SP

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 14 SEP 1982

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

9th September, 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. 14TH SEPTEMBER, 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, 10th August, 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, R.F. Rotherham and C. Sullivan.

CONFIRMATION OF MINUTES

406 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Rose that the Minutes of the Ordinary Meeting of Council held on 13th July, 1982, having been circulated amongst the members of Council be confirmed.

407 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that the Minutes of the Special Meeting of Council held on 27th July, 1982, having been circulated amongst the members of Council be confirmed.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. DEPARTMENT OF ENVIRONMENT AND PLANNING - INCLUSION OF THE WHOLE OF THE SHIRE OF HAWKESBURY IN THE SYDNEY REGION DEVELOPMENT AREA. P160/8.
A2. DEPARTMENT OF ENVIRONMENT AND PLANNING - ASSESSMENTS ON COUNCILS TO MEET LOAN INTEREST AND REPAYMENTS DUE IN 1983 FOR SYDNEY REGION DEVELOPMENT FUND. C44/7, A1/17.

408 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Nicholson that Council make representations directly to the Minister for Planning and Environment objecting to the contribution requirement on the basis previously outlined.

A3. MR. A.B. SHERIDAN - RESIGNATION. S1/8P.

409 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that a reference be given under Seal.

A4. THE MARITIME SERVICES BOARD OF N.S.W. & AUSTRALIAN BAREFOOT WATER SKI CLUB - BAREFOOT WATER SKI TOURNAMENTS, ARGYLE REACH ON THE HAWKESBURY RIVER AT WINDSOR. 625-3, 625-6.

Moved by Councillor Rose seconded by Councillor Henry that approval be granted to the Australian Barefoot Water Ski Club to conduct their tournaments at Argyle Reach.

The motion was lost.

410 RESOLVED on the motion of Councillor McEwan seconded by Councillor Nicholson that the Australian Barefoot Water Ski Club and Maritime Services Board of N.S.W. be informed that Council considers that the Hawkesbury River upstream from the bridge at Windsor should be preserved for aquatic uses with the exclusion of speed boats and water skiing and in these circumstances would not approve water ski events in the Argyle Reach of the Hawkesbury River.

A5. LOCKERY DEMOLITION PTY. LTD. - PURCHASE OF LOT 151 WOODLANDS PARK ESTATE. 921-151.

411 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that approval be granted to an early settlement.

A6. STATE SUPERANNUATION BOARD - LOAN FUNDS 1982/83. B23/21.

412 RESOLVED on the motion of Councillor Rose seconded by Councillor Sullivan that Council accept the offer and an application be made for the Governor's Approval and the Seal of Council be affixed to the application and the Mortgage Deed.

A7. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF NOISE CONTROL REGULATION, 1975, CONCERNING NOISE FROM DOGS. C44/1, D63.

413 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that Council authorise Mr. J.J. O'Grady and Mr. R.J. Clifford to take action under the Noise Control Regulation 1975, concerning noise from dogs.

A8. DEPARTMENT OF MAIN ROADS - TRUNK, ORDINARY MAIN AND TOURIST ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME, 1981/82. M130/4.

414 RESOLVED on the motion of Councillor Horrex seconded by Councillor Michael that Council accept the additional grant of $20,000 towards the Trunk, Ordinary Main and Tourist Roads Maintenance and Improvement Programme 1981/82 in accordance with the Department's "general conditions of assistance to Councils".

A9. PITT TOWN RESEARCH AND PRESERVATION SOCIETY - CLOSURE OF BATHURST STREET, SUNDAY 24TH OCTOBER, 1982. 665-237, A7/28.

415 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that Council permission be granted for the closure of Bathurst Street, Pitt Town, between Church Street and Buckingham Street from 9.30 a.m. to 2.00 p.m. on Sunday, 24th October 1982, subject to the Society obtaining the approval of the N.S.W. Police and sign-posting the detour.

A10. PITT TOWN RESEARCH AND PRESERVATION SOCIETY - TREE PLANTING IN PITT TOWN. A7/28.

416 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that the Society be supplied with trees for planting in Pitt Town, and that Council staff select the locations and species, the value of trees to be $300.

A11. PUBLIC WORKS DEPARTMENT - MAINTENANCE OF APPROVED FLOOD MITIGATION WORKS - FINANCIAL ASSISTANCE OF STATE OR STATE/COMMONWEALTH FUNDS. F84/1.

417 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Rose that the Flood Mitigation Maintenance Programme 1982/83 as listed be endorsed.

A12. GIRL GUIDES ASSOCIATION - STREET MARCH, SUNDAY 24TH OCTOBER, 1982. A7.

418 RESOLVED on the motion of Councillor Knight seconded by Councillor Rotherham that permission be granted subject to the Association obtaining Police permission and organising the march to stay clear of the traffic lights.

A13. MR. N. BRUNERO - HERITAGE WEEK PROCESSION, 1983. C40/8.

419 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that approval for the procession be granted subject to the approval of the New South Wales Police.

A14. LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES, SHIRES ASSOCIATION OF NEW SOUTH WALES - GENERAL CIRCULAR NO. 3/1982 - 8 JULY 1982. C44/2.

10. Local Roads Funds

420 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that authority be delegated to the Shire Clerk to formally accept the grants under the Roads Grants Act with subsequent advice to the following meeting of Council.

14. Tax Deductibility of Rates

421 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that representations be made to the local federal member.

422 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the balance of the circular be received and the action taken in regard to the various items be endorsed.

A15. B. COLE - PURCHASE OF LOT 7 WOODLANDS PARK ESTATE. 921-7.

423 RESOLVED on the motion of Councillor Michael seconded by Councillor Nicholson that approval be granted to an early settlement.

A16. LIONS CLUB OF RICHMOND N.S.W. - ASSISTANCE TO HANDICAPPED. D64, C45.

424 RESOLVED on the motion of Councillor Knight seconded by Councillor Nicholson that a letter of appreciation be forwarded to the Club.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

425 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the letters B1 to B24 be received and appropriate replies forwarded where necessary.

B1. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF ORDINANCE NOS. 4 ("STAFF MATTERS") AND 32 ("TOWN PLANNING"). C44/1.

B2. RED CROSS CALLING APPEAL - 1982 APPEAL. A7.

B3. WESTERN SYDNEY HEALTH CAMPAIGN COMMITTEE - CAMPAIGN FOR IMPROVED HOSPITAL SERVICES IN WESTERN SYDNEY. A5.

B4. NEW SOUTH WALES MINISTER FOR LOCAL GOVERNMENT AND LANDS - RATE PEGGING LEGISLATION. R186.

B5. STATE POLLUTION CONTROL COMMISSION - STATE WIDE LITTER REDUCTION CAMPAIGN. P177/1.

B6. STATE POLLUTION CONTROL COMMISSION - EMERGENCY ELECTRICAL POWER GENERATING SETS. P177/1.

B7. KURRAJONG HEIGHTS BUSH FIRE BRIGADE - BUSH FIRE SHED AND WATER TANK. B28/11.

B8. DEPARTMENT OF MAIN ROADS - REQUEST FOR THE PROVISION OF A ROUNDABOUT AT THE JUNCTION OF PUTTY ROAD (MAIN ROAD NO. 182) AND GEORGE STREET, WINDSOR. M130/8, 665-731.

B9. MINISTER FOR TRANSPORT AND CONSTRUCTION - NOTES ON ADMINISTRATION, AND INFORMATION PAPER ON ROADS GRANTS ACT 1981. M130.

B10. HEALTH COMMISSION OF N.S.W. - HAWKESBURY AREA HEALTH CENTRE. H103.

B11. DEPARTMENT OF THE VALUER GENERAL - GENERAL VALUATION OF SHIRE OF HAWKESBURY. R186/10.

B12. MR. J.G. CROWE, DEPUTY COMMISSIONER, DEPARTMENT OF MAIN ROADS - APPRECIATION. A5

B13. HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION - TRAFFIC LIGHTS, McGRATHS HILL. A7/10, M130/16.

B14. MINISTER FOR AGRICULTURE AND FISHERIES NEW SOUTH WALES - COMPENSATION TO STRAWBERRY RUNNER GROWERS - MOUNTAIN LAGOON. A10.

B15. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - RESCISSION OF ORDINANCE NO. 62 ("HAIRDRESSERS AND BARBERS' SHOPS") AND MAKING OF NEW ORDINANCE NO. 62 ("HAIRDRESSERS' SHOPS"). C441.

B16. XIBERRAS BROS. - GENERAL RURAL RATES. A5.

B17. MR. R. A. STEWART - GENERAL RURAL RATES. A5.

B18. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANTS TO LOCAL AUTHORITIES FOR PUBLIC LIBRARY SERVICES 1981/82. G95/11.

B19. RED SHIELD APPEAL - APPRECIATION. A7.

B20. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME COMMUNITY REPRESENTATION ON REGIONAL PRIORITY RATING AND REVIEW COMMITTEE. C45/15.

B21. DEPARTMENT OF ENVIRONMENT AND PLANNING - "YEAR OF THE TREE", TREE PRESERVATION ORDER - PROCEEDINGS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979. P160/30.

B22. CITY OF WOLLONGONG COUNCIL - SUBSIDY FOR EMPLOYMENT OF COMMUNITY SERVICES STAFF. C45.

B23. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ELECTION OF OFFICE BEARERS AND EXECUTIVE MEMBERS 1982 ANNUAL CONFERENCE. C48/1.

B24. OAKVILLE PUBLIC SCHOOL - PLAYGROUND EQUIPMENT IN RICHMOND PARK. 625-202.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

426 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the accounts be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	18396 - 19252	2,100,297.65
Trust Fund	851 - 921	739,606.69
Main Roads Trust Fund	262218	200,000.00
		$3,039,904.34

427 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that Items 2 to 8 of the Finance Committee's Report dated 27th July, 1982 as recorded on Pages 1 to 3 of the Minutes of the Finance Committee be adopted.

WORKS COMMITTEE'S REPORT

428 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Rose that the Works Committee's Report dated 27th July, 1982, as recorded on Pages 1 to 5 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

DEVELOPMENT APPLICATIONS

8. MR. W.L. CLAYDON - LOT B IN D.P. 159635 LOCATED ON THE SOUTH-WESTERN SIDE OF BATHURST STREET, PITT TOWN, ABOUT 84 METRES SOUTH-EASTERLY FROM THE INTERSECTION OF CHURCH STREET - TO RELOCATE THE EXISTING POST OFFICE ELSEWHERE WITHIN THE DWELLING AND CHANGE PART OF THE EXISTING POST OFFICE USE TO A REAL ESTATE AGENCY. DA260/82.

See Item 8, Shire Planner's Report to this meeting.

SHIRE PLANNER'S REPORT

10. PROPOSED SUBDIVISION OF LAND - BROWNS ROAD, KURRAJONG. (810(C)).

See Item 2, Shire Planner's Report to this meeting.

15. CLAIM FOR EXISTING USE RIGHTS - BELLS LINE OF ROAD, KURMOND. 522.

429 Moved by Councillor Michael seconded by Councillor Horrex that Council acknowledges existing use rights for the sale of rural products.

An amendment was moved by Councillor Rotherham seconded by Councillor Henry that Council acknowledges existing use rights for the sale of rural products. Further, that there are no other existing use rights pertaining to the property, nor building or structure associated therewith.

The amendment was lost.

The motion was then put and carried.

4. INSPECTION OF DIGHTS HILL, INALLS LANE, RICHMOND. H2/18, 2083.

Councillor Horrex gave notice that he would be submitting a Notice of Motion in respect of this item.

430 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that the Development Committee's Report dated 27th July, 1982, as recorded on Pages 1 to 7 of the Minutes of the Development Committee be adopted with the exception of:

> Development Application Item 8 - W.L. Claydon - Lot B in D.P. 159635, Bathurst Street, Pitt Town.
>
> Shire Planner's Report Item 10 - Proposed Subdivision of Land - Browns Road, Kurrajong,
>
> Correspondence Item 15 - Claim for Existing Use Rights - Bells Line of Road, Kurmond,

which have already been considered by Council, Minute Nos. 456, 450 and 429.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

431 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Shire Clerk's Report be received.

1. DEFENCE FORCES. M135.
2. COMMUNITY & CULTURAL CENTRE - MONTHLY STATEMENT OF LETTINGS. C51/3.

432 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the reports be received.

3. CONTRACTS & DOCUMENTS FOR EXECUTION.

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

Application to Cancel Recording of Easement ... Lots 11, 12 & 13, D.P. 13541, Grose Vale Kurrajong.

Commercial Lease ... Dr. S.B. Hatfield, Offices, 16 Kable Street, Windsor, at $75.00 per week for a period of 12 months.

4. DELEGATION OF AUTHORITY - REPORT BY FIRE CONTROL OFFICER. C50/4.

434 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that the Fire Control Officer be authorised under Section 530a of the Local Government Act to:

i. authorise persons to enter upon any land or roadway owned or under the control of Council for the purpose of removing fire hazards in accordance with section 22(3d) of the Bush Fires Act 1949 (as amended), and;

ii. appoint Group Captains, Deputy Group Captains, Captains and Deputy Captains in accordance with Section 20(b) of the Bush Fires Act 1949 (as amended).

5. USE OF COUNCIL CREST. C50.

435 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that approval be granted.

SHIRE ENGINEER'S REPORT

436 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the Shire Engineer's Report be received.

1. BRIDGE CONSTRUCTION - TERRACE ROAD.
2. ROAD CONSTRUCTION.
3. STORMWATER DRAINAGE.
4. TRAFFIC LIGHTS.
5. MAINTENANCE.
6. PARKS & GARDENS.
7. COUNCIL INDUSTRIAL SUBDIVISION.
8. OTHER WORKS.
9. BUILDINGS.

10. VANDALISM.
11. PLANT.
12. SEWERAGE.

437 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the reports be received.

13. TECHNICAL ADVANCEMENT.

438 RESOLVED on the motion of Councillor Michael seconded by Councillor Henry that a letter of congratulations be forwarded to Mr. C. Daley and Mr. J.R. Gilmore.

14. GORRICKS LANE - RENAMING.

439 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the road (No. 710) passing the Freemans Reach Public School, and extending from Kurmond Road to the Hawkesbury River, be named Gorricks Road.

15. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY.

440 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the report be received.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

441 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Shire Health & Building Surveyor's Report be received.

1. BUILDING APPLICATIONS.

442 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the report be received.

2. TENDERS FOR THE SUPPLY OF GARBAGE TRUCK, SUPPLY 5,500 X 240 LITRE WASTE CARTS, SUPPLY AND FITTING OF 240 LITRE CONTAINER LIFTERS TO EXISTING VEHICLES. P165/1.

(a) Supply Garbage Truck

443 RESOLVED on the motion of Councillor Horrex seconded by Councillor McEwan that the tender from McDonald Johnston Engineering Company Pty. Ltd. of 17 Sirius Road, Lane Cove for the supply of an EZ Pack C200 mounted on a Nissan UD CW41 Cabin Chassis including all specified equipment for the sum of &72,425 be accepted.

(b) Supply of 5500 X 240 Litre Capacity Heavy Duty Plastic Waste Carts.

SHIRE HEALTH AND BUILDING SURVEYOR'S SUPPLEMENTARY REPORT

4. SUPPLY OF 5500 X 240 LITRE CAPACITY HEAVY DUTY PLASTIC WASTE CARTS.

444 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that the tender received from Halley & Mellowes of 52 Frenchs Road, Willoughby for the supply of 5,500 Sulo 240 litre capacity heavy plastic waste carts in the total sum of $191,730 be accepted.

445 RESOLVED on the motion of Councillor Michael seconded by Councillor McEwan that authority be given to the Shire President, Shire Clerk and Shire Health Surveyor to negotiate favourable purchase terms with the Company and should such terms not be able to be negotiated, the equipment be purchased from General Fund.

(c) Supply and Fitting of 240 Litre Container Lifters to Council's Existing Vehicles.

446 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the tender from Gar-Pak Industries of 37 Sammut Street, Smithfield to supply 7 Gar-Pak lifters in the sum of $2,500 each be accepted.

3. REPLIES TO QUESTIONS WITHOUT NOTICE

447 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the report be received.

4. SUPPLY OF 5500 X 240 LITRE CAPACITY HEAVY DUTY PLASTIC WASTE CARTS. P165/1.

See Minute No. 445.

SHIRE PLANNER'S REPORT

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

1. DELAYS ON MATTERS WITH DEPARTMENT OF ENVIRONMENT & PLANNING. (W275/13).

449 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that Council indicate its support relating to processing of LEP's and the relocation of the Western Sydney Planning Team.

2. PROPOSED SUBDIVISION - BROWNS ROAD, KURRAJONG. (810(c)). (See Item 10, Shire Planner's Report - Development Committee.

450 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that no further action be taken regarding the preparation of the local environmental plan.

3. DUAL OCCUPANCY. P160/25.

451 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that Council prepare a draft local environmental plan to enable Dual Occupancy to be consented to in all residential and non-urban areas of the Shire, that the Department of Environment and Planning be advised that an environmental study is considered to be not necessary and that the matter be forwarded for their determination.

4. DEVELOPMENT BY N. J. SCHEMBRI - LOT 5, D.P. 235303, WINDSOR ROAD, VINEYARD. P7/101.

452 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that Windsor Council prepare a draft local environmental plan seeking to amend the provisions of the Windsor Planning Scheme to enable the use and access as embodied in the report, that the Department of Environment and Planning be advised that an environmental study is considered to be not necessary and that the matter be forwarded for their determination.

5. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 4, D.P. 507956, NO. 87 WINDSOR STREET, RICHMOND. 4501(W).

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

6. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 2, D.P. 518997, NO. 35 BOSWORTH STREET, RICHMOND. 271-1(W).

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

7. DRAFT LOCAL ENVIRONMENTAL PLAN - LOTS 2, 3 AND 4, D.P. 262112 WILLIAM STREET, NORTH RICHMOND. 5126.

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

8. W.L. CLAYDON - RELOCATION AND RE-ESTABLISHMENT OF POST OFFICE AT PITT TOWN TOGETHER WITH AN OFFICE FOR A REAL ESTATE AGENT. DA/260/82, 134(W). (See Development Application Item 8 - Development Committee)

456 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Nicholson that Council approve of the application being the relocation of the existing post office and the relocation and change of use of the existing general office to that of a real estate office all in accordance with the plan submitted, subject to:

1. - 10. Standard conditions (a), (b), (c), (e), (g), (h), (l), (p), (q), (v).

11. Parking to be provided for 2 vehicles as denoted on the application plan and constructed to the Shire Engineer's satisfaction.

CHIEF LIBRARIAN'S REPORT

1. BOOK WEEK, 1982.

457 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that the Chief Librarian's Report be received.

QUESTIONS WITHOUT NOTICE

Councillor Rose asked what would be required to have Council Meetings recorded and re-played on the local radio station.

The Shire Clerk stated that a number of Councils are already carrying out this practice and that he would submit a report to the next meeting on the proposal.

Councillor Henry asked if a light could be installed on the corner of Commercial and Chapman Roads, Vineyard. He stated that this is a bad intersection.

Shire Engineer for attention.

Councillor Horrex referred to the question before the electricity authority and stated that the matter was debated at the WSROC meeting last evening when it was resolved that the regional organisation approach the Premier for a full enquiry into the charging of electricity by Elcom.

Councillor Buttsworth referred to his question last month in relation to the inconsistencies in relation to front and side fences in the industrial area.

The Shire Planner advised that a report would be submitted to the next Development Committee.

Councillor Nicholson stated that he understood from several school teachers at the Windsor High School that the smell from the sewerage treatment works last Friday was almost intolerable. In addition the area down below the treatment works was completely dry on Friday. On Monday there were two rather large lakes and there had been no rain.

The Shire Engineer advised that in relation to the odour there had been a problem with the discharge from a factory in Mulgrave. In regard to the lakes below the treatment works the Engineer advised that the sludge ponds had been re-activitated in that area. He stated that he would have the matter investigated.

Councillor Nicholson stated that there is no rubbish bin anywhere near the taxi rank in East Market Street, Richmond, and as a result there was a pile of rubbish on the footpath.

Shire Engineer for attention.

Councillor Nicholson referred to two previous requests he had raised in November of last year.

(1) If the community notice boards in George Street, Windsor and opposite the shops Windsor Street, Richmond could be tidied up; and

(2) Could something be done about installing a tourist map opposite the railway station at Richmond,

and asked if these matters could be re-activated.

Shire Engineer for attention.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

The meeting terminated at 9.03 p.m.

Submitted to and confirmed at the meeting of Council held on 14th September, 1982.

.....President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 14/9/82

SECTION A - LETTERS FOR ATTENTION

A1. THE ST. JOHN AMBULANCE BRIGADE - 1983 ANNUAL APPEALS DAY. A7.

Advising that the 1983 Annual Appeals Day is intended to be held on 17th April, 1983, and requesting Council's permission to allow collectors to collect donations in the area.

(S.C. - As the St. John Ambulance Brigade has a branch situated within the Shire, it is considered that this can be classified as a local charitable organisation.)

S.C. - IT IS RECOMMENDED that approval be granted.

A2. McDONNELL MOFFITT DOWLING TAYLER - SALE OF LOT 103 WOODLANDS PARK TO QUINLAN. 921-103.

Requesting an early settlement of Lot 103 Woodlands Park Industrial Estate. The purchasers have experienced considerable difficulty in relation to the connection of water and electricity and now expect substantial completion of the main building to be effected within the next two/three weeks.

Asking Council to review its original decision in that the land cannot be purchased until the building is complete and allow settlement of the land to proceed. The amount outstanding in respect of the purchase is $23,850.

S.C. - IT IS RECOMMENDED that Council agree to an early settlement.

A3. MR. K.R. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - 1982/83 BUSH FIRE FIGHTING FUND ESTIMATES. B27/8.

"You will recall my earlier correspondence with the Council in regard to Council's decision to delete an amount of $58,000 for hazard reduction work in the Council's Bush Fire Fighting Fund estimates for 1982/83 financial year.

I acknowledge receipt of the terms of the Resolution passed by Council on 8th June, 1982. I would like however to draw Council's attention to recent comments made by Mr. W. Hurditch, of the Bush Fire Council of N.S.W. during a seminar conducted at the University of New South Wales by the School of Geography and the Bush Fire Council to examine the effects and behaviour of fires and the role of people responsible for the practical tasks of planning and administering fire prone areas and fighting fires once they flare up.

I am advised the seminar was attended by approximately 50 people from local government bodies, bush fire brigades, government departments and country industries.

Mr. Hurditch's address describes how, under severe weather conditions, and high fuel loads, a single ignition can rapidly develop into an uncontrollable wildfire. He advised that successful mitigation of major wildfires must entail considerable hazard reduction programmes around developments at risk and areas with a history of ignition points.

The paper further discusses the effects of multi-land use and, the problem of apathy in all levels of society that hinder genuine fire control.

Mr. Hurditch said, 'the average person does not appreciate that a bush fire under the right sort of conditions cannot be controlled by man, no matter what equipment is available - such a tremendous amount of stored energy is released. The only way to mitigate the danger is to carry out planning and prevention work on a continuous basis'. In view of the continuing dry conditions in the Hawkesbury area, rapidly moving towards a drought, I urge the council to once again consider making available from its resources finance for hazard reduction programmes.

The work of bush fire brigades in the Hawkesbury area has always been of the highest order, however, as pointed out by Mr. Hurditch, comprehensive hazard reduction programmes are of great assistance in saving both property and life in relation to ravages of fire.

I thank Council in anticipation of its further consideration of this matter and await your advice and comments."

S.C. - IT IS RECOMMENDED THAT Council adhere to its previous decision. ✓
Mover J.J.H / R.R. matter be referred to brigades in area. LOST.

A4. McDONNELL MOFFITT DOWLING TAYLER - PURCHASE OF LOT 32 WOODLANDS PARK ESTATE - STAUNER. 921-32.

Requesting an early settlement of Lot 32 Woodlands Park Industrial Estate. Asking Council to review its original decision in that the land cannot be purchased until the building is complete and allow settlement of the land to proceed. The amount outstanding in respect of the purchase is $12,753.

S.C. - IT IS RECOMMENDED THAT approval be granted to an early settlement. ✓

A5. NEW SOUTH WALES COUNCIL ON THE AGEING - TWENTY-FIFTH ANNIVERSARY - ANNUAL CONFERENCE, MONDAY, 8TH NOVEMBER, 1982. C45/14.

Advising that the 1982 Annual Conference will be held on Monday, 8th November, 1982 at the Hilton Hotel Sydney.

Stating that despite rising costs, conference fees have remained the same as in previous years, however in order to defray expenses of printing the publication, it is hoped that a number of organisations and firms will participate as sponsors.

(S.C. - Council's Delegates on the New South Wales Council on the Ageing are Councillors Buttsworth and Horrex. The Conference fee is $30 each.)

IT IS RECOMMENDED THAT Council donate $100 towards the staging of the conference. ✓

A6. RIVERSTONE CHAMBER OF COMMERCE - RE-AMALGAMATION WITH HAWKESBURY SHIRE. C50/15.

Stating that the Chamber has resolved that an investigation be carried out to ascertain whether it would be beneficial to the Riverstone community to re-amalgamate with Hawkesbury Shire. Requesting Council to advise the current rating structure, whether it would be prepared to assist in the release of land to allow immediate industrial development and later residential development, and if an amalgamation were to take place, the likely position of boundaries.

(S.C. - The question of an alteration of Council boundaries arose in 1981 and [illegible] was given that it was felt that nothing should take place until the new Council had become more established.

[illegible] felt that a report should be submitted for consideration by Council and a reply to the letter from the Riverstone Chamber of Commerce could be subject to the decisions of Council on that report.)

IT IS RECOMMENDED THAT a report be submitted to Council regarding the need and/or desirability of altering Council's boundaries.

A7. RICHMOND PRIMARY SCHOOL - FUN RUN 25TH SEPTEMBER, 1982. A7.

Seeking permission to hold a Fun Run on 25th September, 1982, in conjunction with the School Fete, beginning at 9.30 a.m. The Fun Run will begin at Pugh's Lagoon and progress up Francis Street to Richmond Public School. Also advising that Police permission has been granted and a Police escort organised.

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

A8. GEOGRAPHICAL NAMES BOARD OF N.S.W. - "THE BREAKAWAY". 625-31, H105/13.

Referring to Council's letter seeking assignment of the name Dennis McMahon Field to the locality known as "The Breakaway" and stating that the Board favours the name but pointing out that it is not in accordance with adopted policy to include given names in names being formally assigned. For this reason it has been approved to assign the name McMahon Field.

(S.E. - There is an existing McMahon Park in Council's area situated at Kurrajong, whilst there is some distance between the two playing fields, it is considered that there could well be confusion in relation to these respective fields. The area has been known for many years as "The Breakaway" as it is located at the junction of the Freemans and Argyle Reaches of the Hawkesbury River and is an area that is over-topped by flood waters and prior to the bank protection/stabilisation works was subject to extensive damage by flooding.)

IT IS RECOMMENDED THAT as the Geographical Names Board of N.S.W. proposes to delete "Dennis" from the Dennis McMahon Field and name the area as "McMahon Field", that Council object to the proposed formal assignment and have the area named as "The Breakaway".

A9. THE WESTERN DIVISION GROUP OF THE SHIRES ASSOCIATION OF N.S.W. - ABORIGINAL LAND RIGHTS BILL. C45.

