandstone material. A letter was sent to the company's solicitors, Paul Whelan, Nash and Co., requesting their comments. They have now replied as follows:

"We would answer your questions raised in your letter of 21st September, 1982, as follows:

1. The sandstone overburden to which you refer has not been pushed onto the natural watercourse, but has in fact been pushed onto the top of the dam which is being constructed in the natural watercourse, pursuant to instructions received from the State Pollution Control Commission. More sandstone than will ultimately remain there has been stored there for the moment simply because the dam, or filter as it is more properly called, is still being finalised and 'fine tuned' as various weather conditions try it out. It is our client's intention that the sandstone to which you refer would be used on the face of the dam (i.e. the downstream side of the dam from where it is) to finally meet the dam structural solidity.

2. The works on Roberts Creek Road, were undertaken by one of our client's workmen in the absence of both the company principles and without instructions. This is greatly regretted and especially so because it was the fire brigade that was unable to obtain access along the road which brought these state of affairs to Council's attention. The damage has now been remedied and specific instructions have been issued to all workmen that the road is not to be damaged and if damaged is to be immediately repaired.

3. Not only has the approval of the State Pollution Control Commission been obtained but the work currently being carried out on the property is being carried out at the direction of the State Pollution Control Commission.

4. No contracts have been entered into for the sale of the sandstone overburden and the situation is as set out in the second page of my letter of 19th July, 1982 that should any approach be made, then our clients will be in a position to fulfil the orders given.

We must correct one other matter contained in our letter of 19th July, 1982 and that is our statement that there will be no activity on the site apart from the loading of the sandstone onto trucks. At the conference this morning, it emerged that after the sandstone had been crushed by being driven over and over by a tractor, it would need to be graded on metal sieves, which shake back and forth to propel the material which is loaded onto it through its holes into various grades. The shaky movement is, of course, caused by a motor. It would be our client's intention that the motor would be the smallest one necessary, be muffled as much as possible and be surrounded by such sound muffling barriers as may be practicable and required by Council.

We feel that we would not be impertinent to point out that approval has already been given that this site should be a quarry. That being so, we can only assume that the aim of Council is the same as we know our client's aim to be, and that is to ensure that the quarry is operated with as little damage to the amenity of the area and the environment and as little disruption to local inhabitants as possible. Our client's determination that the area should be quarried in accordance with those principles, we would say with respect, is equal to that of Council and it is hoped that we can work together to that end."

Council has also been forwarded a copy of the professional engineer's report prepared for the company as a result of a request from the State Pollution Control Commission. Relevant points are:

"Compaction of material used in this dam is probably not of the normal engineering standard and we would consider that for long term stability the upstream slope be decreased to 1 vertical to 3.0 horizontal and the downstream slope be reduced to 1 vertical to 2.25 horizontal.

*enclosed in
negatives
[signature]*

From the catchment plan we have calculated that the 1 in 100 year flow in the spillway will be about 2.5 cubic metres per second. This requires a spillway with a 4.0 metre base width, 0.4 metres minimum depth with side slopes 1 vertical to 2 horizontal and a bed slope of 1.5 percent. To provide freeboard of 0.3 metres the spillway base should thus be set 0.7 metres below crest level. The spillway should be excavated out of the solid rock shelf to the east of the embankment and the outlet positioned so that it does not allow water to flow down the filled embankment.

Our calculations show that even allowing for the widening of the embankment the basin will still contain a 1 in 5 year 1 hour storm.

Since this dam is acting as a filter dam, i.e. controlled leakage is to occur, it is very important to provide a downstream filter or horizontal drainage blanket at the toe of the dam. Flow was observed at the base of the dam and with greater depth of storage this may increase and cause piping failure if a proper filter is not used. This should be located as shown on the plan and protected by means of filter fabric. It should extend about 30 metres wide and consist of single sized blue metal or sandstone and be at least 300mm thick."

Additionally, correspondence has been received from the Department of Environment and Planning stating that Mr. R. Corkery (geologist) has consulted the Director of the Department concerning the preparation of an environmental impact statement relating to an extractive proposal over the subject site. The Director has specified a number of matters that are to be taken into account and adequately addressed in any statement. The list is extensive and includes requirements for a full and detailed description of the proposal, assessment of impact and measures/safeguards to be implemented including the issue of noise/overburden/traffic and the economics of the proposed operation. There is a current approval over the subject land given by the Department of Environment and Planning and allowing for the removal of clay/shale from the land. Due to the continuing public controversy over the site, its operations and the impending submission of a formal development application, no action is recommended that would allow any extension of the operations at this time.

IT IS RECOMMENDED THAT Paul Whelan, Nash and Co. be thanked for their advices and advised that Council is not prepared to approve any extensions to the existing consent for the treatment and removal of sandstone from the site. ✓

3. SUBDIVISION APPLICATION - C.J. & J.D. ROBERTS - POR. 269-273 PARISH OF ST. MATTHEW, RAILWAY ROAD SOUTH, MULGRAVE - SUBDIVISION INVOLVING AN ADJUSTMENT OF BOUNDARIES OF FIVE EXISTING LOTS - NON URBAN 1(a). DA375/82.