Advising that legislation will be introduced in the Spring Session of Parliament to implement an Aboriginal Land Rights Bill in New South Wales and requesting support for amendments to the proposed legislation.

(S.C. - A copy of the proposal has been distributed with the Business Paper.

The Division proposes amendments to the anticipated legislation which are quite detailed and involved. They would require considerable study.)

IT IS RECOMMENDED THAT the Western Division Group of the Shires Association of N.S.W. be advised that Council supports the Government in initiatives for the improvement of the welfare of aboriginals in New South Wales but Council is not in a position to express a critical opinion regarding the legislation.

A10. BUILDING SURVEYORS INSTITUTE OF NEW SOUTH WALES - PENALTIES UNDER LOCAL GOVERNMENT ACT AND ORDINANCE 70. B25.

Advising that Bega Valley Shire Council is presenting a motion at the 1982 Local Government and Shires Associations Annual Conference, seeking increased penalties under Section 317 (1) and (2) of the Local Government Act and stating that the Council of the Building Surveyors Institute of New South Wales has resolved to support this proposal. Also requesting Council to support the motion before Conference.

(H.S. - The penalties under Section 317 of the Local Government Act and the penalty under Ordinance 70, are so minimal as to hold no deterrent qualities and in many cases prevents the institution of legal proceedings.)

IT IS RECOMMENDED THAT Council support the motion to be presented by the Bega Valley Shire Council at the Local Government and Shires Associations Annual Conference seeking a significant increase in these penalties.

A11. COUNCILLOR R.F. ROTHERHAM - LEAVE OF ABSENCE. C50/9.

Applying for leave of absence in October, 1982 as he will be absent on holidays.

A12. DEPARTMENT OF ENVIRONMENT AND PLANNING - DELEGATION OF POWERS UNDER SECTION 23(1)(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979. C50/4.

Requesting Council's agreement to utilise the services of the Town Planner for the purposes of delegating powers under Section 23(1)(b), to delegate certain functions under Section 74(2)(b) and Section 65 of the Environmental Planning and Assessment Act, 1979, i.e. to decide whether or not an environmental study is required and also the power to issue S.65 Certificates for minor local environmental plans. The Council's Town Planner will be required to determine that the matter is relatively minor and that the proposal is not significantly in conflict with State policies, regional plans or Section 117 directions issued by the Minister. Advising that guidelines will be issued to assist the Town Planner to make the necessary determinations.

(S.P. - The proposed delegation will significantly increase the work for Council's Planning Department, however it is justified considering the possibility of reduced time in dealing with variation matters. The extent of the delegation is dependent on the guidelines issued and Council should request that it be as wide as possible considering the minor regional significance of most variations applied for.)

IT IS RECOMMENDED THAT Council advise the Director of the Department of Environment and Planning that it is prepared to approve of him delegating certain of his functions under Section 74(2)(b) and Section 65 of the Act to the Shire Planner. Further, that he consider as wide as possible delegation in view of the minor impact of most variations sought.

A13. LOCAL GOVERNMENT SUPERANNUATION BOARD - LOCAL AUTHORITY LOANS FINANCIAL YEAR 1982/83. B23/18.

Offering Council a loan of $400,000 for the Glossodia Water Supply Scheme at an interest rate of 17.4% per annum to be repaid over 15 years by half yearly instalments of principal and interest combined of $37,903.04.

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

14/9/82

A14. DEPARTMENT OF EDUCATION - LEASE OF SITE FOR COLO NO. 2 DEMOUNTABLE HIGH SCHOOL AT WILBERFORCE. 3922/3923.

Telexing Council that Ministerial approval has been given for the lease of land for the establishment of a demountable High School on Council's land adjoining the Woodlands Park Industrial Estate at Wilberforce. Plans for the site have been received by the Shire Planner with the school consisting of 50 rooms, administrative area, car parks and amenities.

Requesting advice as to the rental payable for the land and apologising for any inconvenience caused by the Department of Public Works entering the land and constructing a compound prior to obtaining approval. Due to the costs of removal of the compound the Department is seeking Council's concurrence to the Department and its agents remaining on site at their own risk subject to the following conditions -

1. Council is indemnified against all claims in respect of possible injury to officers of the Department, its agents or their possessions or to any other party.

2. The lease be backdated to an acceptable date to cover the period when the Department's agents first entered on site.

(S.C. - The Department has been advised that Council is prepared to lease an area of 4.5 hectares to accommodate the demountable High School. It is felt that the annual rental will be subject to much negotiation, however it is considered that the sum of $220 per week should be proposed.

IT IS RECOMMENDED THAT Council allow the Department of Education to remain on the site subject to conditions 1 and 2 above. Further, the Department be advised that Council considers the rental of the site to be $220 per week. ✓

A15. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - INVITATION TO CAMPBELLTOWN CITY COUNCIL TO JOIN THE REGIONAL ORGANISATION. W275/5.

Stating that the Regional Organisation at its meeting on 9th August resolved to send to Campbelltown City Council a formal invitation to join the Organisation; advising member Councils that the carrying out of such a resolution will necessitate an amendment to the Constitution of the Organisation; and pointing out that Penrith City Council has unanimously resolved to oppose the admission and has requested W.S.R.C.C. to reconsider the matter before any further action is taken.

(S.C. - Whilst it can be debated that Campbelltown is not part of Western Sydney, it is felt that W.S.R.C.C. can only be strengthened by membership of that Council. Although Campbelltown City Council has been given priority in regard to certain development, because of policies of successive planning authorities that Council would have similar problems to Councils in Western Sydney.)

IT IS RECOMMENDED THAT W.S.R.C.C. be advised that Council supports the decision of the Regional Organisation at the meeting on 9th August to formally invite Campbelltown to join W.S.R.C.C. and that Council supports any necessary amendment to the constitution to include Campbelltown City Council if the invitation is accepted. ✓

A.R./e.s. [illegible]

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. BOARD OF FIRE COMMISSIONERS - APPOINTMENT OF CAPTAIN OF THE WINDSOR VOLUNTEER FIRE BRIGADE. F83/2.

Advising that the Board has approved the appointment of Volunteer Fireman A. Windebank as Captain of the Windsor Volunteer Fire Brigade.

B2. EDUCATION COMMISSION OF NEW SOUTH WALES - REVIEW OF EDUCATION FOR RURAL AREAS. S196.

Referring to Council's submission concerning the Review of Education for Rural Areas in New South Wales and stating that more than 800 individual written responses have been received and Council's concern has been noted with interest by the Working Party.

B3. MR. P. WHELAN, MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS - ROADS GRANT. M130.

Advising that approval has been given to a grant totalling $579,900 for the maintenance during 1982/83 of roads classified under the Main Roads Act and stating that the Department of Main Roads will be writing to Council separately regarding details of the programme of work involved.

(S.E.: The grant is in respect to maintenance work undertaken by Council on main and secondary roads including operation of the ferries.)

B4. THE PROSPECT COUNTY COUNCIL - PROPOSED SALE OF LOT 19, BELLS LINE OF ROAD, NORTH RICHMOND TO S.H.B.A. PTY. LTD. P160/21.

Prospect County Council have now advised that they have approved of the sale of the above property to S.H.B.A. Pty. Ltd. for $95,000 for incorporation into the North Richmond Shopping Centre as car parking.

B5. FREEMANS REACH SCHOOL OF ARTS COMMITTEE - DONATION OF RATES. S197/3, A7/2.

Thanking Council for its recent donation of a rates rebate and advising that the money will be used on the many repairs required by the Department of Services. Also advising that Mrs. Martin is the outgoing Secretary after a 27 year term, and Mrs. Fotheringham is the incoming Secretary.

B6. LOCAL GOVERNMENT OFFICE - ABANDONED MOTOR VEHICLES. M137-1.

Advising that legislation is now being prepared to amend the Local Government Act to enable more expeditious removal of abandoned motor vehicles. Stating that the legislation is intended to be presented to Parliament in the next Session and should streamline work of local councils and police, and a similar legislation is expected to be prepared to cover areas controlled by Public Authorities administration such as the Main Roads Act and Maritime Services Act.

B7. LOCAL GOVERNMENT OFFICE - TRANSFER OF ST. ALBANS SCHOOL OF ARTS. S197-4.

Following Council's application to the Department of Local Government, advice has now been received that the assets of the St. Albans School of Arts have now been transferred to Council.

B8. BLUE MOUNTAINS CITY COUNCIL - 47TH ANNUAL LOCAL GOVERNMENT SPORTING COMPETITIONS. C40/5.

Advising that the above sporting competition will be held at Katoomba on 8th, 9th and 10th October, 1982. Extending an invitation to members of Council and staff to participate.

B9. THE NATIONAL TRUST OF AUSTRALIA - 1982-83 SPONSORSHIP. A5.

Expressing appreciation for Council's donation to assist in the work of the National Trust, and stating that the support will be acknowledged in the next Magazine and Annual Report.

B10. THE XII COMMONWEALTH GAMES AUSTRALIA (1982) FOUNDATION LIMITED - APPRECIATION. D64.

Thanking Council for its assistance in the fund raising by purchasing a "lot" of the Queen Elizabeth II Jubilee Sports Centre, and enclosing an Imitation Deed of Land "Entitlement" and photograph of the Centre depicting Council's "lot".

B11. WINDSOR CHAMBER OF COMMERCE - ESTABLISHMENT OF A RIVER AUTHORITY. H100, A7/20.

Advising that the Chamber supports the Wiseman's Ferry Chamber of Commerce in its quest for the establishment of a River Authority to advise on and monitor the use of the Hawkesbury River.

B12. WINDSOR COUNTRY CRICKET CLUB - 1982/83 CRICKET SEASON. 625-203.

Thanking Council for permission to use McQuade Oval and Don't Worry Oval during the 1982/83 Cricket season, and also for Council's efforts during past seasons to maintain the entire complex in magnificent condition. Stating that Council's assistance in any way possible towards the maintenance of McQuade Park would be appreciated as it is in the district's interest to continue to provide such a beautiful cricket venue, and it is hoped that in years to come the ground shall be the venue for a major sporting spectacle which the Club is developing each year in the 6 a side knockout competition.

B13. RICHMOND LITERARY INSTITUTE - APPRECIATION. A5.

Expressing appreciation to Council for the support received by way of the donation to the Institute of the annual rates, and stating that such assistance is highly valued.

B14. METROPOLITAN WEST REGIONAL VACATION - APPROVAL OF PLAY CENTRE APPLICATIONS. C43/8.

Advising that the following play centres will be conducted with Council's co-operation during Spring Vacation period 1982:

McMahons Park, Kurrajong	30. 8.82 - 3. 9.82
Glossodia Community Centre	6. 9.82 - 10. 9.82
Oakville Public School	30. 8.82 - 3. 9.82
Hobartville Public School	30. 8.82 - 10. 9.82
South Windsor Public School	30. 8.82 - 9. 9.82

B15. LOCAL GOVERNMENT DEPARTMENT - APPOINTMENT OF LOCAL GOVERNMENT BOUNDARIES COMMISSION. C44/1.

Advising that the membership of the Local Government Boundaries Commission is now as follows:

Councillor Mrs. K.H. Anderson, A.M. (Chairman)
Mr. J.R. Thompson (Department of Local Government and Lands)
Alderman F. Zions (Local Government Association of N.S.W.)
Councillor E.H. Woods (Shires Association of N.S.W.)

B16. DEPARTMENT OF MAIN ROADS, N.S.W. - DIVISIONAL ENGINEER. C44/4.

Advising that Mr. R.A. Dubedat was appointed as Divisional Engineer of the Parramatta Division of the Department on and from 13th August, 1982.

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

B17. MR. B. MANSARD - APPRECIATION. C51/3.

Forwarding appreciation on behalf of Mr. and Mrs. Flint, himself and his wife, to Mr. J. Day and staff of the Community and Cultural Centre for the excellent wedding breakfast provided at his son's wedding. Stating that the facility is a credit to Council and its employees.

B18. HAWKESBURY COMMUNITY & R.S.L. HOMES TRUST - ANNUAL REPORT 1981. S13/35.

Forwarding a copy of their Annual Report to 1st September, 1981.

B19. LOCAL GOVERNMENT DEPARTMENT, CIRCULAR NO. 3469 - SANITARY CLOSETS. C44/1.

Stating that the Department has been asked whether Superloo Movable Sanitary Closets have received approval for use and advising that the Health Commission has informed that approval of the Superloo chemical closet may not be granted in terms of Ordinance No. 44 under the Local Government Act, 1919, as the provisions of the Ordinance do not extend to chemical closets in a mobile situation. However, the Superloo is considered suitable for use as a sanitary convenience in temporary situations such as on building and construction sites and the Commission offers no objections to such use subject to conditions.

B20. MR. K. STEWART, M.P. MINISTER FOR YOUTH AND COMMUNITY SERVICES - COMMUNITY DEVELOPMENT WORKERS. S205/8.

Referring to enquiries as to whether the Department is considering increasing the subsidy for Community Development Workers employed by Local Government, specifically the Hawkesbury Shire Council. Advising that at present the Department is not in a position to increase the subsidy to match that offered by the Department of Environment and Planning due to budgetary constraints. However, he will be in a position to give further advice regarding the subsidy levels for Community Project Officers after the State Budget is announced in September, 1982.

B21. TELECOM AUSTRALIA - PUBLIC TELEPHONE AND ADDITIONAL CIRCUITS, COLO HEIGHTS. C45, T216.

Referring to representations on behalf of Colo Heights residents regarding establishment of a Public Telephone and provision of additional circuits in the Colo Heights Telephone Exchange and advising that extensive testing carried out at Colo Heights has revealed that the exchange is working efficiently. Stating that during testing congestion was encountered occasionally, and with the provision of an additional bothway junction in the 1982/83 financial year the congestion should be limited. At present there are four bothway junctions serving Colo Heights Exchange. A factor which can aggravate congestion is that if customers are not using the abbreviated calling when dialling other Colo Heights numbers (i.e. last three figures of the wanted number), they will cause equipment and junctions to be used unnecessarily for the connection of these local calls.

Advising that the Public Telephone located near the Wooden Spoon was stolen, and a new unit has been installed at the Shell Service Station approximately half a kilometre from the original site.

B22. PRESS RELEASE - TELECOM AUSTRALIA - APPROVED CAPITAL WORKS PROGRAMME FOR 045 AND 047 AREAS. T216.

The following advice has been received from the Penrith District Manager regarding the approved capital works programme for the 045 and 047 areas:

"Although demand has fallen recently, Telecom is pressing on with major development works to meet the growth needs of the area.

At the present time the number who have applied for a service and not yet been connected is about 1200 - the lowest figure for over 4 years.

This level will be reduced even further in the months ahead. We expect to connect a record 8000 new services in the 047/045 network in the current financial year - a level which is double that of 5 years ago.

International Subscriber Dialling is already available in nearly all exchanges in the 047 area and will be extended to most of the 045 area exchanges before Christmas this year.

The most significant projects for the 045 area for 1982/83 are:

- Extensions and switching improvements costing $1.1 million to telephone exchanges at:

Berkshire Park	Grose Vale
Cattai	Lower Portland
Ebenezer	Richmond
Freemans Reach	Windsor

- Major cable extensions costing $360,000 at

Berkshire Park	Lower Portland
Cattai	Richmond
Grose Vale	Tennyson
Kurrajong	Windsor
Kurrajong Heights	

- Replacement of cable feeding Mt. Lagoon at a cost of $200,000.

- Additional junctions costing $410,000 from Richmond and Windsor Exchanges to:

Blaxland Ridge	Pitt Town
Colo Heights	Sackville Reach
Grose Vale	Sydney
Kurrajong Heights	Upper Colo
Maraylya	Wisemans Ferry
Maroota South	

Telecom is continuing to recognise that the area has a net growth of nearly 12% per annum and is providing the funds necessary to meet this growth. Our position is the best for some years and will continue to improve during 1982/83 financial year."

(S.C. - This matter is submitted to Council for information because of earlier representations regarding problems with the telephone service in this area.)

B23. THE HORRIE ELEY MEMORIAL HALL COMMITTEE - OFFICIAL OPENING OF TENNIS COURT. C40/5.

Inviting Councillors to the official opening of the new Tennis Court by Mr. Kevin Rozzoli, M.P., Member for Hawkesbury, on Saturday, 9th October, 1982 at 2.30 p.m. and for afternoon tea afterwards.

B24. A.R.L. GORDON, MINISTER FOR LOCAL GOVERNMENT AND LANDS - EMPLOYMENT GENERATING PROJECTS. S207/9.

Seeking Council's support in encouraging employment generating projects and advising that a register is being compiled of all current development and building applications which fall within the criteria for priority treatment. Requesting details of all future development and building applications concerning projects falling within the stated criteria to facilitate the maintenance of this register.

(S.P. - The Department of Environment and Planning have requested and been given a list of all matters that fit into the guidelines with a view to the individual projects being expedited.)

B25. MR. P. WHELAN, M.P., MINISTER FOR CONSUMER AFFAIRS AND MINISTER FOR ROADS - FIVE YEAR SPECIAL ROADS PROGRAMME. R180.

Advising that comments have been requested from the Commissioner for Main Roads regarding the Five Year Special Roads Programme for Western Sydney, and Council will be advised as soon as his report is to hand.

B26. PREMIER OF NEW SOUTH WALES - WESTERN SYDNEY TRANSPORT IMPROVEMENT PROGRAMME. M130.

Referring to Council's concern that only two of the projects in the above programme have been funded by the New South Wales Government since the programme was announced in December, 1980. Advising that careful consideration is being given to the development of roads in Western Sydney in the context of the resources that will be available to the Minister for Roads in the 1982/83 financial year, and Council's representations will be taken into account when this matter is considered.

(S.E. - This matter was considered by Council on 13th July, 1982 following representations by Western Sydney Regional Organisation of Councils (WSROC) where it was resolved that representations would be made.)

B27. HORRIE BLEY MEMORIAL HALL COMMITTEE - TENNIS COURTS. 625-10.

Forwarding copies of letters sent to the President of the Committee reporting on the near completion of the tennis courts, and advising of maintenance of the tennis courts.

(S.E. - Construction of the courts were funded under a Sport and Recreation grant at a cost of $25,000. Council's share of the cost was $12,600.)

B28. MINISTER FOR TRANSPORT AND CONSTRUCTION, NEWS RELEASE - NEW BICENTENNIAL ROADS PROGRAM. C40/2.

Advising details of the new Australian Bicentennial Road Development Program involving expenditure of over $2 billion, and stating that there will be a 33% increase in Commonwealth road funding in 1982/83 compared to 1981/82. $54 million will be made available in 1982/83 for urban arterial roads including freeways and this will increase to $129 million in 1983/84. Funds for local roads will be $38.5 million or 24% higher than in 1981/82.

(S.E. - The significance to local government is the indication that the funds for local roads in 1982/83 will be 24% higher than in 1981/82, with the indication of a further increase of 21% for 1983/84. The true impact of these increases will be known when the distribution of funds is made for the respective local government areas.)

B29. DEPARTMENT OF ENVIRONMENT AND PLANNING - RESIDENTIAL LAND MONITORING SYSTEM. S207/9.

Advising that the Department prepares an annual report on vacant residential land stocks and has developed a system for the on-going monitoring of residential rezonings, subdivisions and usage. Requesting Council's co-operation in extending the monitoring system to this Council by completing a monthly return of the "Residential Subdivision Register" form which records all residential subdivision applications lodged during the month and updates all residential subdivision applications which have already been lodged that during the month have received preliminary approval, a 34B Certificate or a Town Clerk's Certificate. Suggesting that Council integrate the monitor into established Council procedures to avoid delay in completing the register at the end of the month.

Also stating that the data provided will be included in the quarterly Residential Land Monitor, a copy of which will be provided free to all contributing Councils.

(S.E. - It is intended to provide the vacant residential land stock over the urbanised areas of the State and the information requested is readily available from Council's registration processes for subdivisions.)

B30. MR. C.B. GRIFFITHS - NAMING OF STREET AFTER CHARLES HARPUR. H105/13.

Stating that he is delighted that Council has decided to name a street in memory of his great-grandfather, Charles Harpur, who is often called "Australia's first major poet".

B31. SOCIAL IMPACTS - SEMINAR ON "VANDALISM : CAUSES, COSTS AND PREVENTION". C48.

Advising that a one-day national conference on "Vandalism : Causes, Costs and Prevention" will be held at the Masonic Centre, Sydney on 20th October in response to growing concern throughout Australia about the costs of this social problem.

(S.C. - It is proposed that the Seminar be attended by the Shire Engineer and Chief Health & Building Surveyor and if Councillors also wish to attend would they please advise Mrs. Pye.)

14/9/82

A16. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - DONATION. D64.

Advising that the 97th Annual Hawkesbury Show will be held on Friday, Saturday and Sunday, 15th, 16th and 17th April, 1983 and seeking a donation towards the Prize Fund. Stating that as they desire to acknowledge all donations in the Show Schedule, which is now being compiled, an early reply would be appreciated.

(S.C. - Council made a donation of $250.00 to the Prize Fund in 1982.

IT IS RECOMMENDED THAT a donation of $300 be made.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 31st August, 1982 commencing at 11.51 a.m.

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

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

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	19253 - 19912	1,125,774.21
Trust	922 - 983	8,920.00
Main Roads Trust	262219-262220	248,510.20
		1,383,204.41

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

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

3. CORRESPONDENCE:

ITEM 1: (File R190)

CORRESPONDENT: AUSTRALIAN ROAD RESEARCH BOARD

SUBJECT: PROPOSAL FOR THE DEVELOPMENT OF A MANUAL FOR THE DESIGN AND MAINTENANCE OF RESIDENTIAL STREETS

Stating that the Australian Road Research Board's Local Government Advisory Committee has recognised that no complete manual for the design and maintenance of Australian residential streets exists and that they are prepared to fund up to a half of the cost of work if the remainder of the cost is met by Local Government. A number of Councils have been nominated to support the work and contribute to the $168,000 needed for Stage 1 of the project which will be carried out over a 2 year period. The contribution required from each Council is likely to be $1,200 and this will be used to assign two research staff to undertake the work between July 1982 and July 1984 under the supervision of the Australian Road Research Board staff and using their facilities and professional assistance. The project will be managed by a project committee representing sponsoring Councils, Australian Road Research Board and its Local Government Committee.

Seeking an indication as to whether Council intends to make a financial contribution and/or take an active part in the above project.

Finance 14/9/82

S.E. REPORT

The programme proposed by the Australian Road Research Board is most commendable as each authority within the states of the Commonwealth have differing criteria for the adequacy of road pavement design. A uniform design approach would assist Councils in relation to new developments where a pavement design adequate for its intended use would result in achieving overall economies and would be an acceptable criteria to any court for the design of residential road pavements. As this research programme would be of benefit to every Local Government authority it is considered that the contributions required should be for the total Local Government spectrum and a contribution of $500 toward this project would appear reasonable and just for this valuable work.

Recommendation

The Australian Road Research Board be informed that this Council would be prepared to make a contribution of $500 to the research programme, that is Stage 1 of the preparation of the Manual for Design and Maintenance of Residential Streets, and that the Board be informed that the completed research would have an application to all Local Government authorities involved in road construction and maintenance and that the contributions toward the programme should be sought on a wider base.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C51/3)

CORRESPONDENT: MACQUARIE TOWNS SYMPHONY ORCHESTRA

SUBJECT: PROVISION OF A PIANO FOR THE PHILLIP ROOM, COMMUNITY & CULTURAL CENTRE

Advising that the piano purchased three years ago has been permanently installed in the Phillip Room and is not available for use by the Junior Orchestra as they do not pay. Stating that the young orchestra needs the support of a piano, particularly for rehearsals and suggesting that Council purchase an instrument as it is sponsoring the Junior Orchestra.

S.C. REPORT

The piano purchased by Council in 1979 was for the use by the Macquarie Towns Symphony Orchestra in addition to other patrons of the Community Centre. It is felt that acquisition of an additional piano would be surplus to the total needs of the centre and it would be difficult to justify the purchase of this additional piano. The cost of an additional piano would be $1,575.

Recommendation

That the Macquarie Towns Symphony Orchestra be advised that a piano is available in the Phillip Room for use by their organisation.

COMMITTEE'S RECOMMENDATION

A PIANO BE purchased for the Art Room.

Finance 14/9/82

ITEM 3: (File D64)

CORRESPONDENT: 1. FORGOTTEN VALLEY MOBILE RESOURCE UNIT
2. 1ST WINDSOR SCOUT GROUP

SUBJECT: FINANCIAL ASSISTANCE

1. Forgotten Valley Mobile Resource Unit

Stating that they run five centres of pre-school and adult craft groups weekly, sending a van with equipment one day a week, and an organised craft teacher for the requirements of the group, as well as a community resource worker. Requesting financial assistance from Council to assist with the high cost of bringing the mobile unit to isolated areas such as St. Albans.

S.C.

The Forgotten Valley Mobile Resource Unit has been operating for some years and was established by a group of citizens to provide a much needed service in the northern part of this Shire and also in part of Baulkham Hills Shire.

The Committee managing the Unit receives funding from the Department of Youth and Community Services for two full-time teachers with the cost of two part-time teachers and an administrator being provided from the Committee's own funds.

A donation of $1,000 was provided in 1981 toward the cost of the Unit, particularly with providing the service to St. Albans and a donation in 1982 would assist in providing the same level of service.

2. 1st Windsor Scout Group

Forwarding cheque for $50 for sewerage charges on their premises at South Windsor and requesting a donation from Council for this amount as in previous years.

S.C.

Provision has been made in the 1982 Estimates for a donation to this Scout Group.

Recommendation

A donation of $1,000 be made to the Forgotten Valley Mobile Resource Unit and a donation of $50 be made toward the cost of sewerage charges for the 1st Windsor Scout Group.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File S200/2)

CORRESPONDENT: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SUBJECT: NORTH RICHMOND GOVERNMENT ASSISTED SEWERAGE SCHEME

"I refer to your letter of 25th March, 1982 (S200-2/MP) concerning the North Richmond Government Assisted Sewerage Scheme and in the first place would apologise for the delay in replying.

Finance 14/9/82

The Board, at a recent meeting, considered the matters you raised and in response to them I would comment as follows:-

1. Outstanding Capital Contribution

Original discussions between the Board and Colo Council regarding the Scheme canvassed the various terms and conditions, funding arangements, etc., and culminated in the signing of an Agreement on 15th June, 1977. Under the Agreement Council's overall capital contribution was set at 50% of the estimated cost of $3,568,900 at June 1976 prices (i.e. $1,784,450) or 50% of the actual cost whichever was the lesser.

Subsequently Council raised the question of work being carried out by contract rather than the Board's day labour forces. The Board could not agree to this but the funding arrangements were altered whereby the actual cost of the Scheme would have the Board's overheads excluded and Council would only be required to meet 50% of the net cost.

The final cost of the Scheme and the contributions attributable to the respective parties are set out below:-

N.S.W. Government	$1,784,450 (50% of estimated cost)
Council contribution to date	$1,350,000
Board's funds	
- bridging finance on behalf of Council	$ 434,450
- new works	$1,283,889
	$4,852,789

The limiting of Council's contribution to 50% of the estimated cost at 1976 prices (i.e. $1,784,450) gave to Council a 'real' benefit considering that the actual cost of the Scheme over the period of its construction was subject to significant inflationary pressures. Had Council been required to contribute 50% of the actual net cost its contribution would have been $1.82M.