There are no current provisions in the Windsor Planning Scheme for an adjustment of boundaries similar to that in I.D.O. 3 Colo. These provisions are, however, incorporated into the new Draft Local Environmental Plan and will be applicable to the whole of the Shire under that plan. Presently, however, the matter must be dealt with as a subdivision and as the lots are below the minimum 10 ha. required the appreciation must be forwarded to the Department of Environment and Planning for their concurrence under State Environmental Planning Policy No. 1.

The proposal is satisfactory in all respects arranging as it does the present lots giving each a portion of high ground for building purposes.

IT IS RECOMMENDED THAT:

1. Council support the adjustment of boundaries as proposed and forward the matter to the Department of Environment and Planning for concurrence under State Environmental Planning Policy No. 1.
2. Should the Department of Environment and Planning concur, the application be approved under delegated authority subject to the following conditions:
 - (a) Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
 - (b) The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
 - (c) Provision of access to each of the lots to the requirements of the Shire Engineer. ✓

4. DRAFT STATE ENVIRONMENTAL PLANNING POLICY - MEDIUM DENSITY HOUSING C44/7, P160/44.

The Department of Environment and Planning have forwarded a draft policy that has the objectives of: permitting medium density housing in specified residential zones throughout the state in order to increase the types of dwellings permissible in those zones; ensuring that the development is compatible with the residential environment and ensuring that development consent will not be refused on certain grounds relating to height, density, setback, landscaping, private open space or parking, where the development complies with the stated standards.

The residential land to which the policy applies is that identified as being a residential zone on which development, for the purposes of a residential flat building, is prohibited, i.e. all residential zones in the Shire.

The draft policy is to be exhibited until the 2nd December, with the Department receiving submissions up until the 9th December.

This is the policy that has created some controversy to date, mainly due to

its extended implementation over the whole of the state. The principles of the policy are sound, however, there are certainly some aspects that require consideration before implementation in regard to Hawkesbury. These include residential zones that presently exist without adequate servicing to cater for medium density housing and areas where the physical environment would be changed dramatically by larger scale development.

It is proposed to submit a detailed report to the November Development Committee regarding the matter. The policy has been advertised locally for comment.

Recommendation

✓ Submitted for Council's information.

G. McCully,
SHIRE PLANNER.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9TH NOVEMBER, 1982

The Shire Clerk,
WINDSOR

5. DEVELOPMENT APPLICATION - TUVAT PTY. LTD. - LOT 27, D.P. 243488, 19
GIBSON STREET, RICHMOND - SINGLE STOREY RESIDENTIAL FLAT BUILDING CLASS 'A'
CONTAINING 2 UNITS. DA360/82.

Council approved on the subject land a similar application at its meeting of 8th April, 1980. This consent has now lapsed. The current application is only slightly different from that previously approved and is an improvement on the previous submissions. The proposal is allowable in the zone and conforms to Council's Code.

IT IS RECOMMENDED THAT approval be granted subject to the following conditions:

- 1.-9. Standard conditions a, c, g, i(3), l, m, r, s and t (\$400 per one additional unit).

G. McCully,
Shire Planner

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 9TH NOVEMBER, 1982

The Shire Clerk,
WINDSOR.

1. TECHNICAL COLLEGE FOR HAWKESBURY. E70/1

In July TAFE was contacted to seek information that may support the justification for a Technical College for the Hawkesbury area.

The following letter was received on 29 September 1982:

"A comparison of enrolments of Hawkesbury residents and NSW residents as a whole indicates no significant difference in the distribution of attendance by Stream of Study although the participation rate of Hawkesbury residents in TAFE courses is 4.9% compared with the state average of 6.6%.

While other statewide priorities and budgetary constraints will prevent any TAFE development in the Hawkesbury Shire for at least five years, additional TAFE facilities are planned in peripheral areas which will increase TAFE training opportunities for Hawkesbury residents who fall within the catchment areas for these colleges. These development include:

Baulkham Hills: New TAFE college planned to open 1983;

Blacktown: Major extensions, planned to open 1983;

Mt. Druitt: Extensions planned for Engineering Certificate and Hairdressing Trades course."

Table 1 (attached) gives enrolment data for students living in the postcode areas 2758, 2755, 2753, 2255, 2765 and 2785 as requested by School of Study and Stream of Study.

The TAFEC definition of streams is:

Stream 1 (Professional). Courses which lead to professional status (including teacher education) or which enable professionals to update their technology or to specialise.

Stream 2 (Para-professional). Courses provided for those preparing to enter or progress within middle-level or technician occupations. This stream includes a wide range of certificate courses and some special courses which are similar in complexity and purpose. It also includes short courses designed to enable para-professionals to update their technology or to specialise.

Stream 3 (Apprenticeship Trades). 3(a) Apprenticeship, pre-apprenticeship and pre-employment courses in apprenticeable trades.

3(b) Post-trade and other courses for advanced skills of a non-technical nature.

Stream 4 (Other Skilled). All other skilled trade and vocational courses relevant to basic principles, skills or knowledge but which are not included in Stream 3. It includes short training courses in additional on-the-job skills.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 9TH NOVEMBER, 1982

The Shire Clerk,
WINDSOR

5. DEVELOPMENT APPLICATION - TUVAT PTY. LTD. - LOT 27, D.P. 243488, 19
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- 1.-9. Standard conditions a, c, g, i(3), l, m, r, s and t (\$400 per one additional unit).

G. McCully,
Shire Planner

*Advised
application
has been
advertised*
*Objections - 4 ans
or
NIL*