Council's contribution, upon payment of the outstanding $434,450, will represent only 37% of the final cost. The Board, for its part, has provided approximately 26% of the cost of the Scheme. This is a significant contribution to an area which was judged to be receiving sewerage services well in advance of its normal priority.

2. Recovery of Outstanding Capital Contribution from Developers

Council's suggestion that the outstanding capital contribution be recovered by way of an 'additional' charge on developers for future subdivision works is not considered to be a viable proposition. The development referred to by Council relates to the existing Scheme area, and the current unused capacity of the treatment works only accords with the development that was expected to take place, i.e. it is merely in accordance with the existing zonings. The Board would have no right, nor would it have any wish, to attempt to burden new development within the scheme area with the recouping of the outstanding capital charge.

3. Transferring the North Richmond Scheme to Council

The provision of Section 37 of the Board's Act would preclude any such arrangement.

4. Deferral of the 1980/81 Scheme Deficit Against Future Scheme Surpluses

Council, in setting its local levy for the calendar year 1982 of $388, was covering both its annual loan commitments under the Scheme Agreement and the recovery of the 1980/81 Scheme deficit of $115,550. It is normal practice for Councils to commence levying local ratepayers in advance of a Scheme becoming operational to ease the local rate burden which inevitably occurs due to initial operating deficits resulting from the commissioning of a Scheme. In the circumstances, the Board would expect that funds are available, or will be available, to meet the original deficit associated with the Scheme.

Given that rates have been levied for 1982, and the tight financial constraints being experienced by the Board, the Board is not prepared to defer payment of the 1980/82 Scheme deficit.

* * * * * * *

The Board considers that the concessions already granted and conveyed to Council by letter on 24th March, 1982 offer real benefits to Council and its ratepayers. As intimated earlier, the present economic climate is having a significant impact on Board's works and it, like all borrowers, faces spiralling interest payments. To put it simply the Board is not in a position to extend any further concessions to Council and I must now request early settlement of the 1980/81 Scheme deficit of $115,550. In addition, confirmation that Council wishes to take advantage of the extended time to pay the outstanding capital contribution, and a schedule of intended payments, would be appreciated.

The deficit is currently being met out of Board's loan funds and when the Board recently considered Council's submission it resolved that if any part of the amount of $434,450 is outstanding at the end of the four year period it will have to look to Council to pay interest on that sum at the Board's bond rate current at the time."

S.C. REPORT

As the Board states, it is usual procedure if possible to commence levying local ratepayers in advance of a Scheme becoming operational to ease the local rate burden because a deficit can be expected in the first few years of the Scheme, however, provision was only made in the 1981 Estimates for a local rate levy to repay loan charges. The 1980/81 deficit of $115,550 has not been paid to the Board.

The balance of the contribution required by the Board to be repaid in 4 years amounts to $434,450. No loan funds have been provided in the submission to the Office of Local Government for the loan allocation in 1982/83 loan borrowing programme. It will be necessary to make provision in the 1983/84 loan programme for $218,000 with a further amount of $108,000 in the 1984/85 loan programme, and $108,450 in 1985/86.

Recommendation

The amount of $115,550, being the 1980/81 deficit on the operations of the North Richmond Sewerage Scheme, be paid to the Metropolitan Water Sewerage and Drainage Board, and the Board be requested to agree to the method of payment for the outstanding capital contribution.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 14/9/82

SHIRE CLERK'S REPORT

ITEM 1 : (File 3971/286(C))

SUBJECT : RESUMPTION PT.LOTS 72 & 73 SETTLERS ROAD, ST.ALBANS - MRS.E.M.HACKETT

The above properties are owned by Mrs.E.M.Hackett of Birchgrove and a small portion of the frontage of these two lots was resumed by Colo Shire Council on 16th January, 1976 for road widening purposes. Both allotments are steep and because of the loss of the area which has been resumed, it is virtually impossible for the owner to gain vehicular access to the properties.

At the meeting on 10th November, 1981 it was resolved that without prejudice, Mrs.Hackett be advised that Council is prepared to pay $10,000 for the purchase of the residues of Lots 72 and 73 and compensation for the area of land resumed in Government Gazette No. 8 of 16th January, 1976, subject to the payment by Council of reasonable legal expenses in connection with the transfer of the residues of the two allotments, less all outstanding rates at the date of transfer.

The owner's Solicitors have now submitted a claim for $31,000 compensation.

Recommendation

Council adhere to its previous offer.

COMMITTEE"S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (File 747(C))

SUBJECT : ACQUISITION OF LOT 112, D.P. 217499 BOOMERANG DRIVE, GLOSSODIA - A. & L. TROVATO

A letter has been received from Messrs. Andrea Margiotta & Co., Solicitors, on behalf of A. & L. Trovato, proprietors of Lot 112, Boomerang Drive, asking if Council is interested in purchasing this property and if so, the price Council is prepared to pay.

Lots 108-117 Boomerang Drive were originally created for development as a commercial site in Glossodia. However, the proposal for individual development of these lots has been abandoned and the Planning Scheme now requires amalgamation of the 10 lots to create 2 lots upon which dwelling houses may be erected.

Council currently owns Lots 110, 111 and 113 and the purchase of Lot 112 will assist in the site amalgamation. It is felt that consideration should also be given to the acquisition of Lots 108, 109, 114, 115, 116 and 117 in order that the area could be developed for residential development.

Lot 112 contains an area of 183 square metres and Council's Valuer considers that each individual lot would attract a value of up to $2,000 each.

Recommendation

The owner of Lot 112, Boomerang Drive, Glossodia be offered $2,000 for the purchase of the allotment and all documents be completed under Seal of Council. Further that negotiations be authorised to take place with the owners of Lots 108, 109, 114, 115, 116 and 117 for the purpose of implementing the Planning Scheme.

COMMITTEE'S RECOMMENDATION
THE RECOMMENDATION BE adopted.

Finance 14/9/82

ITEM 3: (File 802/36)

SUBJECT: SALE OF LOT 36 COUNCIL'S INDUSTRIAL SUBDIVISION - SOUTH WINDSOR

Mrs. P. Sharpe, the purchaser of Lot 36 has requested Council to delay settlement of the purchase until the end of October 1982. The property was sold for $45,000, with a deposit of $4,500 currently being held.

Under the terms of the contract, settlement of the purchase was conditional upon Council completing the subdivision works and the plan of subdivision being registered and as these matters have now been attended to all monies should be paid by the end of August 1982.

The purchaser states that she was advised by the agent that completion would not take place until October or November and accordingly invested $20,000 until 22nd October, 1982. In addition, the purchaser operated a family business at the time the contract was entered into and believed that the business would generate sufficient income to earn the balance of the purchase price. Owing to circumstances the business had to be closed and is not yet a viable proposition for it to be re-opened. The purchaser has requested Council to carry the balance of the purchase money of $20,500 by way of a registered first mortgage for a term of one year, interest to be paid quarterly and the balance of the purchase price to be paid when the mortgage is discharged.

Council's Solicitor enquired of the purchasers Solicitor as to how the purchaser realistically intended to complete the repayment of the mortgage in a further period of 12 months in view of the above circumstances and was assured that the purchaser believed that she would be able to complete, but, if not Council would have the benefit of its security and would be able to sell the property for a price considerably in excess of the amount of the mortgage.

It is not normal policy to agree to a mortgage for this estate but under the circumstances it is felt that this should be done.

Recommendation

(a) The purchase of Lot 36 Council's Industrial Estate be completed by 31st October, 1982, by payment to Council of $20,000 together with the $4,500 deposit already held;

b) The balance of $20,500 be subject to a registered first mortgage with:-

i) the term being for a period of 1 year from the date of completion,

ii) interest to be paid quarterly at the rate of 17.5% and the amount of $20,500 being paid at the end of the term,

iii) the purchaser being responsible for payment of all mortgage costs;

c) All documents to be completed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 14/9/82

ITEM 4: (File C51-7, C51-8)

SUBJECT: NEIGHBOURHOOD SHOPPING CENTRES - GLOSSODIA & WILBERFORCE

Council currently has ownership of land required for the proposed Glossodia Shopping Centre with settlement of the land for the Wilberforce site expected in the very near future. It is proposed to construct neighbourhood Shopping Centres at each location similar to the Centres constructed at McGraths Hill and Hobartville.

In order for Council to consider the matter further, preliminary sketches of each centre, together with an estimate of cost should be prepared. The design of each shopping centre should be on the basis that each has a floor area of 4000 square feet and allow further stages to be constructed, should the demand for shop facilities warrant extensions to the proposed area.

Recommendation

Instructions be given to the Architect to prepare sketch plans together with preliminary estimates for neighbourhood shopping centres at Glossodia and Wilberforce.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 817)

SUBJECT: CHURCH OF ENGLAND HALL, NEW STREET, WINDSOR

Council has been approached by the Rev. L.M. Abbott as to the possible purchase of the above property for community purposes. The Church considers the property to be worth $100,000. Council at its Ordinary Meeting on 13th July, 1982 resolved that a valuation be obtained. A valuation of $60,000 has now been received.

As previously reported to Council, structural repairs together with restoration of parts of the building are considered necessary. It is estimated that these works would cost approximately $50,000, making an all up cost of $110,000.

The hall is conveniently located for community purposes and upon investigation it is revealed that the hall is extensively used as follows:

Monday	Weightwatchers
Tuesday	Playgroup
	Order of Amaranth
Wednesday	Dancing Classes
	Order of Amaranth
Thursday	Playgroup
	Music Tuition
Friday	Alcoholics Anonymous

At other times it is used by Church Groups and is shared on Sundays for Church Services. It was also advised that other groups wished to use the hall.

It is considered that a need exists for a hall for use by community groups and that negotiations should take place with the Church for its purchase.

Finance 14/9/82

Recommendation

The Church be advised of Council's valuation and informed that this amount would be the maximum amount that could be offered in view of the cost of repairs that are involved to the building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. Not proceeded with.

ITEM 6: (File 800)

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

Bennetts Real Estate on behalf of the owner of the former Kurrajong Theatre property have offered the property for sale and are enquiring as to whether Council would acquire the property for use as a Community Centre, Youth or Welfare Centre, Library or reconversion to Theatre premises.

Council's Engineer advises that the building is unsatisfactory for community use due to its structural condition and location and therefore the offer should be declined.

Recommendation

The Agents be thanked for offering the property and advised that Council feels that it does not have a need for the building and therefore is not in a position to purchase.

COMMITTEE'S RECOMMENDATION Agent's advice $110,000

THE RECOMMENDATION BE adopted and a further report be submitted regarding the size of the area. Valuer's report to follow.

ITEM 7: (File 802)

SUBJECT: COUNCIL'S INDUSTRIAL SUBDIVISION - CNR. HAM STREET & FAIREY ROAD, SOUTH WINDSOR

An approach has been received from Mr. James Tonge seeking the purchase of the remaining blocks in the above subdivision. The offer provides to purchase all remaining properties for the full purchase price, payment of 1% deposit with balance of purchase monies within 12 months. There are currently 16 properties unsold worth $1.5m.

Discussions have taken place between the Shire Clerk, Mr. James Tonge and Mr. Geoffrey Miller concerning this matter and it is considered that the offer is unsatisfactory for a number of reasons, especially payment of 1% deposit as opposed to the requisite 10% payable in real estate transactions. Further, by settling within 12 months, it does not provide Council with extra funds should there be an increase in values of the land and prices reassessed accordingly.

Recommendation

The offer to purchase the remaining properties in the South Windsor Industrial Estate be declined.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 14/9/82

ITEM 8: (File M134/4)

SUBJECT: FREEMAN'S REACH-GLOSSODIA WATER SUPPLY SCHEME

Council forwarded a letter to the Metropolitan Water Sewerage and Drainage Board on 2nd April, 1982, requesting an estimated date of completion and an estimate of the annual operating costs and revenue of the Freemans Reach-Glossodia Water Supply Scheme.

A letter has now been received from the Water Board advising that an estimated expenditure to the 30th June, 1983, of $2.6 million will be incurred for which Council's contribution is $1.3 million. The Board has requested that a payment be now made of $800,000 for expected expenditure to be incurred for the period ending 31st December, 1982. The actual expenditure incurred to the 30th June, 1982 is $700,315 for the laying of water mains for which Council's contribution is $273,512.

Council has borrowed $1.751 million to meet this expenditure and a further $600,000 is to be provided from the 1982/83 loan borrowing programme. Council currently has these loan funds invested and upon maturity, payment will be made to the Water Board for the $800,000 requested. The Treasurer from the Water Board has agreed to this arrangement. The total cost of construction of this scheme, as provided by the agreement is $5.88 million for which Council's share is $2.94 million.

The Board has advised that they are currently reviewing the design and construction schedule for the Freeman's Reach/Glossodia Water Supply Scheme, and following its completion a detailed reply will be forwarded to Council concerning the matters raised in Council's letter of 2nd April, 1982.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File S1/8P)

SUBJECT: POSITION OF TREASURER

Council will be aware that last year the position of Chief Accountant was established and Mr. L. Weatherstone currently holds that position.

There is no provision in the award for the position of Chief Accountant or any classification between the positions of Accountant and Deputy Shire Clerk. Mr. Weatherstone is currently being paid an annual salary of $1,000 above the award classification of Accountant for a Grade 12 Council, being the salary which applies to the Accountant of this Council.

It is proposed that Council establish the position of Treasurer and that the position attract a salary of 74% of the Shire Clerk's salary. This position would be responsible for the management and planning of Council's finances. 74% of the Shire Clerk's salary is the same percentage as that of the Works Engineer to the Shire Engineer and in that case the Works Engineer is the third officer in the Department as is the case with the Chief Accountant.

The Chief Accountant is currently paid $553.10 per week and the proposed reclassification will result in a salary of $600.89 per week.

Finance 14/9/82

Recommendation

Mr. L. Weatherstone be given the title of Treasurer in lieu of Chief Accountant, and that his salary be fixed at 74% of the Shire Clerk's salary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File C51/12)

SUBJECT: LEASE OF LODER HOUSE - LACHLANS RESTAURANT

Loder House is currently leased by Council to Messrs. P.W. & R.M. Hammond for use as a restaurant.

The lessees have now requested Council to review the lease in order to allow substantial improvements to be carried out so that greater use may be made of the property for Restaurant, Bar and entertainment.

It is proposed to carry out reconstruction of the Bar area, furnishing both upstairs and downstairs and construction of an outside dining area. The cost of these works to the lessee is estimated at $25,000 and to be able to recoup these costs, a renewal of the lease is sought.

When Council originally leased the building, the lease was effective from 1st September, 1979 for a term of 4 years with an option for a period of a further 4 years. The original lease provided for rental of $12,220 per annum with increases applicable on each anniversary being the CPI increase for that preceding 12 months. The current rental is $15,042 per annum - $289.27 per week, with the lease expiring on 31st August, 1983.

The terms of the new lease provide for a rental of $400 per week or $20,800 and would commence on 1st September, 1982, i.e. 12 months before the expiry of the current lease, the new lease being for a period of 6 years with an option for a further 6 years. The rental will be reviewed every 3 years and each anniversary between reviews will be subject to the CPI increase. By Council agreeing to the lease, it will mean that an extra $100 per week will be received for the remainder of the existing lease and whilst it is considered that a fair rental would be in the order of $450 per week, the proposal appears reasonable, especially in view of the expenditure involved by the applicant and the benefits to Council.

Recommendation

A renewal of the lease of Loder House be approved on the above terms and all documents be completed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 14/9/82

ITEM 11: (File C51/5)

SUBJECT: LEASE OF SHOPS 1 - 4, HOBARTVILLE SHOPPING CENTRE

Under the terms of the leases the tenancies expire on 22nd December, 1982 and a meeting is taking place with the tenants to discuss the renewal of the leases and terms and conditions for further report to Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 14/9/82

SHIRE CLERK'S REPORT

ITEM 12 : (File A1/11)

SUBJECT : ANNUAL STATEMENTS OF ACCOUNTS

The Statements for the year ended 31st December, 1981 have been completed, audited and forwarded to the Department of Local Government & Lands and the Government Statistician.

The Statement of Working Funds is now as follows :

Balance as at 1/1/1981	Deficit	$98,139
Deficit for the year		$45,609
Balance as at 31/12/1981	Deficit	$143,748

At the commencement of the year Outstanding Rates and Charges brought forward from the two Councils were $772,201.68 and at the end of the year were $766,280.59.

A transfer was not made to the Long Service Leave Reserve during 1981 as it was considered that the current balance was adequate.

The two matters arising from the 1981 Statements which must be given consideration in 1982 are the Working Funds situation and the amount of Outstanding Rates and Charges.

Whilst it is felt that the financial result in 1981 was excellent because of the limited time in which to prepare Estimates for the new Council and the lack of previous budgetary history for the combined area, every effort is being made in 1982 to ensure that expenditure is contained within the Estimates.

In regard to Outstanding Rates and Charges, the Debt Recovery Clerk is pursuing every possible avenue in an effort to reduce the outstanding amount by the end of this year.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 13 : (File C50/12)

SUBJECT : PROPOSED PUBLICATION - HAWKESBURY SHIRE

It is felt that there is an ever-increasing need and demand for a well produced publication featuring the heritage buildings and places of the Shire. To date there has been no specific publication dealing with the area, although many deal with it in part. As a result of heritage grants to the former Shire, a publication exists for part of the area, but not in a commercial form.

It is suggested that a book could be published by Council and would be a valuable educational and commercial publication. There have been some initial discussions with Mr.S.Stevens, who undertook the work for the publication based on the former Shire and his own previous publication "The Hawkesbury Scene".

A book of around 156 pages is suggested with 78 black and white and 78 coloured sheets. The contents would be photographs of buildings and places and a text. The estimated cost for a printing of 5000 copies at current costs is as follows :

Colour separation & half tone negatives for photographs - 78 black and white, 78 colour		$13,000
Typesetting - 156 pages		1,000
Paper - good quality 225-290	approx.	6,700
Binding @ approx. $2.46 per volume		13,200
Printing	approx.	8,400
Launching & pre-publication advertising	approx.	2,000
		$44,300

As the book would be printed in Australia, it would be eligible to receive a book bounty where the printer is registered by the Customs Department. In this instance costs could be reduced by $10,500.

Considering the amount of work involved in research, preparation of the photographs and the typesetting, it is considered that the book would be available around September, 1983. No difficulty is seen in selling the publication. Council would need to underwrite the project for a period of around 12-18 months to achieve a break even point.

The publication would be prepared using Council staff to undertake the research and it is suggested that Mr.Stevens undertake the photography and editorial control. He has indicated his willingness to do this with payment being on the basis of $1 for each copy sold.

If the publication is sold for $19.00 per copy, the break even point on the first run would be approximately 4,200 copies. The profit to Council would vary depending upon its marketing. Some sales would be directly through Council, others through newsagents. The commission currently required by them is around 40%. If all books were sold through newsagents and a Government book bounty was not received, the profit would be approximately $8,000. If a bounty is received the profit would be approximately $18,000 but would be increased according to the number of books - therefore minus commission to newsagents - sold through Council.

Finance 14/9/82

Recommendation

Council authorise the publication.

COMMITTEE'S RECOMMENDATION

THE PUBLICATION BE approved in principle and a further report be submitted regarding the supervision of the project by Mr. Stevens.

SHIRE HEALTH SURVEYOR'S REPORTS

ITEM 1: (File S195/1)

SUBJECT: SULLAGE REMOVAL CONTRACT - FORMER WINDSOR AREA - APPLICATION FOR VARIATION OF CHARGES

This contract, which is held by R.W. Ussher & Sons of Berkshire Park, contains a rise and fall clause relating to labour and fuel costs and the company has applied for a variation to the charges under the terms of this clause.

The increase sought is higher than able to be approved under the terms of the relevant clause as follows.

The existing charge is 29 cents per 100 litres. The charge sought is 40 cents per 100 litres. The increased charge (under the terms of the contract) is 35 cents per 100 litres.

In addition to this amount the contractor charges 6 cents per 100 litres which is paid to Council for the disposal of effluent at its sewage treatment works.

The existing charge of 29 cents per 100 litres was approved by Council as a variation under the rise and fall clause of the contract and became applicable on 1st June 1980 and no further applications for increase have been received in that period. The increase able to be approved is 20.68% which is considered to be reasonable over the 27 months intervening period.

Recommendation

The contractor be permitted to charge 41 cents per 100 litres for the removal of septic tank effluent after Monday, 20th September, 1982 and an amount of 6 cents per 100 litres be paid by the contractor to Council for the disposal of effluent at its sewage treatment works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 3729-4603W, 4604W, 4602W)

SUBJECT: STATEMENTS OF CLAIM - PROPERTIES LOTS 2, 3 AND 4 IN D.P. 259040 PRICE LANE, AGNES BANKS. PLAINTIFF NEIL R. BARBER & IRENE BARBER, LOT 2; GEOFFREY G. INGRAM, LOT 3; MALCOLM J. WATT, LOT 4

These claims in the New South Wales Supreme Court were received on Tuesday, 10th August, 1982 and have been referred to the Government Insurance Office for their attention.

The plaintiffs are lodging a claim against D.J. Attrill & Son (Consulting) Pty. Ltd. - Engineer, first defendant; Mr. Alex Norris - Architect, second defendant; Gooding Constructions & Design Pty. Ltd. - Builder, third defendant; Hawkesbury Shire Council, fourth defendant and Francis Edmund Salmond - Developer/Vendor, fifth defendant.

The plaintiffs claim of the fourth defendant relate to various parts of the structures alleging that the footings are undersized and defective, alleged defects relating to the roof drainage systems, alleged defects relating to the roof structure, external walls and internal wall flashings.

The plaintiffs claim damages, costs and interest pursuant to Section 94 of the Supreme Court Act.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor McEwan stated that he noticed that the State Emergency Service building has a sign in front which depicts Windsor Municipality and asked if it was going to be altered.

The Shire Engineer advised that the sign had been ordered from Melbourne and should be replaced by mid September.

The meeting terminated at 12.21 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 31st August, 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, I.T. McEwan, G.G. Michael, J.E. Nicholson, and R.F. Rotherham .

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

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE STATEMENT BE received.

CORRESPONDENCE

ITEM 1: (File E74/1)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - SHOPPING CENTRE LAURENCE STREET, HOBARTVILLE

Forwarding plan detailing proposed improved street lighting in the above mentioned location involving the installation of two 125 watt mercury fluorescent lanterns on post top columns, representing an annual charge increase of $320.32.

S.E. REPORT

The new lanterns are in respect of the shops now nearing completion at Hobartville. As the shops will be completed prior to the Ordinary Meeting on 14th September, 1982, Prospect County Council have been requested to proceed with the installation.

Recommendation

That Council endorse the action taken for the installation of two (2) new 125 watt m.p.f. lanterns as indicated on plan F101808, Laurence Street, Hobartville, with an increased total annual charge of $320.32 from the Street Lighting Account.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A7/17, 665-1321, 665-1925)

CORRESPONDENT: MOUNTAIN LAGOON ROAD PROGRESS ASSOCIATION

SUBJECT: SEALING OF MOUNTAIN LAGOON ROAD AND SAMS WAY - 1983 ESTIMATES

Requesting tar sealing of the remaining 5.1 km section of Mountain Lagoon Road and Sams Way to be included in the 1983 estimates and that routine maintenance be carried out and the unsealed section be shaled in the interim period.

Works 14/9/82

S.E. REPORT

Following receipt of a petition for tar sealing of the above section of road a report was submitted to Council in November 1981 stating that bituminous surfacing of Mountain Lagoon Road commenced during 1976 and 10.2 km had been bitumen surfaced at a cost of $138,690. Stating that the total length of road is 15.6 km, the remaining section of Mountain Lagoon Road is approximately 4.1 km and the loop at Mountain Lagoon known as Sams Way has a length of some 1.1 km.

Also stating that the Association had made a similar request which was considered by Council at its Ordinary Meeting on 13th October, 1981 where it was resolved that consideration to improvements to Mountain Lagoon Road be referred for consideration in the Estimates for 1982. No funds were voted.

In the interim maintenance works will be carried out, however due to the extremely dry period these works have been kept to a minimum as corrective effort without liberal watering does not improve the traffic conditions.

Recommendation

That the improvements of Mountain Lagoon Road be referred for consideration in the 1983 Estimates.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

ITEM 3: (File R185-4)

CORRESPONDENT: STATE RAIL AUTHORITY OF NEW SOUTH WALES

SUBJECT: PUBLIC LEVEL CROSSING AT FAIREY ROAD, EAST OF WINDSOR RAILWAY STATION

Advising that following Ministerial representations regarding the condition of the abovementioned level crossing an inspection was carried out by the Authority which revealed that the warning signs had deteriorated, the north eastern approach road is bitumen surfaced but in poor condition and the crossing itself and the road on the south western side is only gravelled surfaced. Stating that the Authority will renew the signs and requesting Council to consider the complete sealing of the road approaches to the crossing to help improve the conditions at the crossing.

S.E. REPORT

The estimated cost for reconstruction and bitumen surfacing of the approaches to this level crossing is estimated to cost $10,000. With the increased activity in the industrial area there has been a significant increase in traffic utilising this crossing, and in the interests of safety the reconstruction should be undertaken at the earliest opportunity.

Recommendation

That the State Rail Authority of New South Wales be informed that Council has committed its funds for road construction for 1982 and the estimated cost for the reconstruction of the approaches of the Fairey Road level crossing is $10,000 and Council, in determining its road programme for 1983, will give appropriate consideration to these works.

COMMITTEE'S RECOMMENDATION

✓ THE RECOMMENDATION BE adopted.

Works 14/9/82

ITEM 4: (File B24/8)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS, N.S.W.

SUBJECT: FREEWAY NO. 2 - CASTLEREAGH FREEWAY. SHIRE OF HAWKESBURY. WESTERN APPROACH TO PROPOSED HIGH LEVEL BRIDGE OVER THE NEPEAN RIVER AT CASTLEREAGH.

Forwarding sketch showing the Department's scheme for proposed first stage new road boundaries for construction of the western approach to the abovementioned bridge and stating that the original scheme for the western approach has not been abandoned.

Requesting Council to ensure that any building, subdivisional or development applications in this area be referred to the Department in order that the matter may be taken up with the owners concerned.

S.E. REPORT

The Department of Main Roads have acquired a property through the Riverside Drive subdivision for the north western approach to the proposed bridge over the Nepean River connecting to the Castlereagh Freeway. The above advices refer now to a reduced access generally 20 metres wide as a south westerly approach to the proposed bridge adjoining the Main Road No. 570, adjacent to the teachers college camp site.

Recommendation

That the information be received and the appropriate notation be made on the property information system.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File E74/1, P155)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING- BETWEEN ARGYLE & CAMPBELL STREETS, SOUTH WINDSOR

Forwarding plan detailing proposed improved street lighting involving the installation of five 40 watt fluorescent lanterns on wood poles, representing a total annual charge increase of $262.60 - the required capital contribution being $1,040. Requesting Council's direction in this matter.

S.E. REPORT

The proposal from Prospect County Council was requested following representations for street lighting in the lane at the rear of the South Windsor commercial area.

Recommendation

Authority be given for the installation of the additional street lighting at South Windsor, the required capital contribution of $1,040 be voted from the street lighting allocation and the annual charge increase of $262.60 be met from the same allocation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 14/9/82

ITEM 6: (File E74/1, P155)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - ARGYLE STREET, BETWEEN GEORGE & CHURCH STREETS, SOUTH WINDSOR

Forwarding separate plan detailing proposed improved street lighting in the above location, the improvements involving the installation of one 40 watt fluorescent lantern on an existing wood pole, representing a total annual charge increase of $52.52. Requesting Council's direction in this matter.

S.E. REPORT

Following the installation of street lighting between Argyle and Campbell Street, South Windsor, (as in Item 5), whereon a lantern will be erected in Argyle Street at the junction of the laneway, the additional lighting between the laneway and George Street in Argyle Street will be reviewed.

Recommendation

That Prospect County Council be informed that the lighting of Argyle Street as indicated on Plan No. F101814 will be reviewed after the installation of the street lighting scheme in accordance with Plan No. D101810.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-265)

CORRESPONDENT: MR. J.S.M. SHADLOW

SUBJECT: CLOSURE OF BRIDGE STREET OPPOSITE THE TERRACE

Requesting that Council consider the closure of Bridge Street opposite The Terrace for the following reasons:-

1. Access no longer required for the boat ramp
2. The intersection opposite The Terrace is dangerous as the curve in the road impairs vision of cars crossing into The Terrace or turning into Singleton Road.
3. The closed area could be turned into a park area with a gate providing access for Council mowers, etc.
4. The Upper Hawkesbury Power Boat Club will eventually be moved.
5. The proposal would add to the attractiveness of the area.

S.E. REPORT

There are two items for consideration here, that is that this section of Bridge Street is within the Permanent Historical Conservation Area, and further that vehicular access will be necessary to the wharf where it is envisaged that traffic utilising the wharf area on the river at Bridge Street will increase in the near future.

Recommendation

That no action be taken to close Bridge Street, Windsor and Mr. Shadlow be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 14/9/82

ITEM 8: (File E74/5)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING - NEW SUBDIVISION AT HARPUR CRESCENT AND VICINITY, SOUTH WINDSOR

Advising that work will shortly commence on the installation of underground electricity mains to the above subdivision. Enclosing plan providing for the installation of seven street lights at an annual operating charge of $367.64.

S.E. REPORT

The installation is as a result of subdivision development.

Recommendation

That approval be given to Prospect County Council to activate the street lights at Harpur Crescent, South Windsor with an annual operating charge of $367.64.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 665-722)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - GROSE VALE ROAD, NORTH RICHMOND

Submitting a scheme for the installation of two lights on Grose Vale Road between 111-117 Grose Vale Road, representing a total annual charge of $105.04.

The required capital contribution will be $390.

S.E. REPORT

The proposal is in respect to a request from J.A. & S.J. Roberts for street lighting in front of four properties on Grose Vale Road, just out past the North Richmond Residential area.

The installation of the two lights would leave a gap of 0.35 km between the last light on Grose Vale Road and the lights proposed in this scheme. A further light could also be provided on the next pole to the south at the crest of this section of Grose Vale Road.

It is therefore proposed that details of a scheme to provide for lighting from North Richmond through to 121 Grose Road be obtained for councils consideration.

Recommendation

That Prospect County Council be requested to prepare a scheme for street lighting Grose Vale Road between North Richmond village and 121 Grose Vale Road to include an additional light at the crest on the road near No. 121.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 14/9/82

ITEM 10: (File 625-7)

CORRESPONDENT: McMAHON PARK COMMITTEE

SUBJECT: McMAHON PARK

Thanking Council for organising an inspection of the Park on 27th July and setting out the matters discussed at that inspection as follows:-

"1. There is a general need to upgrade security and other lighting in the park. Existing security lights around the pavilion and toilet block no longer work either through the bulbs being blown or deliberately smashed. It should be pointed out to Council that before the Carols by Candlelight could be conducted at the Park last year, Kurrajong Rotary, at their own cost had to instal new lights on the toilet blocks as Council had neglected to rectify the existing lights. In addition to fixing existing lighting the sporting bodies that use the Park would like to have a light pole installed on the northern side of the pavilion towards the boundary of the Park. To this pole could be affixed lights to allow use of that area of the Park at night for Soccer training in winter and Little Athletics in summer on Friday nights. It is pointed out that Little Athletics are wishing to instal concrete pads in that area for discus and shot put. Little Athletics see this as being the only area suitable on the Park for these events and the pads would be placed in such a position that they would not interfere with other usage of that area.

2. The pavilion at the Park is in urgent need of repair particularly externally. The guttering around the pavilion is falling down creating a danger to the public and the front door to the pavilion has graffiti on it as has the open shed behind the pavilion.

The pavilion itself apart from maintenance could also do with a re-paint both externally and internally.

3. Watering of Oval

The Committee would like Council to look into the feasibility of bringing water up from Little Wheeney Creek by the installation of a pump on the creek. This seems to the Committee to be a better solution than tapping into the town water supply.

The oval is in real need of regular watering and with the maintenance required as covered in the next item, is essential.

4. Maintenance of Oval

As mentioned to you in this Committee's letter to Council on 2 August 1982 the surface of the oval is in urgent need of repair.

As we stated what is urgently needed in Spring is for the ground to be at least aerated, topsoiled and watered if there is any hope of having the ground in reasonable condition next year.

This item together with the previous one are probably the most urgent requirements of the Park at this time.

5. Canteen

Council is requested to look into the feasibility of converting the open shed behind the pavilion into a canteen and storage shed.

The existing canteen arrangements and storage facilities are woeful and converting what is currently an unused shed would seem to be a sensible step.

Both water and power are close by and the conversion costs would appear to be relatively small.

6. Sporting bodies have complained that the existing marker machine for the oval is unusable. These bodies have had to resort to using lime to mark with even though the Department of Health has warned against such use.

7. It appears to the Committee that there is a need to increase, or to at least improve existing garbage bins at the Park. Those that do exist in the main have no bases in them.

8. It is the Committee's understanding that an area of land of some 1 acre is annexed to the Park on the northern boundary, such land not appearing to be part of the Park.

   The Committee would like Council to look at the possibility of utilising this area for say a mini soccer field, a net-ball court or even a tennis court. It is one of the very few areas of flat land around that would be suitable for sporting activities which could relieve the main oval from over-usage."

S.E. REPORT

This Park is subject to considerable vandalism and it will be noted that at the time of the inspection that new guttering provided to the pavilion had been effectively destroyed and arrangements are in hand for replacement of this guttering with additional strengthening to minimise further damage by vandalism. A further report will be submitted to the next Works Committee with details of costs. In regard to Items (3) and (4) (Watering and Maintenance of Oval), such details should be available for the Works Committee Meeting in September 1982. The other improvements requested by the Committee will be included in details for consideration in the Estimates for 1983. The items relating to the provision of garbage bins and line marking will be attended to as maintenance works and it is with some considerable concern to learn that the sporting bodies have been using hydrated lime for field markings. This aspect has been taken up directly with the Secretary of the Committee.

Recommendation

That the McMahon Park Committee be informed that:-

1. Repairs have been arranged to the pavilion and the provision of further garbage bins in the area;

2. Council will be considering the details regarding the provision of watering facilities and maintenance (Items 3 and 4) to the oval at its Works Committee Meeting to be held in September, 1982; and

3. The other improvement items will be submitted for consideration in the Estimates for 1983.

COMMITTEE'S RECOMMENDATION

THAT THE McMAHON Park Committee be informed that:-

1. Repairs have been arranged to the pavilion and the provision of further garbage bins in the area;

2. Council will be considering the details regarding the provision of watering facilities and maintenance (Items 3 and 4) to the oval at its Works Committee Meeting to be held in September, 1982; and

3. The other improvement items will be submitted for consideration in the Estimates for 1983.

AN INVESTIGATION BE carried out as to the availability of land to be added to the park.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. TELECOM AUSTRALIA - RECORD YEAR FOR PENRITH TELECOM. T216.

Stating that Telecom's results for 1981/82 in the 047 and 045 areas had been a record. Over 13% more services were connected; a reduced number of applicants were waiting for new service connections; and connection waiting times and fault clearance delays cut throughout the Penrith, Blue Mountains and Windsor/Richmond areas.

The Penrith District Manager, Mr. R.A. Corin, also states that this has been achieved with staff growth during 1981/82 of less than 4% indicating a high degree of performance and effort by all sections of District staff - telephonists, linesmen, technicians and clerical staff. Advising that they are giving priority to areas where there are still problems and this situation is expected to further improve during 1982/83.

B2. MR. C.R. REID - ALIGNMENT OF INTERSECTION, BELLS LINE OF ROAD, AND REDBANK ROAD, NORTH RICHMOND. M130/16.

Stating that the above mentioned alignment is a traffic hazard and that the intersection could be vastly improved if the southern kerb alignment is extended further to the south.

(S.E.: The design for the intersection will be prepared and submitted to both the Local Traffic Committee and the Department of Main Roads for approval, following which the matter will be re-submitted to the Works Committee with estimated costs.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORTS

ITEM 1: (File 625-208, 4027-03(c))

SUBJECT: REMOVAL AND REPLACEMENT OF DEAD TREES IN VINEYARD PARK

Applications have been received from Mr. P. Bont, Old Stock Route Road, Vineyard, and Mr. B. Jarmain, Lot 3 Singleton Road, Wilberforce, to remove dead timber and fallen trees from Vineyard Park. Interest has been expressed by others in this matter.

On the southern side of Vineyard Park most of the ironbark trees are dead as a result of a virus attack that passed through the area a few years back. From inspection the trees appear suitable for firewood only.

In view of the interest expressed it is proposed that quotations be invited for removal. It has been a requirement of Council that the tree stumps be removed, that security be lodged and insurance effected.

Recommendation

That quotations be invited for the removal of the dead timber from Portion 213, Parish of St. Matthew, Vineyard Park.

COMMITTEE'S RECOMMENDATION

THAT THE DEAD timber be felled by Council and tenders be invited for the removal.

ITEM 2: (File G93, H105/13, A/23)

SUBJECT: NAME OF PARK - PENINSULA AREA

Council on 11th April, 1982 resolved that the whole of the area known as The Peninsula be renamed "Governor Arthur Phillip Park" subject to the historical fact being checked that it was on the corner of South Creek and the river that he named the Hawkesbury River in 1789.

Hawkesbury Historical Society has advised that:-

1. "Governor Phillip Park" was considered appropriate but as there was only one Governor Phillip there was no need for the word Arthur.

2. The Peninsula was a geographical feature and the name should be retained.

3. No evidence could be found as to when or where Governor Phillip named the Hawkesbury River.

Recommendation

That Council name the recreation area on the Peninsula "Governor Phillip Park" and the Geographical Names Board be requested to adopt the name.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File B28/7)

SUBJECT: RELOCATION OF GROSE VALE BUSH FIRE STATION - REPORT BY FIRE CONTROL OFFICER

Council currently awaits approval from the Department of Education in order to construct a double bay bush fire station in the Old Grose Vale Public School site opposite the Community Centre at Grose Vale. Monies for this purpose were provided in Council's 1981/82 Bush Fire Estimates.

At this stage all bush fire equipment is housed in a demountable galvanised iron shed on land owned by Duffys Bus Lines and with the pending transfer of ownership it is now necessary for this structure to be moved.

It is thought that the resiting of the galvanised station at Bowen Mountain would allow for deployment of brigade resources thus offering a more immediate fire protection for the area.

The local bush fire brigade has approached the owner of Lot 88, D.P. 205986, Lieutenant Bowen Drive who has indicated approval of a Right-of-Way of approximately 15 square metres over his land giving access to Vacant Crown Land opposite Waratah Street. The right-of-way would also allow for a legal access to the existing network of fire trails to the west of the village.

Assistance in resiting the Station has been offered by local bush fire personnel.

Recommendation

(i) Approval be given for the resiting of the present bush fire station on Vacant Crown Land at Bowen Mountain.

(ii) Approval be sought from the Crown Lands Office for the erection of the bush fire station on the Vacant Crown Land at the rear of Lot 88, D.P. 205986.

(iii) Council negotiate with the owner of Lot 88, D.P. 205986 for the creation of a Right-of-Way of variable width for bush fire purposes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File T225)

SUBJECT: TRAFFIC DENSITY

A twelve hour traffic count was undertaken on Thursday 15th July, 1982 at the intersection of Bells Line of Road with Grose Vale Road and Terrace Road, North Richmond.

The count was undertaken from 6.00 a.m. to 6.00 p.m. and in addition to recording all the movements at the intersection, traffic turning from Grose Vale Road into Riverview Street was noted. Also a traffic counter was placed in Charles Street to record the 24 hour traffic volume and a supplementary count undertaken between 6.00 a.m. and 9.00 a.m.

Details of the count are shown diagramatically on the attached page with the count tabulated in the report. Distinction was made between cars, trucks and semi trailers. The count was taken prior to the opening of the North Richmond shopping centre.

Works 14/9/82

Traffic Count (12 hr) 6.00 a.m. - 6.00 p.m.
15th July, 1982

Intersection Bells Line of Road - Terrace Road

Manoeuvre	Cars	Heavy Vehicle	Semi Trailers	Totals	24 hr Est.
Bells Line of Road - travelling west	2,545	157	93	2,795	3,717
Bells Line of Road - right turn into Terrace Rd.	762	42	1	805	1,071
Bells Line of Road -left turn into Grose Vale Rd.	1,654	89	13	1,756	2,335
Grose Vale Road - travelling north	142	21	1	164	218
Grose Vale Road -right turn into Bells Line of Road	1,179	53	2	1,234	1,641
Grose Vale Road - left turn into Bells Line of Road	267	11	---	278	370
Grose Vale Road - right turn into Riverview Street	177	4	---	181	241
Terrace Road - travelling south	191	11	6	208	277
Terrace Road - right turn into Bells Line of Road	151	14	2	167	222
Terrace Road - left turn into Bells Line of Road	790	49	10	849	1,129
Bells Line of Road - travelling east	3,771	200	77	4,048	5,384
Bells Line of Road - right turn into Grose Vale Road	157	15	---	172	229
Bells Line of Road - left turn into Terrace Road	226	24	2	252	335
	12,012	690	207	12,909	17,169

Semi trailers on Bells Line of Road 24 hr = 266

Works 14/9/82

Traffic Count at Bells Line of Road and Charles Street (6.00 - 9.00 a.m.)

Manoeuvre	Cars	Heavy Vehicle	Semi Trailers	Totals
Charles Street - right turn into Bells Line of Road	358	9	4	371
Charles Street - left turn into Bells Line of Road	34	5	-	39
Bells Line of Road - left turn into Charles Street	38	-	-	38
Bells Line of Road - right turn into Charles Street	71	2	-	73
	501	16	4	521

Charles Street 24 hour count = 2,274 vehicles

The highest maximum hourly vehicular traffic volume was between 4.30 p.m. and 5.30 p.m. when 1,630 vehicles passed through the intersection. Although only 74 vehicles were turning right out of Grose Vale Road during this period, delays were noticeable.

On the basis of traffic engineering theory the following calculations were made.

Assumed critical headway 5 secs. This figure is normally 4 secs. for a dual lane road but has been increased for the additional pavement width at the intersection. Assumed that vehicles in Grose Vale Road and Terrace Road restricted to one lane in each direction.

Maximum traffic volume main thoroughfare	1,310 vehicles/hour
Maximum traffic volume side roads	320 vehicles/hour
Proportion of vehicles delayed on side roads	84%
Average delay to vehicles on side road	9 seconds
Maximum flow rate that may pass through the intersection from side roads	405 vehicles/hour
Intersection at 79% saturation	
Maximum delay to vehicles on side road	47 secs
Maximum queue length on side road	4.2 vehicles

In addition, 24 hour two way movements were recorded at a number of other locations through the shire. Details of the traffic volumes were as follows:

(a)	Saunders Road east of Pitt Town Road	1,259
	Old Stock Route Road between Saunders Road and Scheyville Road	1,298
	Scheyville Road east of Old Stock Route Road	1,204
(b)	Wolseley Road at bridge Killarney Chain of Ponds	1,654
(c)	Kurmond Road east of Gorricks Lane	1.066
	Kurmond Road between Gorricks Road and Creek Ridge Road	4,141
	Kurmond Road west of Creek Ridge Road	1,787
	Creek Ridge Road north of Kurmond Road	2,579
(d)	Grose Vale Road south east of Bowen Mountain Road	1,153
	Bowen Mountain Road west of Grose Vale Road	822
	Bowen Mountain Road west of Westbury Road	1,112
	Westbury Road north of Bowen Mountain Road	407
(e)	Dight Street, Richmond at Richmond side of R.A.A.F Base	1,427
	2hr count Richmond entry to base 380 vehicles	
	2 hr count entrance Department of Works 60 vehicles	

Recommendation

Further counts be taken after the installation of the traffic facilities to ascertain the effect on traffic distribution and delay times.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File C51/25)

SUBJECT: THE PENINSULA - BOAT RAMP AND RECREATION AREA

Council at its meeting held on the 13th July, 1982, among other things, resolved that -

"...(3) Tenders be invited for the maintenance, caretaking and cleansing of the boat ramp and the adjacent recreation area.

(4) A uniform charge of $6.00 for launching fees be adopted together with a charge of $3.00 per day for single vehicles. The collection of fees to be incorporated in the contract in the number above for a commission of 10% of the fees collected...."

A. Tenders

Tenders were invited and 14 tenders have been received as scheduled in this report.

ATTENDING THE BOAT RAMP - THE PENINSULA, WINDSOR

Tenderer	Amount
Mr. L. Kirkwood	$34,338.22 Per Annum
Mr. L.K. Lavender	$27,000.00
G.E. Grant	$17,200.00
R.W. Brown	$32,000.00
C. Gilderdale	$31,500.00
L. Bosenquet	$32,000.00
M.W. & K.J. Munroe	$60,500.00
G.A. Bayt	$28,000.00
H.N. & E.L. Firth	$ 610.00 Per Week
H. Kennedy	$50,000.00
R. Watts	$31,200.00
S. Boyter	$25,500.00
G. Wood	$75,416.00
K. Moffitt	$21,840.00

It was estimated that the tender amount would be between $25,000 and $30,000. The amount of tender would depend on the method that the tenderer proposes to adopt for the caretaking operating of the Peninsula area. Where a tenderer would be engaging additional labour there would as a consequence be a hire amount involved in the tender. However, where the tenderer is tendering on the basis of family assistance toward the operation then the tender could be somewhat lower. The following tenderers K. Moffit, S. Boyter, L. Lavender and G. Bayt will be interviewed and a recommendation on the tender will be made to the Ordinary Meeting to be held on the 14th September.

B. Fees and Charges

Arising from the press reports of Councils fixing of the fees mentioned in the introduction above there has been considerable correspondence received by Council and numerous letters are forwarded to the Editor of the local paper. The main thrust of the correspondence is an objection to the magnitude of the charge, particularly as it affects regular users of the facility for both launching of boats and recreation purposes.

On further consideration of the charges that were recommended previously to Council there is no charge imposed on other public reserves for parking, and in line with the practice on public reserves in the Shire this charge could well be waived. In regard to the launching fees, Council had earlier in 1982 resolved that the launching fee be the amount of $6.00, exempting the ratepayers and residents of the Shire. The Public Works Department had drawn Council's attention to such charges being in the opinion of the Department discriminatory and the matter was then held in abeyance. It is now suggested that the uniform charge for launching of boats from the constructed ramp at the Peninsula be $4.00, however the opportunity be given for regular users for the purchase of ten (10) tickets, that is one per launching for the amount of $30.00.

An aspect not previously covered in my report was in connection with firms engaged in boating repairs, etc., and for these industries it is suggested that an annual fee be charged on such industries for the use of the boat ramp.

Recommendation

That fees for the use of the boat ramp at The Peninsula, Windsor, be as follows:-

1. Car parking - no charge.

2. Launching of boats fee $4.00 per launching.

3. Concession for bulk purchase of tickets be on the basis of $30.00 per booklet of ten (10) launching tickets.

4. For industries associated with the marine trade requiring regular use of the boat ramp, that such firms are to be charged an annual fee to be determined.

Mr. G. Hart, Commodore, Upper Hawkesbury Power Boat Club, addressed the meeting and Mr. W.J. Murray handed a prepared submission to the Committee regarding the fees and charges.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Minutes of the Local Traffic Committee meeting, held at the Council Chambers, Windsor, on Monday, 16 August, 1982, commencing at 10.00am.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sgt M Roughly
Sgt A Barnes

Department of Main Roads

Mr G Bilton

1. Oakville Progress Association

Provision of a 60kph speed zone at Maraylya School.

THAT THE MATTER be referred to the Department of Main Roads.

2. Mrs F E Gossman, 297 Saunders Road, Oakville

Request for replacement of "Give Way" signs at the intersection of Saunders Road and Old Stock Route Road, with "Stop" signs.

THE LOCATION IS A RURAL AREA and site distance is adequate for the "Give Way" sign situation, and there is no warrant for an alteration.

3. Traffic Authority of New South Wales (T225)

On-street parking of vehicles associated with car sale yards.

FOR INFORMATION - RECEIVED.

4. Bilpin Parents & Citizens Association (T225)

Access to Bilpin School.

THAT THE MATTER be referred to the Department of Main Roads for further investigation and referred back to the Committee on completion of their investigation.

5. Wilberforce Public School P & C Association (T225)

(a) Request for erection of additional "School" signs.

(b) Request for pedestrian crossing on Singleton Road.

Note: School children do not cross the road at lunch time to go to the shop. Observations before and after school indicate that there is not a warrant for the installation of a pedestrian crossing.

THAT SCHOOL SIGNS be erected in George Road and Macquarie Road on both approaches to the school. The sign in George Road on the western approach to be erected prior to the entrance of the pre-school.

6. John J Paine Ross & Co for Joyce Douglass (665-731)

Request for parking restrictions in George Street, Windsor, on the northern side of Bridge Street.

THAT A ONE HOUR PARKING ZONE be established in George Street western side between points six metres and 18 metres from Bridge Street to provide restriction on two parking spaces.

7. Department of Main Roads

Traffic lights corner of Grose Vale Road and Terrace Road with Bells Line of Road.

THAT PARKING RESTRICTIONS BE INTRODUCED AS FOLLOWS:-

Bells Line of Road, south side.
Introduction of a "No Standing" zone from a point 15 metres east to a point 12 metres west of the entrance to the North Richmond Shopping Complex.

North side.
Introduction of a "No Standing" zone applicable to the shoulder of the main carriageway from Terrace Road to a point opposite the western boundary of the fruit shop.

Pitt Lane, eastern side.
Introduction of a "No Standing" zone between 2 metres and 12 metres from Bells Line of Road and a "No Standing" zone between 12 metres and 32 metres from Bells Line of Road.

8. A G Butterworth, East Kurrajong Road, East Kurrajong (665-2002)

Requesting warning signs on the approach to the junction of Crooked Lane and Tennyson Road with Kurmond Road.

THAT "GIVE WAY SIGNS AHEAD" be provided on Crooked Lane.
The Committee gave consideration to the intersection of Tennyson Road and Valley Way and have authorised the marking of the centre line with double lines.

9. Kevin Rozzoli, MP, Member for Hawkesbury (T225)

Representations on behalf of Mr K Warner, of Lot 3 Hanlons Road, Bilpin, seeking reduction of the speed limit through Bilpin from 80kph to 60kph with a lead-in 80kph zone at each end.

THAT THE MATTER BE referred to the Department of Main Roads for further investigation and referred back to the Committee on completion of their investigation.

10. Hawkesbury Shire Council (S205/1; C51/1)

George Street egress from Civic Centre Complex.

Request for relocation of the "No Standing" sign at the northern side of the access to a point in line with the north eastern wall of Reverend Turners Cottage.

THAT THE "NO STANDING" sign be relocated to a point in line with the north-eastern wall of Reverend Turners Cottage.

The meeting terminated at 11.32am.

LOCAL TRAFFIC COMMITTEE

7. Department of Main Roads

The Shire Engineer advised that paragraph five (5) should read -

"Pitt Lane, eastern side.
Introduction of a 'No Parking' sign between 2 metres and 12 metres from Bells Line of Road and a 'No Standing' zone between 12 metres and 32 metres from Bells Line of Road."

COMMITTEE'S RECOMMENDATION

THE MINUTES BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson stated that there was approximately $30,000 still unspent in the Works Cost Statement in relation to the museum.

The Shire Engineer stated that the basement area was subject to considerable fretting due to moisture. The matter had been taken up with the Heritage Council who had placed certain restrictions in respect to the restoration work at the museum. They are seeking to have material that has accumulated on the floor to be excavated and sifted to ascertain what type of archeological artifacts could be there. The amount was provided to repair the foundations of the basement of the museum because they had deteriorated very badly.

Councillor Buttsworth asked what was the present position regarding finance for the Windsor tennis courts.

The Shire Clerk advised that Council was still awaiting advice on its loan allocation and when this was known it would be necessary for a further report to be submitted to Council with a recommendation regarding the programme.

Councillor Henry stated that a light is required on the bridge in Chapman Road.

Engineer for report.

Councillor Michael stated that he was concerned about parking generally at the North Richmond Shopping Centre and in particular the egress and ingress to the parking area.

The Shire Engineer advised that both verbal and written communication had been made with the developer to reconstruct the ingress on Riverview Street to the correct level. He stated that there was some difficulty with the roll over on the crossing as far as the passage of vehicles was concerned.

Councillor Nicholson stated that the Local Traffic Committee had inspected the site and the Committee believed that the main entry should be from Riverview Street and not Bells Line of Road.

Councillor McEwan also referred to the difficulty many drivers are experiencing in parking in the lanes provided in the parking area itself at the North Richmond Shopping Centre.

Councillor Nicholson stated that this had also been looked at by the Traffic Committee and following the inspection Mr. Gilmore was to take the matter up with the Chief Planner to determine whether the parking area should be re-designed.

The Shire Planner stated that the Riverview frontage was being re-designed and plans would be completed before the next meeting of Council. He also stated that the traffic problem on Bells Line of Road would be rectified once the adjoining developments proceed and Mr. Apostolu's front building was pulled down.

Councillor Rotherham asked if the pot holes on Main Road 519 could be attended to.

The Shire Engineer advised that instructions had been issued for the pot holes to be repaired.

Councillor Rotherham referred to correspondence received from Mr. Graham Edds concerning property adjoining the North Richmond Shopping Centre and asked if it had been established whether Council was the adjoining owner to Mr. Edds property.

The Health Surveyor stated that the major boundary is in the ownership of S.H.B.A. Pty. Ltd. and Council owns a small portion at the back. The builders have been requested to replace the fence between Council's and Mr. Edds' property and Mr. Edds has been advised.

Councillor Morrex asked if the Town Planner could bring forward in his report on the North Richmond parking area, if there was a need to acquire additional parking and whether he had considered the vacant land at the rear of the hotel on the southern end of Riverview Street.

Councillor Henry stated that he had been approached by a ratepayer whose new home was within a month of being completed and Prospect County Council had advised him that they were unable to provide power owing to damage to poles.

The Health Surveyor stated that he would make representations to Prospect County Council in this regard.

The meeting terminated at 1.03 p.m.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

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

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

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

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

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

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

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

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

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

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

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

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

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

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

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

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

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

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

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

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

B ROAD OPENING APPLICATIONS

(i) Construction of road and drainage works are not to commence until five (5) copies of the plans and specifications of the proposed works are submitted to and approved by Council's Engineer.

(ii) The new road/s be classified as ..... road/s.

(iii) The construction of residential roads to conform to Council's standard requirements for residential roads.

(iv) The construction of secondary (rural) roads to conform to Council's standard requirements for secondary (rural) roads.

(v) The new road/s to be named .....

(vi) Street name signs to be provided at the junction of the new road/s.

(vii) Underground stormwater drainage is to be provided within the new road/s, adequate to cater for the discharge as assessed from "Australian Rainfall and Runoff" as well as construction of underground drainage for the discharge of stormwater from the road reserve.

(viii) The creation of easements to drain water and/or drainage reserves over the site of drainage discharge.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 31st August, 1982 commencing at 10.11 a.m.

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

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

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA 256/82)
APPLICANT:	W. & P. GREENHALGH
OWNER:	W. & P. GREENHALGH
LAND & LOCATION:	LOT 18, D.P. 234766, BELLS ROAD, GROSE VALE
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1)
APPLICATION:	ERECTION OF AN ADDITIONAL DWELLING FOR THE ACCOMMODATION OF A RURAL WORKER

S.P. REPORT

The application is accompanied by a letter of objection under the provisions of State Environmental Planning Policy No. 1, objecting against the minimum provisions of I.D.O. 3 which requires a minimum area of 10ha. for the erection of a second dwelling.

The subject land has an area of 8.858 ha., is substantially developed for horticultural purposes and is rurally rated by Council. On this basis the proposal is considered satisfactory. As the area of the land is more than 10% under the minimum requirements, albeit only slightly, the application can only be approved with the concurrence of the Department of Environment and Planning.

Recommendation

Council support the application and forward it for the Department of Environment and Planning's concurrence under State Environmental Planning Policy No. 1 and should the Department so concur the application be approved under delegated authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA244/82)
APPLICANT:	MR. S.G. MALES
OWNER:	MR. S.G. MALES
LAND & LOCATION:	PART PORTION 162 OF PARISH OF KURRAJONG. LOCATED ON THE WESTERN SIDE OF HERMITAGE ROAD, KURRAJONG HILLS, ABOUT 130 METRES NORTH EASTERLY FROM THE INTERSECTION OF BELLS LINE OF ROAD - AREA 6.88 HECTARES. DIRECTORY REFERENCE F5 MAP 7.
ZONING:	I.D.O. 3 COLO - NON-URBAN 1(b4)
APPLICATION:	DUAL OCCUPANCY BY ADDITION OF A DWELLING ATTACHED TO THE EXISTING DWELLING BY MEANS OF A CARPORT
OBJECTIONS:	NO OBJECTIONS HAVE BEEN RECEIVED

S.P. REPORT

The proposed development is permissible under the provisions of Sydney Regional Environmental Plan No. 2.

The subject land has more than adequate area for the parking of three vehicles required by Council's off-street parking code.

The land is contained in an Escarpment Preservation Area and therefore the provisions of clause 45 of I.D.O. No. 3 will apply.

A building application has been submitted.

Recommendation

That the application be consented to subject to the following conditions:-

1. - 4. Standard Conditions (dwellings) - 3 (44,000 litres for use by the proposed additional dwelling), 4, 5, 6.

5. Provision of a visitor parking space in addition to the garage and carport.

6. The proposed dwelling is to be located on the site more or less in the position as shown on the plan accompanying the development application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File D4278/82)
APPLICANT:	R. & C. HOTTINGER
OWNER:	J.W., S.V. & J. AINSLEY (OWNERS OF LAND WHERE VESSEL IS TO BE STORED)
LAND & LOCATION:	(WHERE VESSEL IS TO BE STORED) PART PORTIONS 12 & 13, PARISH OF PITT TOWN, HALL STREET, PITT TOWN.
ZONING:	NOT APPLICABLE
APPLICATION:	TO ESTABLISH A FLOATING KIOSK

S.P. REPORT

Proposal

To sell light refreshments from a boat operating between Windsor Bridge and Wiseman's Ferry serving at random points along the river. Type of goods to be sold will include milk, bread, coffee, tea, cold drinks, ice-cream, pies, cigarettes, etc. No food will be consumed on the vessel. The intention is for weekend trading only with the vessel being stored during the week on private property at Pitt Town. The vessel will be launched Friday evening, moored near the launching point of Friday and Saturday nights, and pulled from the water on Sunday evening. The consent of the owners of the subject property has been given.

The Vessel

Originally designed as a houseboat, the vessel has an overall length of 7.8 metres, a beam of 3.54 metres, height above water of 2.2 metres with the hull drawing 230 mm, the keel drawing an additional 230 mm making an overall draught of 460 mm when fully loaded.

The serving area will be at the forward end of the vessel which will nose into the bank to effect sales. The wheelhouse is just forward of mid-ship, aft of which is a storage area and bunk. Refrigeration units, toilets and the motor (outboard) are located in the stern. Maximum speed of the vessel is 12-13 k/p/h.

The main cause for concern is pollution of the river by rubbish from food packaging and disposal of effluent and waste matter. Suitable rubbish containers will need to be provided in the boat adjacent to the serving area and a properly approved effluent disposal system will need to be installed. Adequate fresh water tanks for washing of food utensils and for personal washing will also need to be provided.

Recommendation

(A) That the Council consent to the application subject to the following conditions:-

1. Details of the provision of toilets, including disposal methods, are to be submitted for approval prior to commencement of operation. Toilets are not to be discharged into the river.

2. Details of construction and finish of food handling and storage areas are to be submitted for approval and the boat inspected and approved by the Shire Health Surveyor prior to commencement of operations.

3. Adequate on-board fresh water storage is to be provided for consumption, washing of food utensils and for personal washing to the requirements of Council's Health Surveyor.

4. The vessel is not to be fitted with any hooter, siren, bell, musical chimes, etc, (other than as required by the Maritime Services Board), that is likely to cause any disturbance to the amenity of the area.

5. No food is to be consumed on board the vessel by customers.

6. The vessel is to be made available for inspection by the Shire Health Surveyor from time to time and at least once a year.

7. Standard Condition (p).

(B) That the applicant be advised as follows:-

1. The necessity of compliance with the requirements of the Maritime Services Board.

2. Where sales from the vessel take place on private property, the consent of the owner will be required.

3. The above consent relates only to that part of the river fronting the Hawkesbury Shire Council Area. Control of the right bank downstream of Cattai Creek is the responsibility of Baulkham Hills Shire Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File 225/82)
APPLICANT:	G. & T. CROSATO
OWNER:	G. & T. CROSATO
LAND & LOCATION:	LOT 3, D.P. 244702 LOCATED ON THE NORTH WEST CORNER OF THE INTERSECTION OF HAM AND WALKER STREETS
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a)
APPLICATION:	ERECTION OF AN INDUSTRIAL BUILDING TO CONTAIN FOUR (4) UNITS WITH OFFICE SPACE ON A MEZZANINE LEVEL - TOTAL FLOOR AREA = 1,124 m^2

S.P. REPORT

The proposed development is a permissible use with the consent of Council in an industrial general zone.

The original application showed the proposed industrial building facing towards Ham Street directly opposite the residential area. This was not considered acceptable and the applicant was contacted which resulted in the original plan being amended with the building facing Walker Street. This report is based on the amended plan.

By Council's Parking Code, 23 parking spaces are required calculated on a floor area of 1,124 m^2 at one space per 50 m^2.

The proposed development does not contravene the requirements of Council's Industrial Code.

Recommendation

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

1. The proposed building is to be relocated on the site with the main facade, containing the entrances to the units, facing Walker Street.

2. - 16. Standard conditions (a) ...of an amended building application..., (b), (c), (e) ...except vehicles in the properly constructed parking area, (f), (g), (h), (i) 23, (j), (l), (m), (p), (u) factory unit, (w), (x)

17. The proposed building is to be set back a minimum of 5 metres from Ham Street and screen planting is to be provided to effectively screen the proposed building and parking area from the dwellings on the southern side of Ham Street. Details of screen planting are to be included in the landscape plans required by condition (1) above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA 284/82)
APPLICANT:	MR. R. JOHNSTON
OWNER:	MR. R. JOHNSTON
LAND & LOCATION:	LOT 1, D.P. 541106, LOCATED ON THE SOUTHERN SIDE OF BELLS LINE OF ROAD, KURMOND ABOUT 580 METRES WESTERLY FROM THE INTERSECTION OF LONGLEAT LANE
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b2)
APPLICATION:	CHANGE OF USE OF THE EXISTING DWELLING ATTACHED TO THE SERVICE STATION AND FOR THE ERECTION OF A NEW SEPARATE DWELLING

S.P. REPORT

The existing development comprises a service station with an attached dwelling forming a single building. Part of the dwelling is used for storage purposes.

The development constitutes a non-conforming use but by virtue of its existence prior to the "Appointed Day" and enjoys existing use rights.

The application may be approved under the provisions of Clause 53 of the Environmental Planning and Assessment Regulation 1980.

The application seeks to change the use of that part of the building comprising the dwelling to a Manager's office and staffroom. There is no increase in floor space. Provided the area is not used as a display area for goods no additional parking will be required.

A building application has been submitted for the new dwelling for which development consent has been given under delegated authority.

Recommendation

Council consent to that part of the application for change of use of the existing dwelling subject to the following conditions:

1.-3. Standard Conditions (f), (k) and (p).
4. The existing dwelling is only to be used for the purposes of storage, manager's office, staffroom and amenities and not for the display and sale of goods or any other purpose.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA300/82)
APPLICANT:	J. & V. BORGESE
OWNER:	U., P., J. & M. BORGESE
LAND & LOCATION:	LOT 2, D.P. 541961, 483 GEORGE STREET, CORNER ARGYLE STREET, SOUTH WINDSOR
ZONING:	W.P.S. - GENERAL BUSINESS 3(a) V.S. - GENERAL BUSINESS 3(a)
APPLICATION:	ERECTION OF A TWO STOREY COMMERCIAL BUILDING CONTAINING 3 LOCK UP SHOPS ON THE GROUND FLOOR AND 3 OFFICE SUITES ON THE FIRST FLOOR AND USE OF SHOP 1 AS A FRUIT MARKET, SHOP 2 AS A HAIRDRESSER AND SHOP 3 AS A HARDWARE SHOP

S.P. REPORT

Application is to erect a two storey commercial building on the corner of George Street and Argyle Street, South Windsor, within the existing shopping centre. The ground floor is to contain 3 shops with uses as above and amenities for both floors. Access to the three office suites on the first floor is by two sets of stairs and the building is constructed of face bricks, has a flat roof and allows for an awning to both road frontages.

No off-street parking is provided with the development and on the proposed floor area, 18 spaces are required at 1 space for each 37m^2. A contribution of $57,600 should be levied for the off-street parking not provided on the site in accordance with Council's Code for South Windsor of $3,200 per space.

The development conforms to the requirements of the Windsor Planning Scheme Ordinance and Council's Code.

Recommendation

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

1.-7. Standard conditions a, b, c, f, g, p and q.

8. Details for storage of waste material for each shop and office to be submitted with building application.
9. Width of awning to be restricted so that it terminates 600mm from the edge of the footpath in each street and lane.
10. Payment of a contribution of $57,600 towards provision of off-street parking for tenants, employees' and customers' vehicles not provided on site, calculated at the rate of one space for each 37m^2 of gross floor area, there being a deficiency of 18 spaces for the development at $3,200 per space.
11. Provision of full width concrete footpath to the frontages of George Street, Argyle Street and rear lane to Shire Engineer's requirements.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA301/82)
APPLICANT:	S. CROSS
OWNER:	S.J. & J.G. CROSS
LAND & LOCATION:	LOT 29, D.P. 17017 NO. 19 RIVERVIEW STREET, NORTH RICHMOND, ON THE SOUTH WESTERN SIDE OF RIVERVIEW STREET
ZONING:	I.D.O. 3 Colo - RESIDENTIAL 2(a1)
APPLICATION:	ERECTION OF AN ADDITIONAL BUILDING TO BE USED AS A PROFESSIONAL CONSULTING ROOM EITHER BY AN ADDITION AT THE FRONT OF THE RESIDENCE OR A DETACHED BUILDING AT THE REAR OF THE RESIDENCE

S.P. REPORT

Application is to erect an additional building to the existing brick residence at the above address to be used as a professional consulting room for two dentists or one doctor and one dentist. The applicant has submitted two alternative locations for the addition, the preferred location is in front of the residence giving a 1.5 metre building line to Riverview Street, while the alternative location is at the rear of the residence as a detached building. It is considered that the addition in front of the dwelling is completely out of character with the adjoining cottages and Council should only consider the alternative location in the rear yard. This addition contains two surgeries, a laboratory, waiting and reception area.

The plan allows for removal of the rear wall of an existing garage to provide access to the rear yard for parking for six vehicles. It is considered the garage should be removed entirely to give more ready access to the parking area. No toilet facility is provided with the addition, and since it is removed from the residence, provision should be made for this facility.

The proposal is an allowable use within the provisions of I.D.O. 3 Colo and falls within the definition of a "professional consulting room".

Recommendation

Approval be granted for the erection of a detached building at the rear of the existing residence to be used as a professional consulting room for two dentists or one doctor and one dentist subject to the following conditions:

1.-10. Standard conditions a, b, c, e, h, i (6 vehicles), j, k, l and m.
11. Demolition of existing garage and toilet building to provide satisfactory access to the rear parking area for employee's and patient's vehicles.

12. Approval is given for the detached building at the rear of the residence as shown as "Proposal 2 Alternative Location" on the plan submitted with the development application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA221/82)
APPLICANT:	MR. H.M. POWERS
OWNER:	MR. H.M. POWERS
LAND & LOCATION:	LOT 1, D.P. 617232 LOCATED BETWEEN PITT TOWN BOTTOMS ROAD AND THE HAWKESBURY RIVER AT PITT TOWN ADJOINING AND TO THE WEST OF THE SUNDOWNER CARAVAN PARK
ZONING:	W.P.S. - NON-URBAN 1(d)
APPLICATION:	REFORMATION OF THE RIVER BANK AND ESTABLISHMENT OF PICNIC GROUNDS

S.P. REPORT

The application comprises two distinct parts:

1. Reformation of the river bank

2. Establishment of picnic grounds

In detail:

1. The intent is to reshape the river bank to form a single straight grade running from the bank of the river to meet the natural ground level about 120 metres back from the river. Spoil will be disposed of on the subject land or on land in the same ownership on the opposite side of Pitt Town Bottoms Road. The finished area will be turfed using turf from the subject land.

2. Construction of eight picnic shelters with nearby barbeques. Picnic shelters will be of timber construction with a shingle roof and the barbeques are to be constructed of common brick or concrete blocks.

Both of the above uses may be permitted by the Council with the reshaping of the river bank being subject to the requirements of the Public Works Department.

No specific parking requirements are laid down by Council's Code for off-street parking. It is considered that a parking area should be provided to cater for a minimum of 20 cars for which adequate space is available on the site.

Recommendation

The application be approved subject to the following conditions:

1. Submission of amended engineering plans to be approved by the Shire Engineer, before commencement of any work, which are to include the following:

   (a) a locality plan showing site of works and spoil disposal area;
   (b) details of permanent recovery marks for sections A, B & C;
   (c) detailed cross sections showing existing and finished levels and grades drawn to a natural scale of 1:200.

   In addition, the plans require to be accompanied by a statement indicating pollution control measures for dust, noise, and prevention of material entering the river; method of removal and disposal and time of excavation and restoration.

On completion of excavation works and prior to restoration, a work as executed plan is to be submitted to the Council showing final levels and grades.

2. The engineering plans required by conditions (1) above are to be approved by the Public Works Department before any work is commenced and any conditions that the Department may apply are to be complied with.

3.-8. Standard conditions a (for the proposed picnic shelters), b, c, h, p and z.

9. A parking area having a capacity of 20 vehicles is to be provided on the site to be constructed, along with the access from the road, to the requirements of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA292/82)
APPLICANT:	SCOTTS ROAD SEALING SERVICE PTY. LIMITED
OWNER:	MRS. J.J. GLUCK
LAND & LOCATION:	LOT C, D.P. 378361, LOCATED ON THE SOUTH EASTERN SIDE OF GROVES AVENUE, MULGRAVE ABOUT 116 METRES NORTH-EASTERLY FROM THE INTERSECTION OF RAILWAY ROAD, NORTH
ZONING:	W.P.S. - INDUSTRIAL GENERAL
APPLICATION:	ESTABLISHMENT OF AN OFFICE AND WORKS DEPOT FOR A BITUMEN SEALING COMPANY

S.P. REPORT

The proposed development is not specifically classified under the provisions of the Windsor Planning Scheme but as the main function will be for the storage of materials, with office and workshops being ancillary, the closest classification that could be applied will be a bulk store which is a permissible use in an industrial general zone.

Based on 30 employees, 15 parking spaces are required to be provided by Councils Parking Code.

Adequate space is available on the site for loading and unloading of goods.

The buildings will need to comply with a ten metre building line and to improve the front appearance fencing should be set back to this line. Adequate provision will need to be made for control of fire and suitable fire fighting equipment will need to be provided particularly as the land adjoins a fuel depot.

Recommendation

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

1. - 14. Standard conditions (a), (b), (c), (d), (e), (g), (h), (i) 15, (j), (l), (m) with the splay seal across the road shoulder to conform with the existing pavement, (p), (q), (w).

15. Suitable fire control measures and fire fighting equipment are to be provided to the requirements of the Shire Health Surveyor with details to be included in the building application.

16. Buildings are to comply with a ten metre building line with the front fence being erected on this line and the area in front of the fence being landscaped.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File DA289/82)
APPLICANT:	MR. P. DE VILLERMONT
OWNER:	MR. P. DE VILLERMONT
LAND & LOCATION:	PT. LOTS 28, 29 AND 30, D.P. 192247 "LE PRESSOIR" RESTAURANT, ON THE NORTH-WESTERN CORNER OF THE INTERSECTION OF BELLS LINE OF ROAD AND WARKS ROAD, KURRAJONG HEIGHTS
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1)
APPLICATION:	EXTENSION TO THE EXISTING RESTAURANT

S.P. REPORT

The existing restaurant is an existing non-conforming use in the residential 2(a1) zone. The applicant has stated in the application that there will be no increase in the number of seats with a maximum of 50. The proposed area is contained on an existing verandah and is currently used for purposes of after dinner relaxation when weather permits. As the subject area is already contained under the same roof and there is to be no increase in the number of seats, the application may be considered as an adjustment of internal facilities and not as an extension of use and on this basis may be permitted by Council.

A building application has been submitted. Existing parking is adequate.

Recommendation

Council consent to the application subject to the following condition:

1. Materials used in the proposed alteration to the building are to be of a type, style and colour so as not to be out of character with the existing building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA 295/82
APPLICANT:	T.H.R. ADAM
OWNER:	T.H.R. ADAM
LAND & LOCATION:	PART PORTION 82 PARISH MERROO, BLAXLANDS RIDGE ROAD, KURRAJONG
ZONING:	I.D.O. 3 COLO - PART NON URBAN 1(b1) and PART NON URBAN 1(b2)
APPLICATION:	SUBDIVISION INTO TWO LOTS, ONE OF APPROXIMATELY 5HA AND ONE OF APPROXIMATELY 14HA.

S.P. REPORT

The subject land has an area of 19.3ha and is irregular in shape. The minimum lot size allowable under IDO 3 is 10ha. and the applicant has applied under the provisions of State Environmental Planning Policy No. 1 for Council support to his proposal to enable determination by the Department of Environmental Planning as one of the proposed lots is more than 10% under the required minimum.

While Council could allow, under its discretionary power under the State Policy, the land to be divided equally into say, one 10ha. lot and one 9.3ha lot, the shape and topography of the land does not lend itself to this. On this basis it is considered that the proposal is reasonable in the circumstances and should be supported by Council.

Recommendation

Council support the proposed subdivision in accordance with the plans submitted and that the matter be forwarded to the Department of Environment and Planning for determination in accordance with State Environmental Planning Policy No. 1 and that should the Department concur the application be granted development consent subject to conditions:

1.-5. (Standard Subdivision under E.P.A. Act) 2, 4, 8($320), 9 and 12.
6. The provision, if required, of road widening to the requirements of the Department of Main Roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA266/82)
APPLICANT:	G.T. MILLER
OWNER:	RIMIL INVESTMENTS PTY. LTD.
LAND & LOCATION:	LOT 1011, D.P. 621211 BELLS LINE OF ROAD, NORTH RICHMOND, ADJOINING AND TO THE EAST OF COLO HIGH SCHOOL
ZONING:	I.D.O. 3 COLO - PT. NON URBAN 1(b1) AND PART NON URBAN 1(b2)
APPLICATION:	SUBDIVISION INTO TWO LOTS EACH OF 9.3 HA. (APPROX.)

S.P. REPORT

The applicant has applied to subdivide the subject land under the provisions of State Environmental Planning Policy No. 1 as the zoning under I.D.O. 3 requires that each lot is of a minimum 10 ha.

The land contains an area of 18.63 ha. which is within 10% of the area required for a two lot subdivision and, as such, may be approved by Council under the terms of the policy.

The land is irregular in shape, however, the proposal is considered adequate in terms of the general ratio of width to depth of each of the lots.

The lots front a little used section of the old alignment of Bells Line of Road and are each served by a battleaxe "handle" some 53 metres wide x 43 metres deep. When creating battle axe shaped lots the area of the "handle" is not to be calculated as part of the area of the lot in applying the provisions of the minimum area requirements. In this case the area of each of the "handles" is approximately 0.23 ha. which, when deducted from the 9.3 ha. area of the lots, still makes each lot fall not more than 10% below that required.

The access from the old section of road to the lots will require earthworks to overcome a 3-4 metre embankment between the road and the proposed lots and also possible relocation of an existing stormwater culvert discharging in the vicinity. These problems can be overcome and will be embodied in a condition to the satisfaction of the Shire Engineer in the required subsequent subdivision consent under Part 12 of the Local Government Act.

Recommendation

A. Council consent to the application subject to the following conditions:

1.-5. Standard conditions (under EPA Act) 2, 4, 8 ($400), 9 and 12.

B. The Department of Environment and Planning be notified of Council's decision in accordance with the policy.

Mrs. R. Vermeulen, a casual teacher at Colo High School addressed the Council regarding Colo High School's interest in the subdivision and expressed the hope that a corridor of vegetation bordering the creek could be set aside as a reserve during the planning stage of the subdivision to provide cover and continuity of the nature area within the school grounds.

COMMITTEE'S RECOMMENDATION

A. COUNCIL CONSENT TO the application subject to the following conditions:

1.-5. Standard conditions (under EPA Act) 2, 4, 8 ($400), 9 and 12.

B. The Department of Environment and Planning be notified of Council's decision in accordance with the policy.

FURTHER, THE USE of the adjoining land and the need for the extension of the existing school be brought to the notice of the Department of Education, the land owner and the P. & C. Association with a view to the Department acquiring the area, particularly that section along the creek.

CORRESPONDENCE

ITEM 1: (File P160)

CORRESPONDENT: M/S. ROSLYN WILSON

SUBJECT: REGION AT END OF LAWS FARM ROAD KNOWN AS "LOWER PORTLAND"

Advising that she has recently purchased a property in the area and has been unable to establish the exact address as it has been variously described as Lower Portland, Sackville and Ebenezer. Stating that following discussions with local residents, it has been decided that renaming the valley to either "Cumberland Reach" or "Cumberland Valley" would be desirable and would not necessitate a postcode change.

S.E. REPORT

The advices regarding the locality name were sought from the Hawkesbury Historical Society who have forwarded the following advices:-

> "Cumberland Reach is suggested because it is an historic name associated with the reach of river nearby which readily identifies the locality and is in agreement with the desires of residents."

Recommendation

That the locality generally known as Ski Lodge Village, Lower Portland, Sackville and Ebenezer be described as Cumberland Reach and that the appropriate authorities be so informed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 5328-1(c)

CORRESPONDENT: ROBERT PONT, ARCHITECT

SUBJECT: REDEVELOPMENT OF POR. 69 SINGLETON ROAD, COLO HEIGHTS

S.P. REPORT

The correspondent seeks Council's support to the preparation of a draft Local Environmental Plan to enable holiday and recreation development of the land including a service station, restaurant, caravan park and holiday cabins and associated amenities blocks, parking, picnic areas etc.

The land is on the western side of Singleton Road opposite the existing service station in the same ownership. The intent is to keep and upgrade this existing development thus alleviating the necessity of heavy trucks and other passing traffic to cross the centreline of the road in order to refuel. The land is adjoined on its rear boundary by the newly created Wollemi National Park and it is the users of this park that the correspondent wishes to cater for.

There is no doubt that the National Park would be more accessible if there were adequate facilities in the area including accommodation. There are few freehold properties in the area, it being rather remote. The preliminary sketch plans are seemingly well designed and it is felt that the proposal would be well utilised and an asset to the area and the Shire generally.

Recommendation

Council support the correspondent's request to the creation of a Local Environmental Plan in accordance with his submission and that an environmental study is considered to be not required prior to preparation of the draft plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA11/82)

CORRESPONDENT: HOPETOUN INVESTMENTS PTY. LTD.

SUBJECT: DEVELOPMENT CONSENT NO. 123/1982 - HAWKESBURY COUNTRY CLUB

Referring to Conditions 12 and 13 of the above Development Consent and proposing that Council undertake to construct a sealed road from the Colo Bridge to the site and that Hopetoun Investments Pty. Ltd. contribute to this cost as follows:-

1. The developer would contribute $250,000 towards the cost of the road upon release of building plans and Council would undertake to complete the road within a period of one year of that date.

2. The developer would pay a further contribution of $500 per bedroom upon certificate of occupancy for each stage of the development. Total payment being 250 x 2 bedroom villa units and 50 motel-style units comprising a total of 550 bedrooms making up a contribution of $275,000.

3. That these total contributions of $525,000 be applied only to the proposed road and or associated public amenity in the immediate vicinity and that Council apply similar charges to any further developments in the area in order to upgrade the public amenity of the locality.

Stating that it is beyond the bounds of feasibility for the developer to bear any further charges but work is being done on some other proposals in the vicinity which may allow further contributions to be offered towards the cost of this road.

S.E. REPORT

The area of the proposed development at Half Moon lacks reasonable vehicular access and in its approval in Development Consent No. 123/1982, Council required the provision of adequate access to the development in the following conditions:-

"12. The access road to the site from the proposed Wheelbarrow Ridge/Webbs Creek Road is to be constructed to the requirements of the Shire Engineer, and where required, road openings are to be effected in accordance with the Public Roads Act to provide a public road throughout the full length of the access road. Any roads opened are to have such a status as to permit public use, but absolving Council of any maintenance. The access road is to be constructed to a two lane rural road standard, generally incorporating a 6.2m bituminous seal, an approved gravel pavement of 6.5m in width and 150mm depth, 1.2-1.8m shoulders and associated drainage structure.

13. The access to the point mentioned in the previous condition (12) is to be provided from an existing public road in use and approved by Council. The construction is to be on the following basis - an approved gravel pavement of 6.5m in width and 150mm depth, 1.2-1.8m shoulders and associated drainage structures."

Access can be provided to the development either by Greens Road, which passes the South Sydney Junior Rugby League property "UNA VOCE". This road has a reserve width of 10m with an extremely poor alignment and is constructed on the steeply sloping wall of the Hawkesbury River where improvements to the road would involve considerable widening and reconstruction within a soil rock formation of inherent instability. The alternate access is by Wheelbarrow Ridge Road and the Electricity Commission road formed on the top of Wheelbarrow Ridge. The estimated cost for the upgrading of the latter alternative is as follows:-

1.	Wheelbarrow Ridge Road - length 6.5 km	- estimated cost $650,000
2.	Electricity Commission road - length 10 km	- estimated cost $400,000
	TOTAL	$1,050,000

From the Electricity road a further 3km of road construction would be required to give access to the proposed development. This section of road is estimated to cost a further $250,000.

The only funding available to Council for the construction of this access would be from the Road Grants Act funds of approximately $250,000 per year and contributions that may be received from developers. At this time for the access road would serve only the development proposed by the Hawkesbury Country Club. The offer of Hopetoun Investments Pty. Ltd. of an initial $250,000 followed by a further contribution of $500 per bedroom, is qualified upon Council undertaking to complete the access road at an estimated cost of $1,300,000 within one year of the initial contribution of $250,000.

It will be obvious from the above that Council's finances would preclude the undertaking of the construction where its costs would be $1,050,000 within the time constraint of one year.

Recommendation

That Hopetoun Investments Pty. Ltd. be informed that the offer contained in their letter dated 4th August, 1982 towards the cost of construction of access to the development approved in Development Consent No. 123/1982, proposed by Hawkesbury Country Club, be not accepted as the initital cost commitment to Council of $1,050,000 is beyond Council's financial resources.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

B1. DEPARTMENT OF ENVIRONMENT AND PLANNING - DRAFT AMALGAMATING HAWKESBURY LOCAL ENVIRONMENTAL PLAN. P160/41.

Advising that the Department's consideration of the draft plan pursuant to Section 65 of the Environmental Planning and Assessment Act, 1979 is at an advanced stage and it is necessary to obtain the opinion of the Parliamentary Counsel as to whether or not draft environmental planning instruments can legally be made.

(S.P. - Council will be aware that a draft local environmental plan has been prepared and forwarded to the Department of Environment and Planning that amalgamates the previous planning instruments of both Councils and the Windsor Varying Scheme. The Department has advised the above and notwithstanding the Department's requests for the Counsel's opinion as a matter of urgency, the opinion has still not been granted. The Department expects the opinion will be available in the "very near future", following which a certificate enabling exhibition can be granted.)

B2. NATIONAL TRUST OF AUSTRALIA - "OLDEST SURVIVING ENGLISH OAK TREE IN AUSTRALIA". H105/3.

Advising that the Trust has approved the classification of "the oldest surviving oak tree in Australia". The tree is located on the Richmond Lowlands on a property off the end of Bensons Lane on land owned by G. & J. Biddle and is reported to be 188 years old. The owners have agreed to the classification and have agreed to care for the tree.

B3. DEPARTMENT OF ENVIRONMENT AND PLANNING - CIRCULAR 37 - COMMUNITY USE OF SCHOOL FACILITIES AND SITES. S196.

Advising that the Department of Education has recently taken steps to facilitate community use of school sites and facilities. The Department is inviting commercial enterprise to supply sporting and recreation facilities which cannot now be provided by education resources. Schools would have use of the facilities during the school day. In return, the successful supplier would be able to hire the facilities for community use out of school hours. To assist these initiatives, the Minister for Planning and Environment has issued a direction under Section 117 of the Environmental Planning and Assessment Act.

(S.E.: In consideration of the Minister's direction action for use of school halls/assembly areas, together with use of tennis courts, etc., should be taken into account. Opportunity is available for provision of lighting by public bodies or commercial enterprise to provide for night time use of the facilities. Arrangements would be necessary for use of change rooms and toilet facilities.)

B4. DEPARTMENT OF ENVIRONMENT AND PLANNING - LOT 15 CEDAR RIDGE ROAD, KURRAJONG. 922-4(C)

The Department have advised that the Minister has agreed to the making of a Local Environmental Plan to permit subdivision of the above land into one 10.12 ha. lot and one 1.0 ha. lot and that the matter will be gazetted when the necessary documents have been prepared by them.

By way of comment this application was supported by Council at its meeting of 14th July, 1981 and while gazettal will now take place, this could still be up to two months off making a total time of 14-15 months for the entire procedure.

B5. LAND AND ENVIRONMENT COURT - LOTS 3 AND 6, D.P. 239109 TERRACE ROAD, FREEMANS REACH. 4675-1(C), DA322/81.

The Court has served notice on Council that Mr. McNair, the owner of the subject land, intends to appeal against a refusal by Council from its meeting of 9th June, 1981 to an application for subdivision of the land.

A conciliation conference has been set down for Wednesday, 1st September, 1982 in the matter. Council will be kept informed.

B6. DEPARTMENT OF ENVIRONMENT AND PLANNING - PROPOSED SAND EXTRACTION BY A.H. & V.M. BOW AT WHEENEY CREEK. 68A/354/78, 68A/249/79.

Advising that A.H. & V.M. Bow have consulted the Director concerning the preparation of an environmental impact statement for an extractive industry and have enclosed a copy of the advice forwarded to A.H. & V.M. Bow. Stating that any development application for this proposal will be determined by the Minister for Planning and Environment in accordance with a deemed Direction to Colo Shire, following Council's consideration of the proposal.

(S.P.: The correspondent has advised Council that A. & V. Bow have consulted with the Director of the Department of Environment and Planning concerning the preparation of an environmental impact statement as required by the Act prior to the submission of the required development application.

To date this application has not been received by Council and when it is , will be dealt with under the Act as "designated development" with the ultimate decision being made by the Department in accordance with a deemed direction to Colo Shire under Section 101 of the Act.)

SHIRE PLANNER'S REPORTS

ITEM 1: (File C48)

SUBJECT: SEMINAR HAWKESBURY AGRICULTURAL COLLEGE - 'WHERE HAVE ALL THE HOUSES GONE?'

Hawkesbury Agricultural College organised a seminar on Saturday, 31st July, 1982 with the theme being "Where have all the houses gone?". The seminar was attended by six of Council's Planners - four from the Planning Department and two from the Community Services staff.

Amongst the speakers were Mr. Henry Wardlaw, Chairman of the Land Commission of New South Wales, Mr. Ken Fallon, Regional Manager of Hooker Rex Estates and Wendy Sarkissian, Director of Social Impacts, a consultant to the Land Commission.

The three main points raised were the costs of developing land for housing, Section 94 contributions and the social environment in new estates.

It was stated that the cost to LANCOM of providing an average suburban lot with an area of 560 square metres is currently $22,000. Of this, the cost of the land itself is only $6,000. The remainder is made up of the provision of roads and drainage - 21%, public services including water supply, sewerage and electricity - 21%, and interest accumulated during the development - 16%. There are a number of opportunities that are available for reducing the cost of development including type of materials used in road construction, reduction in the amount of bituminous areas, return to competitive tendering for the provision of services, particularly in the area of water, sewerage and electricity and speeding up the planning process by reducing time for approvals.

The Section 94 contributions required for residential areas in two western Sydney Councils were discussed. The contributions ranged between $2,766 and $3,955 per lot. One Council required contributions for such facilities as district recreation centres, gymnasiums, indoor tennis courts and squash courts. It was argued that contributions for these types of facilities were excessive and that these facilities were better provided by private enterprise, rather than Local Government. A further point raised is the requirement that Section 94 contributions must be paid prior to the release of the linen plans of subdivisions. It was argued that this requirement created an excessive burden on the developer at that time. As an alternative it was suggested that bank guarantees with a system of deferred payments would be a preferred method.

Wendy Sarkissian spoke on the social impact of developing large low density suburbs on the fringes of cities. Those particularly disadvantaged are women, children, low income earners, the aged, disabled and unemployed. These people depend upon scarce and unreliable government services and facilities such as transport, welfare and child care, etc. for support. The disadvantaged tend to become isolated in the suburbs and it was argued that planners, politicians, etc. should become more aware of the needs of the disadvantaged and the requirement for adequate levels of services and facilities to be provided for those people who spend most of their time within the suburbs - women and children and the disadvantaged.

Summary sheets indicating the land development costs produced and the main points of the relevant speakers have been distributed separately.

Recommendation

The above information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P160-33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATION OF AUTHORITY

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

Applicant	Land
Dwelling Houses	
G. Medway	Lot 128 Walmesley Road, Lower MacDonald
A.R. Vince	Lot 4 Tizzana Road, Ebenezer
E. Long & Co. Pty. Limited	33 George Road, Wilberforce
I.M. Williams	Lot 6 Terrace Road, Freemans Reach
R. & A. Cavallaro	Lot 4 Kurmond Road, Freemans Reach
J. Zammut	Lot A Springwood Road, Agnes Banks
S. Biancotti	Lot 43 Coobah Road, East Kurrajong
Masterton Homes Pty. Ltd.	Lot 13 Elizabeth Street, North Richmond
S.J. Davis	Lot 5 Wheelbarrow Ridge Road, Colo Heights
R.J. & J.A. Smith	Lot 14 Dabage Place, Kurrajong Heights
B. & R.B. Bell Pty. Ltd.	Lot 26 Pamela Crescent, Bowen Mountain
R. Herford	Lot 28 Pamela Crescent, Bowen Mountain
M. Zabek	Lot 12 Rain Ridge Road, Kurrajong Heights
E.J. Earl	Lot 2 Bellbird Avenue, Kurrajong Heights
E.J. Earl	Lot 3 Bellbird Avenue, Kurrajong Heights
E.J. Earl	Lot 1 Bellbird Avenue, Kurrajong Heights
Berala Homes	Lot 2 Redbank Road, North Richmond
Huxley Homes	Lot 401 Spinks Road, Glossodia
J. & N. Lindop	Lot 1 Blacklands Ridge Road, Kurrajong
J.W. Wade & Co.	Lot 13 Tizzana Road, Sackville
A.V. Jennings Homes	Lot 2 Longleat Lane, Kurmond

Applicant	Land & Application
R.G. & C.A. Philpott	Pt. Por 13, Upper Colo Road, Colo - Erection of two dwellings, a farm workshop, stables and feed store
C.F. Tracey	Lot 8 Paterson Lane, Grose Vale - Dwelling house and shed
R. & J. Davis	Lot 114 Panorama Crescent, Freemans Reach - Resite dwelling
S. Saunders	Shop 7, Lot 2 Lawrence Street, Hobartville - Hairdressing Salon
S. McCardell & J. Hart	Lot 4 Riverview Street, North Richmond - Physiotherapy Practice
Shoeys Foods	Lots 10-13 & 20-22 Bells Line of Road, North Richmond - Use of Shop 10 for food barn
N. Saravanos	Lots 10-13 & 20-22 Bells Line of Road, North Richmond - Use of Shop 12, North Richmond Market Town for a bread shop
K.A. & J.M. Wheatland	Lots 10-13 & 20-22 Bells Line of Road, North Richmond - Use of Shop 7 for a delicatessan
Image Aims Pty. Ltd.	Lot B & Pt. Lot 6, 56A March Street, Richmond - Change use of existing building from real estate agents office to a shop for sale of magnetic signs
Clyde Sawmilling Co. Pty. Ltd.	Lot 6 Argyle Street, Windsor - Extend the existing sawmill comprising showroom, sales area and office
F. & S. de Carlo	Pt. Lot 72, Sect. K, 390 George Street, Windsor - Use of existing building for an educational establishment

Development 14/9/82

Nelson Park Enterprises Pty. Ltd.	Lot 1 Windsor Street, Richmond - Use of new shop for retail electronics store

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 176/82)

SUBJECT: PROPOSED GREYHOUND STUD, EDUCATION & TRAINING CENTRE. LOT 3 DP 557489 MOUNTAIN AVENUE, YARRAMUNDI - J. & L. FITCH

Council is referred to previous reports regarding the above matter and in particular the report to July meeting where conditions of approval were discussed prior to the matter being heard by the Land and Environment Court.

The hearing was held before Senior Assessor Bignold at the Court on Friday, 6th August, 1982. The Senior Assessor allowed the matter to proceed subject to 17 conditions, being generally as submitted by the Council, but with some amendments. These amendments are:

- Parking areas not required to be sealed but of an all-weather hard-standing surface.

- Hours of operation being 2 hours in the morning and 2 hours in the evening varying according to the time of year with no limitations on the days of the week or public holidays.

- Maximum of 24 adult dogs allowed including 4 bitches and a number of puppies with the total number of dogs not exceeding 56 provided the adult dog content does not exceed 24.

- Intense landscaping to be provided but the request for earth mounding was not acceded to.

- Kennel block construction to be of approved materials to the satisfaction of the Health Surveyor, but not necessarily masonry or brick construction.

- The trialing track use to be consistent with a private (as opposed to commercial) track incidental to the breeding and keeping of dogs on the land.

- No more than 4 dogs to be trialed together on any single occasion.

Following the decision in this matter, whereby the use was determined by the Senior Assessor as incidental to agriculture, the matter was referred to the Department of Environment and Planning, who have previously advised as a result of other cases that the breeding and keeping of dogs and horses was a commercial activity and not agriculture.

The Department has replied suggesting an amendment to the definition of agriculture whereby it does not include a stock home (being a building or place where cats, dogs or horses are bred or trained, or accommodated and nurtured for gain or reward). It is intended to recommend this course of action to Council when the draft local environmental plan is on exhibition in the near future.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160/25)

SUBJECT: DUAL OCCUPANCY PROVISIONS

The Department of Environment and Planning have advised that as a result of the dual occupancy provisions in planning schemes, the result has not been as high as they might have expected - about 600 in the whole of the Sydney region for the first year. They indicate that the reason for this could be that there is insufficient public awareness or that the constraints applying to the dual occupancy are too stringent. In the second regard, the inhibiting factors are stated to be:

- the requirement that one of the two dwellings be occupied by an owner;
- the prohibition on subdivision under the Strata Titles Act;
- the fact that the policy only permits the conversion of existing buildings and does not apply to new buildings;
- the requirement that the two dwellings be attached to each other.

As the government is anxious to increase the effectiveness of the policy as it believes that this provides a way of achieving urban consolidation, it is proposed to amend the dual occupancy provisions as follows:

(i) to omit the requirement that one of the dwellings must be occupied by an owner;

(ii) to omit the prohibition on subdivision under the Strata Titles Act;

(iii) to allow new buildings to be erected as dual occupancies;

(iv) to allow the second dwelling to be free-standing provided the site has a minimum area of 600 square metres and the Council is satisfied that the privacy of neighbouring properties is not adversely affected.

Prior to implementing the changes, the Council's views have been sought.

The following comments in this regard are offered:

(i) The requirement that one of the dwellings be occupied by the owner was a matter that would have always been difficult to enforce and unlikely to have any adverse amenity effect on a locality.

(ii) Allowing Strata Titling will increase the application of the policy by allowing a secure tenure to be offered to a person other than the owner investing in the increased accommodation.

(iii) There is no known reason as to why the original provision existed whereby buildings could not be erected as dual occupancy from new.

(iv) If the dual occupancy is to be established in a free-standing form, then in the spirit of the original legislation it is considered that it should be in some form connected to the main dwelling and seen to be as such. This still allows for the provision of courtyards, breezeway connections, however, a second substantial structure entirely detached is not conducive to area amenity, particularly on smaller residential lots.

The Department's policies are in general supported, however, the original intention of dual occupancy was to allow for the provision of an additional living unit on a lot attached to an existing dwelling as a "granny flat". What is occurring is the provision is being amended somewhat to allow for a residential Class A flat building, without the issue of Section 342ZA of the Local Government Act, whereby the matter is advertised and adjacent and adjoining owners notified. It is not considered that the provisions of dual occupancy should be extended to the extent that this occurs. It is, therefore, recommended that Council generally support the overall proposal with comments as indicated with the proviso that any changes do not allow the provisions of Section 342ZA to be subterfuged.

Recommendation

The Department of Environment and Planning be advised that Council supports the proposed amendments to the dual occupancy provisions with reservations regarding its use to obtain approval for a Class A flat building without the public participation procedures in Section 342ZA.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA132/82)

SUBJECT: MACQUARIE PARK, WINDSOR

Council at its Ordinary Meeting in June approved the operation of a hire service for pedal-powered aqua bikes from Macquarie Park subject to a number of conditions. The current operator hiring canoes from the site has again written to Council as follows:

> "It is obvious to us that the "Committee" which investigated the proposal to operate aqua bikes on a hire basis from Macquarie Park at Windsor and which subsequently recommended the proposal to Council on 8th June, did not do its homework properly. Had they done so, then they would have found that 'Canoe Action' already had Council and M.S.B. approval to hire from the area in question. On the other hand, the "Committee" may have set out purposely to intimidate and harass us prior to negotiations on our existing agreement. In any case, the Maritime Services Board is the authority responsible for all such activities on the river below the mean high water mark. Whether or not the aqua bike proposal goes ahead will be really up to the M.S.B. to decide.
>
> Our solicitor has advised that the M.S.B. has never issued two licences for the same site. If the precedent was set in this case, hundreds of existing licence holders could be challenged by any 'Johnny come lately'.
>
> There appears to be little point in discussing the future of our operation until such time as the M.S.B. decides on the matter of the aqua bikes.
>
> ..... R.G. Pattison, Canoe Action. "

The matter of licensing has been taken up with the Maritime Services Board and their advices are currently awaited. Verbal advice is that the Board would take cognizance of Council's perceived capacity of the river in the location.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 1493(C))

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 84, D.P. 3944 L ELIZABETH STREET, NORTH RICHMOND

The draft plan to permit the erection of residential flat buildings Class B on the subject land has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

Recommendation

The plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 2519(W))

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN - 21 MACQUARIE STREET, WINDSOR

The draft plan to permit a dwelling to be erected over an existing car repair station on the subject land has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

Recommendation

The plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 997-2(C))

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 7, D.P. 241954 CHARLES STREET, NORTH RICHMOND

The draft plan to permit the erection of residential flat buildings Class B containing 7 units on the subject land has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

Recommendation

The plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 9: (File P160)

SUBJECT: PUBLICATION BY DEPARTMENT OF MINERAL RESOURCES - ENGINEERING, GEOLOGICAL CONSIDERATIONS AND ENVIRONMENTAL GEOLOGICAL HAZARDS

The Department has forwarded a copy of the above report in the final draft form. The publication gives consideration to the topographical features, geological history and present geological setting of the area encompassed by the Penrith 1:100,000 mapping sheet. This includes that part of the Shire generally south of Kurrajong Heights and Oakville. It concludes that any large scale engineering works should consider the implications imposed by both a number of naturally occurring, physical, geological processes and certain specific inherent rock phenomena. An assessment has been made with the object of ensuring sound regional planning that gives consideration to certain significant constraints to urban development relative to flooding, land stability, subsidence, fill settlement and soil erosion.

The report spends some considerable time discussing flooding and its implications which are well known to Council.

In relation to land instability, it does define an extensive area of the Shire that is potentially at risk of land slip due to mud flow failure of thick clayey soils developed on Wianamatta group shales. Areas shwon on the map accompanying the report are:

- an extensive area north west of the Hawkesbury River including Grose Vale, Kurrajong, Kurrajong Heights, Kurmond;
- small area north of the village of Wilberforce;
- area along Rickaby's Creek, South Windsor;
- area at Freemans Reach;
- area at Ebenezer;
- small area at Cattai and Oakville.

Classical circular mass slides and flow type land slips occur, the report states, in parts of the Shire owing to the presence of an appreciable thickness of potentially slip-prone soil. Highly plastic clayey soils developed on extremely weathered Ashfield and Bringelly shale are potentially capable of slip where sufficient thickness of soil and a steep land slope coincide. These conditions are fulfilled in several areas within the Shire, particularly between the Hawkesbury River and the Kurrajong area.

The report further discusses the possible future coal mining under parts of the Shire and the subsequent subsidence, the settlement of filled and reclaimed land, waste disposal and the necessity to identify sites as early as possible, soil erosion and man-induced hazards.

A final document is currently in the course of preparation and its contents will be taken into consideration for all development proposals within the areas where hazards have been identified.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 14/9/82

ITEM 10: (File 68A/191/77)

SUBJECT: EXTRACTIVE INDUSTRY - EAST KURRAJONG - GOLAC PTY. LTD.

The following is a precis of correspondence received from Paul Whelan, Nash and Co., Solicitors acting for Golac Pty. Ltd.

"..... one of the major problems which has been met by our client company is the presence of a 15' to 25' overburden of sandstone on top of the clay shale, which is the subject of its developmental approval. As you are no doubt aware, to win the shale our clients have in fact been digging the sandstone from on top of it and it presently has been stacked along the boundary of our client's property over looking a Mr. Pinfold's property in a pile some three metres high, one hundred metres long and fifty metres wide. Our client instructs us that this pile is relatively unstable at the moment and is likely to become more unstable when any additional sandstone is won and stacked on top of it or if heavy rain should fall. In the case that its potential instability would become actual, it would fall down onto Mr. Pinfold's property and would also pollute Roberts Creek.

It is relevant to point out that this sandstone has been extracted over the shale on the property which is the most easy of all the shale on the property to win and that there is yet more shale on the property which is buried under even greater depths of sandstone than that which has already been won. It is of course impossible presently to win the rest of the shale on the property because the area of land necessary to stack the sandstone on, which would be extracted from above the shale, is impossibly large.

..... the extractive industry carried on by our clients has been the subject of much dispute and odium in the past and that the matter has even deteriorated to the extent that prosecution was undertaken by the State Pollution Control Commission against our client company. We are sure that you would agree with us that in the last four (4) months, great remedial measures have been undertaken by our client company to remedy defects which were not totally of its making, even though these remedies were undertaken at some great expense to it.

As part of this general remedial process, a draft environmental impact study is currently being prepared by Mr. R. Corkery, the Geologist of our client company, with the object of presenting to Council a large scale plan, with the object of presenting to Council a large scale plan, which rationally and logically sets out all permissions which would be necessary to be sought to ensure that the site is properly mined and it is anticipated that this application which will include a provision for the mining and sale of the sandstone overburden will be before your Council by December of this year, where it will of course stand or fall on its own merits.

In the short term however, it is hoped that the sandstone which has already been won by our clients and won not for the purposes of resale but merely to allowing it to proceed further and win the clay shale underneath it should be removed from the site so that it will cease to be a cause of concern for our client, your Council, and undoubtedly Mr. Pinfold. Very loose and preliminary discussions have been held with Monier and with Calsil, both of which companies have indicated that should they be requiring sandstone in any area close by the company's site, then they will undoubtedly purchase sandstone from our quarry. The purpose of making this application at this stage while no firm proposal is yet in hand, is to ensure that should there be such an approach by Monier or Calsil, approval could already be in hand and no delay would be occasioned in being able to provide supply to these companies and thereby they would not be forced to go to another existing supplier.

no demand for clay/shale.
now sandstone quarry.
recent moving of material.
Roberts Creek Rd. - rapid up.
"no current extract"

Our client tells us that the procedure would be as follows:

1. The sandstone would be loaded onto trucks by a ten yard front end loader which is already on the site.

2. Five 25 tonne loadweight trucks will be used to transport the sandstone from the site, two of which are owned by Golac and three of which are owned by local carriers within your municipality.

3. Each of the trucks would make approximately four (4) trips a day five days a week between the hours of 7 a.m. and 4 p.m. It would appear that this type of activity would continue for approximately 20 consecutive weeks.

4. The trucks would following the following route, that is, along Roberts Creek Road turning east on East Kurrajong Road to the Putty Road, thence along the Putty Road via Windsor to Blacktown and Marsden Park.

As you can see, there is no activity on the site apart from the loading of the sandstone onto trucks and the following truck movement, nor in fact would there be an digging of sandstone as this interim application is merely in respect of sandstone that already exists on the site.

Our client has instructed us to make the usual offer of 10c per tonne of sandstone removed from the site, to assist in road maintenance and also to offer to your Council as much of the sandstone as it requires for shoulder maintenance material within your Shire area. "

The extractive operations undertaken on the land were apparently without an adequate knowledge of the clay/shale deposit. This is evidenced by the area opened and the location of the sandstone overburden.

Leaving the overburden on the site in its present form would be a problem from the point of view of siltation. This could be overcome by reshaping and relocating some of the material, or by the alternative of removal. The latter operation naturally is favoured by the company.

Council did consider a similar request at its meeting in October 1981 when it resolved that it was not prepared to consider any other extractive operations until the company had indicated it could work the present deposit in a satisfactory and planned manner in accordance with the conditions of approval.

Considering the amount of work undertaken by the company on the site over recent months, it is apparent they intend to remain working the deposit. Industry sources indicate a severe shortage of the clay/shale material that is likely to remain for some time. This is conducive to the company continuing working.

At this time it is recommended that the company be allowed to remove that overburden matrial lying in stockpiles on the land as identified by Council's Engineer and in accordance with the conditions set out.

Recommendation

Paul Whelan, Nash and Co. be advised with respect to the extractive operations of Golac Pty. Ltd. at East Kurrajong that in the interests of preventing further siltation, Council is prepared to approve the removal of the stockpiled sandstone material on the site as identified by Council's Engineer as follows:

- no more than 20 total truck trips per day;

- hours of operation restricted to 7 a.m. to 8 a.m. - 9.30 a.m. to 3.30 p.m.

- the route to be followed is that indicated in the current approval;

- a payment to Council os 20c per tonne to assist in the maintenance of the Shire roads used;

- this approval is limited to 20 weeks commencing from the date of approval.

COMMITTEE'S RECOMMENDATION

PAUL WHELAN, NASH and Co. be advised with respect to the extractive operations of Golac Pty. Ltd. at East Kurrajong that in the interests of preventing further siltation, Council is prepared to approve the removal of the stockpiled sandstone material on the site as identified by Council's Engineer as follows:

- no more than 20 total truck trips per day;

- hours of operation restricted to 7 a.m. to 8 a.m. - 9.30 a.m. to 3.30 p.m. Monday to Friday, excluding public holidays;

- the route to be followed is that indicated in the current approval;

- a payment to Council os 20c per tonne to assist in the maintenance of the Shire roads used;

- this approval is limited to 20 weeks commencing from the date of approval.

further report on matter / engineers report.

ITEM 11: (File P160)

SUBJECT: PROPOSED HELIPAD FOR HELICOPTER JOY FLIGHTS AT PARADISE GARDENS, WISEMANS FERRY ROAD, CATTAI

Notification has been received from Baulkham Hills Shire Council that an application has been received by that Council for the installation of a helipad for helicopter joy flights from land described as Lot 11, D.P. 605831, being part of Paradise Gardens at Cattai.

The proposal is a designated development within the provisions of the Environmental Planning and Assessment Act, 1979 and although a copy of the environmental impact statement has been requested from Baulkham Hills Shire Council this has not been received to date. The applicant, Heliflite Pty. Ltd., proposes to use one helicopter for joy flights on Sundays and public holidays between the hours of 10 a.m. and 5 p.m.

A number of letters have been received regarding the proposal and a summary of the objections follows:

> Area chosen for peace and quiet, safety factor of helicopters, helicopter accidents becoming more common, noise in peaceful rural area, disturb nature animal and bird life along river, creeks and lagoons, disturb farm animals, loss of privacy from low level flights, raise dust polluting water supplies.

Recommendation

Copies of the letters of objections be forwarded to Baulkham Hills Shire Council and that Council be requested to take into consideration the objections when determining the application.

COMMITTEE'S RECOMMENDATION

COPIES OF THE letters of objections be forwarded to Baulkham Hills Shire Council and that Council be requested to take into consideration the objections when determining the application and that the flight path is not over the horse studs situated in the area.

ITEM 12: (File P160/24/e)

SUBJECT: FENCING POLICY FOR INDUSTRIAL AREAS WITHIN THE SHIRE

A report has been requested on fencing in industrial areas and in particular, South Windsor. Attention has been given to the type and location of security fencing and the effect of fencing on the visual appearance of landscaping and industrial buildings.

The main objective of landscaping in the front setback area is visual. Planting in the setback area will enhance the effect of well-designed buildings and lessen the impact of badly designed ones. Landscaping can be a unifying element among buildings of widely different functions and appearance. To meet this objective the type and location of fencing is important.

A recent inspection of the industrial area at South Windsor revealed that generally industrial buildings appear more attractive when security fencing is located at the building line. This is so, even when landscaping is minimal or at an immature state. However, even the best landscaping loses some effect when viewed through a security fence, located at the road alignment.

It is considered preferable for security fencing to be located at the building line, so that the objective of the visual effect of landscaping can be met. To define the area between public space and privately owned space, it is considered that low dwarf fences would be satisfactory. However, it is recognised that in some cases, it may be necessary for security fences to enclose a building and therefore high fences may be required closer to the road alignment. This may be the case particularly during the construction of buildings and the establishment of landscaping. In these circumstances, it is considered that Council should encourage developers to erect temporary security fences which can be hired for the duration of construction. In cases where permanent security fencing is required, it is preferable that such fencing be coated cyclone type, preferably green in colour, and without barbed wire.

Further, where permanent security fencing is required, it is considered that the fencing should be set back at least 1 metre from the front property boundary. In this way, planting can be undertaken between the fence and property boundary, which will soften the effect of high security fencing.

Recommendation

Council adopt the following policy for fencing in industrial areas:

It is preferable that only low ornamental type fencing be erected within the set-back area. Where high security fencing is required during the construction of buildings, that such fencing be only erected temporarily until such time as construction is completed. In some cases, however, permanent security fencing will be considered and in such cases that fencing be coated cyclone fencing, preferably green in colour, without barbed wire, and not greater than 2 metres in height. Where permanent security fencing is required, it should be set back at least 1 metre from the front property boundary, and the strip outside the fence be planted to a satisfactory standard.

COMMITTEE'S RECOMMENDATION

THE POLICY FOR fencing in industrial areas remain as is.

ITEM 13: (File 5065)

SUBJECT: WHEENY CREEK STUDY AREA

The Council appointed the Shire Planner as its representative earlier this year on an interdepartmental committee established by the Minister for Planning and Environment to draw up a comprehensive plan of management for the Wheeny Creek study area as identified by the former Minister when the Wollemi National Park was proclaimed.

The Committee consists of Mr. A. Laird, Metropolitan Surveyor, of the Department of Lands, Mrs. G. Kibble, Divisional Manager of the Department of Environment and Planning, Mr. P. Keane, Resource Officer of the National Parks and Wildlife Service and the Shire Planner. The Committee has met on a number of occasions and is currently in a position to finalise its report.

At the outset objectives of land management in the area were identified, these being to:

- protect the wetlands including the surrounding catchment;
- provide a buffer area for Wollemi National Park; and
- to provide recreational opportunities for the community at large and for specific user groups.

The last area was to make available suitable areas for groups that use the location at present and are severely restricted due to the land area available. These include Scouts and Guides, Church groups and Youth Clubs.

The wetlands in the area are generally freehold land used and managed for grazing, although parts have been drained. These areas would be threatened if there were further drainage works and if subdivision of the freehold lots was to lead to additional roads, homes and other services.

The majority of the area is Crown Land, some of which is held under permissive occupancy. The development in this area has a potential to affect the wetlands in the form of increased runoff, effluence and erosion. Any proposed development in the area needs to be carefully planned to control and minimise these impacts.

It is considered that after careful study, the Committee will recommend that a section of the area be made available for logging within acceptable conditions both from the point of view of the contractor and the land from which the timber is to be taken.

The question arises of the management of the Crown Land in the area. The current Controller, the Land Board Office, has no resources available for its management and has in the past not found any need for any particular control. The substantially increased usage in the area which will continue has made it necessary for some land management being implemented.

These Crown Lands are comprised primarily of narrow ridges with precipitous hillsides. The areas are highly erodable if disturbed and are subject to extreme bush fire conditions due to the north west facing aspects and topographical conditions. Any development along the ridges should not be permitted as the opportunities for retreat from bush fire would be cut off. Apart from this consideration, conservation is a significant issue.

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From a development point of view, there are some relatively flat but narrow ridges which have potential for limited community uses such as Youth Clubs, Church groups, nature study groups, etc. It is considered that one area adjoining the Putty Road could be set aside for such use.

Recommendation

After careful consideration it is recommended that the community's and Council's best interests are maintained by the following:

- A plan of fire management for the area being prepared by Council and the National Parks and Wildlife Service in consultation with the Land Board Office, (the National Parks and Wildlife Service Act give that Authority control of fires within eight kilometres of a national park no matter when tenure).

- The Crown Land being added to the national park provided the Service indicates it is prepared to manage and provide adequate facilities in the area.

- Alternatively, Council agree to manage the area in any event, the area being made available for recreational activities, including hiking, camping, rock climbing, nature study, picnicing, etc., an area being set aside for use by community groups such as Youth Clubs, freehold lands remaining in private ownership but subject to zoning controls such that no further subdivision is permitted in the area, and that they are continued to be managed in a manner suited to conservation of the wetlands. That Council make available the area at the Wheeny Creek crossing for a joint developed entry point to the Wollemi National Park, subject to the Service providing satisfactory facilities and financing for the area's development as an entry point.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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PRESIDENTIAL MINUTE

1. DEPUTATION REGARDING VARIOUS PLANNING MATTERS.

As a result of Council's request for a deputation to discuss various planning issues, the Deputy Premier, The Hon. L.J. Ferguson, the Minister for Planning and Environment, The Hon. E. Bedford, and senior staff from the Land Co-ordination Unit and the Department of Environment and Planning met with myself, Councillor Dunn, the Shire Clerk, Shire Engineer and the Shire Planner on Thursday, 26th August, 1982.

The matters of concern were: delays in receiving answers to Council's two major submissions - residential and rural land releases; the delays in dealing with amendments to the current planning instruments - local environmental plans; the need for a response to the overall plans of the Shire to enable satisfactory planning; and the lengthy delay in implementing the Windsor Varying Scheme, now being a combined local environmental plan for the whole of the area.

The Deputy Premier was sympathetic to Council's various submissions and requested the Director of the Department to respond. The Director produced the Certificate under Section 65 of the Act dated 26th August, 1982 allowing Council to exhibit the draft planning scheme. Before this can be undertaken there is a need to retype and reproduce the Ordinance currently of 73 pages in accordance with the requirements of the Parliamentary Counsel. The Ordinance has been prepared twice previously, the second time to the satisfaction of the Legal Branch of the Department of Environment and Planning. The current retype is very extensive with amendments required to all pages, generally pertaining to issues such as the words "arterial or main road" becoming "main or arterial road", the word "placed" being changed for the word "located", "such" for "that", etc.

Following the retype and proof reading, the Plan and Ordinance will be exhibited for comment.

Regarding the residential and rural releases, some indications were given, however, these are subject to confirmation. The indications were that residential releases would take place on the Crown land at South Windsor and a small area in Dight Street, Richmond, with other areas being subject to review. Rural releases would occur in areas 2, 3 and 5 of Council's original submission (being - 2 and 3, just north of Wilberforce, and 5, East Kurrajong/Blaxlands Ridge area), other areas subject to review. Additionally, it was indicated that the area at Kurrajong Heights would be made available.

Should the necessary confirmation be made regarding the releases, it would then be necessary for the local environmental plans to be prepared and gazetted. The time scale for these on past experience is around 6-9 months.

While the results regarding the releases and the other residential and rural areas are disappointing, the door was not closed to Council. The Deputy Premier, as stated, was sympathetic and it is intended to revise and resubmit Council's proposals following confirmation of the deputation. No formal action is proposed at this stage subject to written confirmation being received.

COMMITTEE'S RECOMMENDATION

THE PRESIDENTIAL MINUTE be received.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham referred to the fairly large advertising structure being constructed at the Hawkesbury Race Club and sought Council's policy in regard to this type of advertising.

The Shire Clerk advised that Council's policy provided for proportion of the sign being permissible for a national advertising product.

The Health Surveyor advised that the sign was proposed as a replacement sign, however, when it was started to be erected it was found that the proportion of the sign for the national product did not conform with Council policy and considerably larger than the existing sign. The matter had been brought to the attention of the Race Club and discussions were held between the firm providing this sign and representatives of the Club. He stated that an amended application had been received which would be coming before Council. The builders had been directed not to proceed any further with the sign until the application had been considered by Council.

Councillor McEwan asked what was the present position regarding the setting up of a 527 Committee for the Colo High School.

The Shire Clerk advised that there had been nominations received from the P. & C. Association and the High School. He stated that the Deputy Shire Clerk, who was on two days annual leave at the present time, had been handling the matter and he would check the position on his return.

Councillor McEwan asked if a lease document had been arranged with the Department of Education for the High School at Wilberforce.

The Shire Clerk advised that at this stage there was no lease document and on-site inspections had been carried out. Discussions had been held with the District Inspector and he had been advised that a Principal had been appointed. He stated that he had asked the Senior Administrative Officer to seek area and other details of the land and as soon as this information was available, he and the President would take the matter up with the Department.

Councillor Henry referred to the planting of Eucalyptus Elata trees for river bank stabilisation.

The Shire President stated that this information would be passed on to the Parks and Gardens Superintendent.

Councillor Buttsworth asked if anything had been done in relation to the synchronising of the lights at McGraths Hill since they had been installed.

The Shire Engineer advised that the Traffic Authority representive had made a site inspection on 22nd August, and the matter was under review.

Councillor Nicholson stated that there is a definite need in any future development of the North Richmond Commercial area for a public toilet block and asked if a report on costs etc. of such an amenity could be prepared by the appropriate officer.

The meeting terminated at 11.51 a.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 14TH SEPTEMBER, 1982

The President & Councillors.

Gentlemen :

1. LEASE TO DEPARTMENT OF SOCIAL SECURITY. L1/63

The lease between Council and the Department of Social Security for the area occupied by the Department of Social Security commenced on 18th August, 1980 for a period of four years with an option of renewal for a further period of four years. The annual amount was $37,500. Because the Department will not pay Consumer Price Index increases, provision was made in the lease for a biennial review.

An Officer of the Department of Administrative Services, which is responsible for the valuation and negotiation of leases, has advised in discussions with the Administrative Officer and myself, that he believes that the amount should now be $57,500, being an increase of $20,000 per annum. This amount will stand for the next two years when it will then be reviewed subject to the option provisions being exercised by the Department.

IT IS RECOMMENDED THAT the amount of $57,500 per annum for the next two years be accepted by Council.

2. 1982/83 REVENUE SHARING GRANT. G95/1

Advice has been received regarding the 1982/83 Revenue Sharing Grant. The amount, together with comparisons regarding the previous year, provision in the Estimates, and State average are shown below :

1982/83 Revenue Sharing Grant	$1,445,100
1981/82 Revenue Sharing Grant	1,186,000
Increase	$259,100
State increase	20.98%
Council increase	21.85%
Amount to be treated as revenue in 1982	$1,315,550
Provision in Estimates	1,251,000
Increase above Estimates allowance	$64,550

Increases for all Councils in W.S.R.O.C. range from 17.82% to 25.31% - an average of 21.13%.

IT IS RECOMMENDED THAT the report be received.

3. RECORDING COUNCIL MEETINGS. C45/11

At the Ordinary Meeting on 10th August, the question was asked if it would be possible for meetings of Council to be recorded on tape to be used by the local radio station. Advice was given that a report would be submitted to this meeting.

The Macquarie Towns Communications Co-Operative Society Ltd. are seeking permission for the purpose of reporting on Council items over 2 VTR-FM.

It is felt that it is unnecessary for Council to go to the cost of recording meetings and encountering the problems which could arise through the maintenance of tapes, and that permission could be granted to the Co-Operative Society to tape the proceedings as they require.

It is understood that it may be possible for a tape recorder to be connected to one of the two amplifiers in the gallery section of the Council meeting room.

IT IS RECOMMENDED THAT approval be given to the Macquarie Towns Communications Co-Operative Society Ltd. to tape Council meetings as they require.

4. WESTERN SYDNEY AREA ASSISTANCE SCHEME'S REPRESENTATION ON THE REGIONAL PRIORITY RATING & REVIEW COMMITTEE. C45/15

A meeting was held at the Community & Cultural Centre on 16th August to elect two community representatives for possible appointment to the Regional Priority Rating and Review Committee.

The representatives were Mrs.Elizabeth Burton of North Richmond and Mrs. Wendy Sledge of Windsor.

The Department of Environment & Planning have been informed of the election.

IT IS RECOMMENDED THAT the report be received.

5. MACQUARIE TOWNS FESTIVAL - REPORT BY COMMUNITY ARTS OFFICER. C40/1

It has previously been resolved by Council to cancel the 1987 Macquarie Towns Festival to be re-scheduled for 1988, the Bi-Centennial Year, to enable the Festival to be part of the Bi-Centenary Celebrations.

Since that time, the New South Wales Government has decided to sponsor, in 1983, a "Celebration of the Arts" in the Western Sydney area, with the co-operation of all Councils concerned.

In common with other Local Government bodies, Hawkesbury Shire Council has pledged $10,000 to this celebration. In view of this development the postponement of the 1983 Macquarie Towns Festival until 1984 would have two advantages :

1. The financial commitment for the Macquarie Towns Festival would not fall in the same year as that for the "Celebration of the Arts".

2. The Festival, falling on even numbered years, would automatically coincide with the Bi-Centenary year of 1988.

IT IS RECOMMENDED THAT the 1983 Macquarie Towns Festival be postponed until 1984, and that the Festival be held biennially from that year onwards.

6. 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 August, 1983 :

Date of Engagement	Purpose		Person or Body Responsible for Engagement
6th August	Concert	*	Hawkesbury River Jazz Society
7th August	Wedding	*	Mr. Flint
7th August	Wedding	*	Mr.Cleal
9th August	Dinner	*	Gideons International
13th August	Concert	*	Mrs.B.Tate
14th August	Wedding	*	Mr.Simpson
14th August	21st Birthday Party	*	Mr.McCormack

SHIRE CLERK'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 14TH SEPTEMBER, 1982

The President & Councillors.

Gentlemen :

16. PROPOSED CHANGE IN ADMINISTRATION - FIRE CONTROL OFFICER C50/4 B27
REFERENCE ITEM 8 SHIRE CLERK'S REPORT TO THIS MEETING.

A telephone call has been received asking if it is possible in any way for this item to be deferred until a meeting has taken place with the Bush Fire Captains. Advice was given that subject to the approval of the Shire President, a supplementary report would be submitted to this meeting proposing deferment until a meeting has taken place.

The matter has been discussed with the Shire President and it is proposed that a meeting take place with the Bush Fire Captains, the Shire President, the Shire Clerk, the Chief Health Surveyor and the Fire Control Officer.

It is therefore suggested that consideration of this report be deferred until after the meeting, when a further report will be submitted for Council's consideration.

IT IS RECOMMENDED THAT the report be deferred until the meeting has taken place.

R.L.Rawson.
Shire Clerk.



Date of Engagement	Purpose		Person or Body Responsible for Engagement
16th August	Public Meeting		Hawkesbury Shire Council
17th August	Retirement Dinner	*	Hawkesbury Shire Council
17th August	Dinner	*	Quota Club of Hawkesbury
20th August	Shire Ball	*	Hawkesbury Shire Council
21st August	Ball	*	St.Matthews Catholic Church
27th August	Ball	*	Rank N.E.C.
28th August	Wedding	*	Mr.Hinton
28th August	Wedding	*	Mr.Neville
29th August	Engagement Party	*	Mr.Van Delkou

* Paying Functions.

IT IS RECOMMENDED THAT the report be received.

7. COUNCIL FLAG. C50/14

Designs have been received for a proposed Hawkesbury Shire flag and have been displayed for Council's inspection.

At the meeting on 13th July it was resolved that $200 be awarded to the person whose design is accepted by Council.

8. PROPOSED CHANGE IN ADMINISTRATION - FIRE CONTROL OFFICER C50/4 B27

As Council will be aware the administration of the Fire Control Officer's duties and activities is carried out by the Shire Clerk. In my opinion this is not the most satisfactory arrangement and it is felt that the Council's bush fire mitigation service should come under the administration of a technical department and that such an arrangement would be beneficial to the community. It was previously proposed that the Engineer's Department be responsible for the administration but this was opposed by the Fire Control Officer and Bush Fire Captains and therefore did not proceed.

The duties and responsibilities of the Fire Control Officer relate not only to the establishment, training and co-ordination of the various Bush Fire Brigades but also involve the acquisition and maintenance of equipment, the preparation of estimates of expenditure and the organisation and carrying out of fire hazard reduction including the service of notices under Section 13 of the Bush Fires Act and the issue of permits.

Difficulty has been experienced in the existing arrangement in effectively attending to complaints regarding bush fire hazards. When it is considered that many complaints regarding overgrown land whether they be complaints by reason of fire hazard or harbourage for vermin are received by the Health & Building Department where appropriate action is taken by officers of that Department under either the Bush Fires Act or the Local Government Act, it would seem appropriate for the overall administration of the Fire Control Officer to be transferred to the Health & Building Surveyor.

The Health & Building Department has several officers continually in the field in districts covering the whole of the Shire and these officers are in a position to be able to carry out follow-up inspections, arrange where necessary required work to be carried out by contractors and recover the costs involved from the respective landowners who may have failed to comply with the various notices served.

In addition the Health & Building Surveyor is already responsible for the acquisition and maintenance of a significant number of items of plant and therefore has experience in this role. Also he is responsible for the preparation of estimates of expenditure and reports to

Council dealing with the functions of his Department and it is considered that the transfer of the administration of the activities of the Fire Control Officer to the Health & Building Surveyor is appropriate and would result in the more effective overseeing of that Officer's duties and responsibilities than is now currently able to be achieved.

It should be noted however, that the proposed arrangement will not in any way affect the authority of the Fire Control Officer but it is seen as a significant administrative aid to him and a means of providing a far more effective Council service.

The proposal has been discussed with the Fire Control Officer on two occasions but he is not in favour of it. In the first instance it was discussed with him by the Chief Health Surveyor and myself and on the second occasion by the Chief Health Surveyor. He believes that he should have direct contact with the Shire Clerk.

IT IS RECOMMENDED THAT the administration of Council's Fire Control Officer's duties and responsibilities be transferred from the Shire Clerk to the Shire Health & Building Surveyor.

9. PROPOSED PUBLICATION - HAWKESBURY SHIRE. SHIRE CLERK'S REPORT - ITEM 13 - FINANCE COMMITTEE MEETING 31/8/82 C50/12

At the meeting of the Finance Committee it was resolved to recommend to the Ordinary Meeting as follows :

> "The publication be approved in principle and a further report be submitted regarding the supervision of the project by Mr.Stevens."

At the meeting I indicated that I understood that Mr.Stevens would be closely involved in the supervision of the production, etc., and this has been confirmed by a further discussion with him.

In the various stages -

Photography

Mr.Stevens will be responsible for the photography including colour and the production of black and white prints.

Editorial

Mr.Stevens will be responsible for the editorial which will give details of the historical background and description of buildings.

Council's staff will carry out the research and provide research material to Mr. Stevens. Much of this information is already available.

Design, Printing & Binding

Mr.Stevens will supervise this work and give necessary instructions.

IT IS RECOMMENDED THAT the publication be authorised and progress reports at various stages together with necessary quotations for printing be submitted to Council for information and consideration.

10. COLO WILDERNESS MOBILE RESOURCE UNIT - REPORT BY R. DRAPER, TREASURER, MANAGEMENT COMMITTEE. S196/2.

"The Management Committee of the Unit would like to forward their thanks for the Council's involvement in the recent improvements that have been carried out at the Blaxland Ridge Schoolhouse and also to take this opportunity of informing you of the communities use of the premises.

At present the Schoolhouse is used by the local community as follows:

1. Playcentre held each Wednesday morning.
2. Pre-school conducted by the Unit each Tuesday morning.
3. After-school Centre - conducted by the Unit each Wednesday afternoon.
4. Youth Group - conducted by the Unit each Wednesday evening.
5. General recreational use by the community for after school and weekend play.
6. Proposed riding club.
7. Bushfire brigade meetings in schoolhouse, equipment checks in grounds.
8. Adult craft and art groups.
9. Meeting place by the youth and adults of the area.
10. Base for the Colo Wilderness Mobile Resource Unit.
11. Vacation Care centres conducted during school holidays.

Possible extensions of uses of the schoolhouse, as perceived by the Management Committee, include the development of a neighbourhood/community centre.

Present improvements to the building and grounds at the Schoolhouse include:

1. Erection of playground structures.
2. Erection of childproof fence by Hawkesbury Shire Council.
3. Replacement of external light, mending of downpipes.
4. Painting of children's mural.

Further improvements to the building and grounds are envisaged and include:

1. Improvements to the sandpit - there is no sand at present.
2. An inspection by the Health Inspector of the pit-toilets to ascertain their suitability.
3. Dead trees and dead limbs of trees overhanging the building and grounds to be removed.
4. Fix the oil heater to heat building in winter.
5. Instal a ceiling fan to cool building in summer.
6. Maintenance of weathershed - replace weatherboard and paint shed.
7. Maintenance of schoolhouse - requires painting.
8. Open the schoolhouse as a drop-in centre one day a week for adults and children, provide adequate adult seating and card tables.
9. Purchase of table tennis table.
10. Erection of a sign displaying the name of the Schoolhouse/Centre and listing the activities available.

An Annual General Meeting is planned for the 1st November, 1982 by the Management Committee. Local residents from the communities that are presently served by the Unit will be especially invited to the meeting in the hope that more community awareness and involvement can be initiated. Among other items on the agenda the perceived development of activities for the schoolhouse, by the Unit, will be raised and realistic community response and needs will be assessed.

Further advice of the planned meeting and agenda will be forwarded to you at a later date."

IT IS RECOMMENDED THAT the report be received.

11. SALE OF LOT 4 WOODLANDS PARK INDUSTRIAL ESTATE. 921/4.

Mr. and Mrs. C.R. Johnston have submitted an offer of $30,000 for the purchase of Lot 4 in the Woodlands Park Industrial Estate. Previously contracts were exchanged in 1980 for the sale of land to Mr. L. Pellew for $13,750 but settlement did not take place because the terms and conditions of the contract could not be met by the purchaser. The deposit of $1,375 was retained by Council. It has an area of 2000m^2 and the contract will not stipulate terms and conditions regarding development within a specified time.

IT IS RECOMMENDED THAT the sale of Lot 4 Woodlands Park Industrial Estate be approved and that the Seal of Council be affixed to all documents.

12. LOT A, WINDSOR ROAD, McGRATHS HILL (THE OLD BP SERVICE STATION). 800.

Wilkinsons Real Estate have advised that the disused BP Service Station at the intersection of Pitt Town Road and Windsor Road, McGraths Hill is for sale and suggest that the property could be used for a Tourist Information Centre. The price is $50,000.

The Shire Planner advised that the above land is zoned Part Non Urban 1(b) and Part County Road Widening under the Windsor Planning Scheme Ordinance with the zoning permitting the use of the land as a Tourist Information Centre, however the site is not suitable for a Tourist Information Centre for the following reasons:

- The site is not large enough having an area of 3,250 m^2
- The site is located at a major intersection which could cause traffic conflicts, including the movement of buses.
- The site does not meet the criteria previously set out for determining a suitable location for the Tourist Information Centre.

IT IS RECOMMENDED THAT the Agents be thanked for their offer and advised that the site is not suitable.

13. PLANNING ARRANGEMENTS - EMERGENCY BUSH FIRE CONTROL. B27/10.

The Emergency Fire Plan adopted by Council at its meeting of 8th June, 1982 was forwarded to the Bush Fire Council of New South Wales.

The Emergency Fire Plan provided for the nomination of the Fire Control Officer, Mr. W. Rodger, and the Shire President, Councillor B. Brown, as Council's nominees under Section 41F (Emergency).

The Committee have advised that for the proposed plan to be accepted, it will be necessary for Council to nominate one of the persons as primary nominee.

IT IS RECOMMENDED THAT the Fire Control Officer, Mr. W. Rodger be designated the primary nominee for appointment under Section 41F of the Bush Fire Act.

14. CONTRACTS & DOCUMENTS FOR SIGNATURE

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

Commercial lease .... 139 March Street, Richmond to Francine Reo for the purpose of newspaper publishing and storage at a rental of $151.67 per month for a period of twelve months.

15. WORKERS COMPENSATION I112/1

Investigations have been carried out to determine the feasibility of Council becoming a "Self Insurer" for workers compensation.

During the investigation, detailed discussions have been held with the Workers Compensation Commission and Newcastle City Council. This Council has been a self insurer for workers compensation since 1976.

The claims' history of the former two Councils and of this Council has been investigated and indications are that considerable savings would accrue to Council if it became a self insurer for workers compensation.

Years	Premiums	Claims	
1978/80	$241,602	$58,450	Windsor and Colo
1981/30th June, 1982	$225,492	$59,425	Hawkesbury Shire Council

If Council became a self insurer for workers compensation it would of course be necessary to establish an appropriate reserve to meet claims.

It would also be necessary for Council to take out an insurance cover for claims in excess of $100,000 and the premium for this has been quoted at between $25,000/$50,000. It should be noted that Newcastle City Council has taken out a similar policy for claims in excess of $150,000 and the premium payable by that Council was $35,500.

There are other charges which Council would also require to pay if the self insurance proposal proceeds. These are charges levied by the Workers Compensation Commission and are as follows :

Workers Compensation Levy - 2½% of deemed premium for operational expenses of the Commission

Workers Compensation Levy - 10% of deemed premium for indexing of claims

The estimated premium payable by Council for 1982/83 is $250,000 and on that basis the situation would be :

2½%	$6,250
10%	25,000
Excess Insurance - (claims over $100,000) say	35,000
Salary of Workers Compensation Officer	19,000
	$85,250

It would be necessary to transfer the balance of the estimated premium to a reserve to meet any claims.

The usual requirements for a self insurer is to lodge a bond of $400,000 with the Workers Compensation Commission. However the Commission has indicated that they have discretion to waive such a bond and in the case of a Local Government Authority, this would more than likely be the case.

If Council were to become a self insurer it would be necessary to employ a person full time to handle all insurance matters and such person should be thoroughly experienced and familiar with all facets of workers compensation and the Workers Compensation Act.

To enable Council to proceed, it would be necessary to make application to the Workers Compensation Commission for the issue of a Licence to become a self insurer.

It has been necessary to submit this report to this meeting instead of the Finance Committee. The Workers Compensation Commission advises that an application for self insurance takes approximately six months to process. The policy with the Government Insurance Office comes up for renewal every August and as that Office now renders quarterly accounts only two would be payable before a decision is made by the Commission. The information required for the report has taken many weeks to obtain and the final details have only just been received.

Whilst it appears that Council can make substantial savings by being its own insurer any gains could be lost by several substantial claims and if they took place in quick succession, some financial problems could occur. It must also be appreciated that if Council becomes its own insurer, once it has a claimant on its books, the claim continues to be Council's responsibility, possibly over many years, notwithstanding any decision by Council in the meantime to renew workers compensation insurance with a company.

Whilst it is proposed in the report that Council be its own insurer to commence in approximately March of 1983, that decision will still rest on the advice in the first instance and finally the outcome of discussions with the Workers Compensation Commission.

IT IS RECOMMENDED THAT Council make application to the Workers Compensation Commission to become a self insurer.

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER's REPORT

ORDINARY MEETING - 14 SEPTEMBER 1982

The Shire Clerk
WINDSOR

1 BRIDGE CONSTRUCTION - TERRACE ROAD

Supply and placement of the bridge girders, construction of the deck and kerbs, complete the concrete work for the structure.

Construction of the approaches has commenced and is proceeding.

2 ROAD CONSTRUCTION

March Street, Richmond, Bosworth Street to Chapel Street.
Placement of the kerb and gutter, installation of drainage across the carriageway with construction of the inlet pits. The gravel pavement on the shoulders is being placed in conjunction with the backfill of the kerb and gutter.

Old Bells Line of Road, Kurrajong.
Earthworks, placement of the pavement gravel and preparation ready for spraying of the surface seal.

Oakville Road, Hanckel Road to Saunders Road.
The concrete base for the culvert has been poured, with the precast box culverts placed. Work is proceeding on earthworks and formation.

Wheelbarrow Ridge Road.
Improvements have been made to the alignment to the limit of the vote provided.

3 STORMWATER DRAINAGE

Richmond Drainage.
Completion of the pits, outlet structure and backfill over the pipeline.

4 MAINTENANCE

Mount Tootie Road.
Formation of the pavement ready for sealing as authorised by Council.

Preparation ready for sealing of the bus turning area in Lamrock Avenue, adjacent to Glossodia School.

Attention to patching of sealed surfaces, grading of unsealed pavements and road shoulders, and slashing of the roadsides included attention to the sharp bend on Saunders Road just east of the main road, heavy gravel patching Brennans Dam Road and Old Hawkesbury Road, Vineyard; attention to failures Redbank Road; patching Yarramundi Lane, Gorricks Lane, MR 182 Sackville Road, village of Glossodia; with repair to the drainage outlet below Rifle Range Road, Windsor.

5 OTHER WORKS

Woodlands Industrial Area.
Roadworks including pavement construction and drainage have been completed in Woodlands Road. Preparation for kerb and gutter has commenced along the frontage of Lot 13/14.

Concrete work has been completed for the wash bay at the Windsor works depot and the washbay is now operational.

Repairs have been made to the toilet block at Wisemans Ferry.

6 PARKS & GARDENS

Richmond Ex-Servicemen's Club Sporting Complex.
Earthworks for the first two grounds, construction of drainage channels, together with the initial grading of the surface has been completed. The main irrigation line to these fields has been completed and work commenced on construction of the turf wicket.

Tree Planting.
Trees have been planted in front of the established homes in Keda Circuit, North Richmond, and work has commenced on planting trees supplied by the Housing Commission in McKellar Crescent and associated streets in South Windsor, and on the adjacent public reserve.

Maintenance.
Playing fields are being converted for summer sport.

7 PLANT

Delivery of two cars, station waggon, and panel van.

8 SEWERAGE

Treatment Works.
Perimeter fencing has been completed and a ramp installed at the Mulgrave Road entrance.

Pumping Station.
Repairs have been made to one of the pumps installed at Pumping Station "C".

9 BUILDINGS

Hobartville Shops.
The roof has been completed, ceilings and shop fronts installed, the walkway tiled, service yards constructed and paved. Electrical work and painting has been attended to, the parking area and service road constructed and sealed with landscaping of the area well advanced.

Wilberforce Office.
The alterations to the office are at the stage that the carpenters have finished work and it is now ready for painting and cleaning up.

Windsor Swimming Centre.
Erection of the covering over the concrete seating is complete except for painting and reinstatement while the clubhouse is ready for occupation.

Senior Citizens Centre.
The small addition to the Centre is up to top of brickwork.

Clubroom, Boundary Road Reserve, Glossodia.
The building from Catherine Street, Windsor, the former SES Windsor Headquarters, has been moved to the reserve and is being reassembled.

Maintenance work has been attended to at the Council Offices, Windsor Pre-School, McMahon Park and Sackville Ferrymasters Cottage.

10. FLOOD MITIGATION

Cordners Corner.
The contractor is on site and establishment of the plant is well advanced. The weighbridge has been stamped by Weights & Measures

11. SUBDIVISION OF LOT 104, D.P. 617411, COLLITH AVENUE, SOUTH WINDSOR - TASMAN SECURITIES PTY. LTD. (S1724).

Council, at its Ordinary Meeting held on the 8th June, 1982 resolved to accept a Bankers Guarantee in respect of the above subdivision relating to contributions to sewerage and downstream drainage. The applicant has proceeded with the provision of a Bankers Guarantee however in accepting the Bankers Guarantee a Deed of Agreement requires to be completed regarding the obligations required of the subdivider for which the Guarantee was lodged. The Deed of Agreement requires to be completed under the Common Seal of Council for which the authority of Council is required.

IT IS RECOMMENDED THAT the deed of Agreement relating to the outstanding works and contributions in the subdivision of Lot 104, D.P. 617411, Collith Avenue, South Windsor, be completed under the Seal of Council.

12. STAFF - RESIGNATION FROM MRS. SUE ALCE. S1/8P.

Mrs. Sue Alce, Draftsperson in the Engineer's Department, has tendered her resignation to take effect from the 17th September, 1982, requesting a reference under Seal from Council.

Mrs. Alce commenced duties with Council on 29th August, 1977 and apart from drafting duties, has been involved in recording property/survey information on the computerised information system.

IT IS RECOMMENDED THAT the resignation of Mrs. S. Alce be accepted and a reference be given under the Common Seal of Council.

13. STUART EARLE (REAL ESTATE) PTY. LTD. - SUBDIVISION APPLICATION WINDSOR STREET, RICHMOND. S82/6.

Council, at the meeting held on 9th February, 1982, approved the subdivision of Lot 9, Section 25 and Lot 1, D.P. 511050, Windsor Street, Richmond, creating an additional residential lot fronting Claremont Street. Among the conditions of approval was the requirement for the construction of concrete kerb and gutter together with sealing of the road shoulder opposite to and for the full frontage of the proposed lot fronting Claremont Street and the applicant, Stuart Earle (Real Estate) Pty. Ltd., have sought relief from this requirement as the said construction could concentrate road waters on to the adjoining land. Further, that they have been advised the cost would be approximately $7,000 and as an alternative they offered a cash contribution of $3,000 to Council in lieu of performing the works.

The subdivision does involve widening of Claremont Street and the construction of concrete kerb and gutter and the sealing of road shoulders would abut land where widening has not been provided. The estimated cost for the construction works utilising Councils resources is $100 per metre, the total cost opposite the proposed new lot, such lot having a frontage of 33.75 metres is $3,375. It is considered a more practical arrangement to carry out these works in conjunction with widening and reconstruction of Claremont Street and that the applicant could be relieved of the requirement for construction subject to the contribution of the estimated cost of the works being $3,375.

IT IS RECOMMENDED THAT the condition in the approval to the subdivision of Lot 9, Section 25, and Lot 1, D.P. 511050, Windsor Street, Richmond, requiring the construction of concrete kerb and gutter, together with the adjacent road pavement and footway opposite to and for the full frontage of the proposed new lot fronting Claremont Street be satisfied subject to the payment by the applicant of the estimated cost for such construction being $3,375.

14. PROGRESS ON SUBDIVISIONS

S81/61 Coobah Road, Stage II. A 13 lot rural subdivision. Earthworks, drainage and pavements completed, laneway sealed with sealing of 1.6km of road to follow.

S82/40 Hawkins Place (off George Road). A 10 lot town subdivision. Earthworks, drainage, pavements, kerbing and guttering and seal completed.

S81/104 Forrester Place (off Pitt Town-Dural Road). An 8 lot rural subdivision. Earthworks, drainage and pavements completed - bituminous sealing to follow.

15. LITTER CONTROL

To maintain reasonable appearance to the main approaches to the towns and through roads throughout the Shire, a programme has been implemented commencing first week in June with the co-operation of the Health Surveyor and his staff on the following basis:

Ordinance Inspectors

In addition to what is able to be done in conjunction with their other duties, it is proposed that as from first week in July regular weekly patrols of main roads and problem areas will be done immediately after each weekend.

Roads covered will be:

Bells Line of Road from Bilpin
Grose Vale Road
Windsor Road to Boundary Road
Blacktown Road from Richmond to boundary
The Driftway
Comleroy Road, East Kurrajong Road (Section I) and Putty Road - Week 1
Comleroy Road, Blaxlands Ridge Road and Putty Road - Week 2
Comleroy Road, Upper Colo Road and Putty Road - Week 3
East Kurrajong Road (Section 2), Blaxlands Ridge Road (East), West Portland Road and M.R. 182 - Week 1
Tizzana Road and M.R. 182 - Week 2

Additionally, the Ordinance Inspectors systematically cover all roads throughout the Shire.

Parks and Gardens Cleaning Staff

The duties of these two teams require them to clean toilet blocks and empty rubbish receptacles at every reserve at least once per week. Some reserves are attended to each day, e.g. Macquarie Park, McQuade Park, Howe Park, Richmond Park and The Rest-a-While. Others are attended to regularly as to need and usage. These men also empty specific roadside bins. Those at Webbs Creek Ferry for example are serviced twice weekly, Mondays by St. Albans crew and Thursday by Reg Law.

Garbage Crews

These crews cover the area of the former Municipality each quarter at present and Council has resolved that this be extended on a regular basis throughout the Scavenging Districts of the Shire next year.

All of the above are to remove litter as they are able and to advise location and type of material unable to be handled which will be referred to Shire Engineer for his assistance.

Associated with the above, regular street sweeping is being carried out through the established towns.

16. PENINSULA BOAT RAMP & RECREATION AREA. (C51/25)

Item 5 of Works Committee Report listed the tenders received for the maintenance and caretaking of the Peninsular Area. It is noted that the tender listed for G.E. Grant should be in the amount of $172,000. Subsequent to that meeting, interviews have been held with Messrs. K. Moffitt, Boyter, Lavender and Bayt.

The lowest tender received was that of Mr. K. Moffitt in the amount of $21,840. Mr. Moffitt is 46 years of age, his proposed method of operation is satisfactory and is considered competent to carry out the provisions of the Contract.

IT IS RECOMMENDED THAT the tender submitted by Mr. K. Moffitt in the amount of $21,840 for the period of twelve (12) months, be accepted and authority be given to the affixing of the Common Seal of Council to the necessary documents.

17. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S82/49 R.K. Cambridge Pty. Ltd./Manse Holdings Pty. Ltd. & S. Fookes -
Lot 11, D.P. 612343 and Part Portion 16, Parish of Pitt Town, Pitt Town Bottoms Road and Punt Road, Pitt Town.
Subdivision creating two new lots.

S82/58 Bennetts Real Estate Pty. Ltd./H. & D. Thomas -
Lot 1, D.P. 249741 & Lot 1, D.P. 622129 Browns Road, Kurrajong.
Subdivision creating two new lots.

S82/60 R.W. & J. Billing & A.D. & J.L. Sunman -
Lots 101 & 102, D.P. 534790 Kurmond Road & Gadds Lane, North Richmond.
Subdivision creating two new lots.

18. QUESTIONS WITHOUT NOTICE - ORDINARY MEETING 10TH AUGUST, 1982 (S200/8)

Councillor Nicholson stated that he understood from several school teachers at the Windsor High School that the odour from the sewerage treatment works last Friday (6th August) was almost intolerable. In addition the area down below the treatment works was completely dry on Friday. On Monday there were two rather large lakes and there had been no rain.

The prime cause for the odours emanating from the sewerage treatment works affecting the Windsor High School was due to the process on that particular day of drawing off the supernatent liquor from the digester tank to the filters. A north westerly wind arose after the commencement of these operations which carried the odour directly to the Windsor High School.

The discharge of treated effluent from the holding ponds is normally to the South Creek, however, as the lagoons below the treatment works had dried out, the effluent was diverted to these areas. It is noted that the subject discharge is from the fourth detention pond of the works and this effluent is in conformity with the requirements of the State Pollution Control Commission.

19. SUBDIVISION OF LOT 1 D.P.624109 WARKS ROAD & PINEDALE PLACE, KURRAJONG HEIGHTS. (S81/64, S82/21, DA 399/81)

The subdivision of this land is covered by Development Consent No.455/1981, where it was proposed to create seven (7) residential sized lots containing areas of not less than 1000m^2 plus an area of land as public reserve. Subsequently, conditional approval to this subdivision was given on 11th August, 1981, Among the conditions of approval was the requirement of construction of concrete footway from the new road to Warks Road over the proposed public reserve.

The Applicants complain of the onerous conditions relating to the development of the subdivision, particularly in relation to the construction of the concrete footway and associated drainage and subsequent to a site inspection with the Applicants, it was determined that the area proposed as a public reserve being primarily pathway was generally unsuitable for use as a public reserve by nature of the steep gradient up to 1:3 slope which would make this area extremely difficult to maintain.

The Applicants have now submitted an amended plan of subdivision creating eight (8) residential lots, i.e. seven (7) additional lots with provision for a pathway four (4) metres wide from the proposed new road, i.e. Vista Place, to Warks Road.

In regard to the proposed development, the Shire Planner has offered the following comments:

" The subdivision proposes the creation of eight residential sized lots. The proposed Lot 8 has an average slope of around 25% according to the plans lodged with the variation application dated 11/10/79 (date on plans). This subdivision is in an area identified by the Department of Mineral Resources and Development as being potentially at risk of landslip. In these circumstances a report at least pertaining to the proposed Lot 8 should be required certifying its suitability for residential development from a suitably qualified person (engineer/geologist) with expertise in the geo-technical area.

The subdivision generates a need for public reserves on the basis of seven additional lots and 4 persons/lot; 2.83 ha. public reserve per 1000 population of 792m^2 : say 790m^2. It is noted that the area of the proposed pathway is around 530m^2 and this does serve some direct benefit outside the subdivision. "

The deficiency in the proposed subdivision for public reserves, allowing for the pathway referred to above, is 260m^2 which at the assessed value of $20 per square metre represents a value of $5,200.

The requirements as contained in the original development consent and subdivision approval are still pertinent, however, the description has been varied by the revised application.

IT IS RECOMMENDED THAT:

1. (a) Development Consent No.455/1981 be varied in the description for the creation of eight (8) residential sized allotments in lieu of seven (7) residential sized allotments, and the substitution of the payment of an amount of $5,200 toward the provision of public reserves in lieu of dedicating land for this purpose.

   (b) An additional condition requiring the submission of a report from a suitably qualified person (engineer/geologist) pertaining to the proposed Lot 8, that such lot is sufficiently stable to enable the development by the erection of a dwelling and associated drainage upon that lot.

2. The subdivision approval of the Ordinary Meeting of 11th August, 1981, be varied and in the description of the proposed subdivision, substitute eight (8) residential lots, in lieu of seven (7) residential lots and Condition (16) - "Dedication free of cost to Council of public reserve" be varied by the substitution of "the contribution of an amount of $5,200 toward the establishment and embellishment of public reserves in lieu of dedicating land for this purpose".

R.F. Cranston,
SHIRE ENGINEER

SHIRE HEALTH AND

BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 14/9/82

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of August, 1982. Applications received during August, 1981, shown in brackets.

No.		Type of Building	Estimated Value	
43	(55)	New Dwellings	$1 834 056	($2 075 503)
42	(41)	Additions to Dwellings	292 076	(230 312)
2	(1)	Residential Flat Buildings	83 000	(95 000)
25	(20)	New Buildings other than Residential	744 900	(223 100)
6	(3)	Additions to Buildings Other than Residential	138 100	(20 400)
8	(10)	Swimming Pools	65 000	(58 709)
-	(-)	New Dwellings Containing Dual Occupancy Unit	-	(-)
2	(-)	Additions to Dwellings - Dual Occupancy Unit	32 000	(-)
128	(130)		$3 189 132	($2 703 024)

Building Applications received up to the end of August, 1982. Approvals for the corresponding period during 1981 shown in brackets.

No.		Type of Building	Estimated Value	
218	(413)	New Dwellings	$9 827 277	($15 998 966)
274	(304)	Additions to Dwellings	1 983 753	(1 928 290)
10	(5)	Residential Flat Buildings	2 163 000	(480 000)
197	(245)	New Buildings other than Residential	3 778 884	(1 974 093)
57	(36)	Additions to Buildings Other than Residential	1 218 220	(728 160)
51	(62)	Swimming Pools	359 750	(428 833)
2	(-)	New Dwellings Containing Dual Occupancy Unit	151 000	(-)
6	(-)	Additions to Dwellings - Dual Occupancy Unit	164 000	(-)
815	(1 065)		$19 645 884	($21 538 342)

2. S. & N. VASSALLO - 25 TRIANGLE LANE, RICHMOND. 4250(W).

Council may recall that at its meeting held on 8th June, 1982 it was resolved that a final extension of three months be granted for compliance with Notices under Sections 317B(1A) and 306(2) served on 16th September, 1981 requiring the demolition of unauthorised building works and to cease the occupation for residential purposes of a building not erected for that purpose.

Mr. and Mrs. Vassallo were advised of that extension granted by letter on 11th June, 1982 and this period has now expired. Further representation has been received from John J. Paine Ross & Co. acting on behalf of Mr. and Mrs. Vassallo for a further extension to the end of this year allowing them to complete their dwelling which is currently under construction in Windsor Street, Clarendon. Progress to date on the construction of this dwelling has been very slow and in the circumstances Mr. and Mrs. Vassallo have been advised that as Council had previously resolved that three months final extension would be given that no further extensions of time would be considered.

IT IS RECOMMENDED THAT a further report be submitted to the Council's next Ordinary Meeting, detailing the progress made during that month on the construction of the new dwelling, which will allow Mr. and Mrs. Vassallo the opportunity to demonstrate their good faith in endeavouring to comply with Council's Notices. Should progress in that time not indicate that a real effort has been made, then it will be recommended that legal proceedings be instituted.

IT IS FURTHER RECOMMENDED that the Solicitors, John J. Paine Ross & Co. acting on behalf of Mr. and Mrs. Vassallo, be so advised.

Full 3 mth

3. DOG REGISTRATIONS. D63.

The Dog Act lays down the period to effect registration of dogs over the age of six months from the 1st to the 30th September.

For the benefit of residents, arrangements have been made for dog registrations to be effected at the following locations at the times and dates shown:

Council Chambers, Windsor	-	Office hours
Dog Pound, Mulgrave Road, Mulgrave	-	Weekdays 9.00 a.m. to 10.30 a.m. 4.00 p.m. to 5.00 p.m.
Council's Office, Wilberforce	-	Tuesday, September 7th 11.00 a.m. to 3.00 p.m.
C.W.A. Rooms, Old Bells Line of Road, Kurrajong	-	Thursday, September 9th 11.00 a.m. to 3.00 p.m.
Community Centre, Golden Valley Drive, Glossodia	-	Tuesday, September 14th 11.00 a.m. to 3.00 p.m.
Richmond Library	-	Wednesday, September 15th 11.00 a.m. to 3.00 p.m.

Advertisements to this effect have been placed in the local papers for the information of residents of the Shire and this advertisement also carries a coupon whereby residents if they desire may fill in the relevant details and submit by mail to Council together with the appropriate registration fee.

For Council's information a total of 3,238 dogs were registered in the Shire for the registration period just passed compared with a total of 3,035 registrations effected for the previous year.

IT IS RECOMMENDED THAT the information be received.

4. APPLICATION FOR ADVERTISING STRUCTURE - HAWKESBURY RACE CLUB. 3732(W).

Application has been received for permission to erect an advertising structure on the Club's premises fronting the main road at Clarendon.

The original proposal was not acceptable in that the overall size of the sign was considered to be too large and the proportion of the sign referring to a nationally advertised product far exceeded the proportion allowable under Council's policy. Following discussions with representatives of the suppliers of the sign and the Hawkesbury Race Club an amended proposal has been submitted which significantly reduces the overall height of the structure and also reduces the proportion of the sign relating to a nationally advertised product to a little over a third of the total area.

The amended proposal also includes some landscaping of the area of the sign to provide a more attractive entrance to the Racecourse.

As Council will be aware the Hawkesbury Race Club is a valued facility in the area promoting a large influx of visitors, is a community organisation and under the circumstances, while the proposal does not conform entirely with Council's policy in respect of advertising structures, may wish to approve the application.

~~IT IS RECOMMENDED THAT the application be approved.~~

Approval be approved provided it appears that Council plans.

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

Report dealt with redesigned sign & landscaping

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 14TH SEPTEMBER, 1982

The Shire Clerk,
WINDSOR.

1. STATE PLANNING POLICY NO. 4 - NOTICE OF INTENT. P160/40.

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

Applicant	Land	Development
Dr. G. Nagy	Lots 1 & 2, D.P. 588363 and Lots 5 & 6, D.P. 416598, Greggs Road, Kurrajong	Adjustment of boundaries
A. Heckenberg	36 Lennox Street, Richmond	2 lot subdivision
P.S. Graham & Assoc.	Pors. 84, 303 & 305 Kurmond Road, Wilberforce	Adjustment of boundaries
Woodger Pty. Ltd.	Shop 1, Colonial Arcade, Windsor	Take Away food shop
Williams	Pors. 17, 18 & 64, Upper Colo Road, Colo	Adjustment of boundaries
P. McCartney	Lots 1 & 2 and Pors. 453 Burgess Road, Freemans Reach	2 lot subdivision
Paine, Ross & Co.	Lot 1 and Portion 124 Terrace Road, North Richmond	Adjustment of boundaries
R.R. Cambridge & Co.	Lot 11 and Por. 16, Pitt Town/ Bottoms Road, Pitt Town	Adjustment of boundaries
K. Sullivan	25 Fitzgerald Street, Windsor	Clothes boutique
Bennetts Real Estate	Lots 1 & 5 Vincent Road, Kurrajong	Adjustment of boundaries
Alfic Developments Pty. Ltd.	64 Drummond Street, South Windsor	Kitchen cupboard manufacturer

2. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 7 CHARLES STREET, NORTH RICHMOND. 997-2(C).

Council is referred to Item 8 of the Shire Planner's Report to the Development Committee of 31st August, 1982.

A letter of objection has been received after the expiration date of advertising signed by six (6) persons on the following grounds:-

1. Loss of privacy to surrounding properties

2. Lessened values of surrounding properties

3. Inconvenience caused by headlights shining into adjoining homes

These matters are considered at the time of application for each development of this nature. It is considered that (1) and (3) above can be overcome by normal conditions imposed on a subsequent development application, whilst (1) above has been found in similar circumstances to be not substantiated.

IT IS RECOMMENDED THAT the Committee's recommendation be adhered to.

3. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 5, D.P. 4906, AND PART LOT 12A, SECTION 11, EAST MARKET STREET, RICHMOND. 1146(W).

The draft plan to permit the establishment of a Legacy House and associated activities has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

4. DRAFT LOCAL ENVIRONMENTAL PLAN - 10 WEST MARKET STREET, RICHMOND. DA5/82.

The draft plan to permit commercial development has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

5. DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 1, D.P. 157660, LOT E, D.P. 162851, AND LOTS 3-5, D.P. 39153, BRABYN AND CHURCH STREETS, WINDSOR. 388(W).

The draft plan to permit Residential Flat Buildings, Class B, has finished its exhibition in accordance with the Environmental Planning and Assessment Act,1979, with one (1) submission being received objecting on the basis of loss of amenity, etc.

It is considered that medium density development as proposed is more in keeping with the residential nature of the area than the existing use as roller skating rink and additionally is a suitable area situated as it is close to the railway station. The proposal is also supportive of the "urban consideration" program of the State Government and should be further supported.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

6. DRAFT LOCAL ENVIRONMENTAL PLAN - 10 WILLIAM STREET, NORTH RICHMOND. P160/19.

The draft plan to permit two storey Residential Flat Building has finished its exhibition in accordance with the Environmental Planning and Assessment Act, 1979, with no submissions being received.

IT IS RECOMMENDED THAT the plan be forwarded to the Department of Environment and Planning for the Minister's final determination and gazettal procedures.

14/9/82

7. VARIOUS PLANNING PROPOSALS - RESIDENTIAL/RURAL RELEASES AND POLICIES.

During 1981 Council prepared, considered and adopted various planning proposals relating to the overall development of the Shire. The documentation and Council's subsequent resolutions were cognisant of the Shire's location adjoining the heavily populated metropolitan area and the manner in which they complement each other. At the same time, it was recognised that the areas planned development must not only be considered with regard to the best interests of the people living within, but also to those living within the adjoining metropolitan area.

The residential release plan and subsequent rural lands policies were complementary in that the Rural Lands Assessments dealt with the non urban setting for the existing and proposed residential areas. The residential releases were thus considered within the tolerable limits for such development.

Emphasised in all the documentation was the need for Council and the appropriate service authorities and agencies to adopt a long term strategic approach towards planning, particularly when considering the cost implications of basic servicing such as water supply, sewerage, community facilities, public transport, etc. Additionally, private development is not likely to be encouraged, therefore planning policies displayed on an inconsistent and ad hoc basis.

The response of the Department as seen through the results of the recent deputation has been an in principle approval only to a residential release of the Crown land at South Windsor, a small residential release in Dight Street, Richmond and small rural releases at Wilberforce and East Kurrajong/Blaxlands Ridge.

It is intended to revise the submissions in light of currently known regional policies and local changes and resubmit them to the Department and the Land Co-ordination Unit. The issues seen from the Department's view point that precludes a long term decision are: uncertainty of Sydney's population growth, unknown development costs in other areas, preference for other areas by some authorities (Hoxton Park), uncertainty regarding the proposed north west sector releases of the Sydney regional outline plan (Annangrove, Marayiya, Nelson), and the general reservation of options. Additionally, at a local level the situation appears to be such that the local building industry is affected by more than the current recession with a clear lack of available building land.

The Shire's building rate is down around 51% in 1982 compared to the same period in 1981 while the rate generally in western Sydney is down 25%. Available zoned residential land serviced with water supply and sewerage appears to be 350 lots. About the same amount (350 lots) is available in areas without reticulated water and sewerage. Clearly, what is required is sustained and steady growth with a clear indication of the area's future development to encourage both private and public sector development.

IT IS RECOMMENDED THAT Council revise and resubmit its residential and rural planning policies impressing the:

- need for long term decisions to enable satisfactory planning of services and reducing uncertainty in future land use and its availability particularly for urban purposes;
- need for steady and sustained growth, including the current downturn in local housing construction which is partly attributable to a lack of suitably serviced land;
- amenity values and various opportunities available in Hawkesbury and not in other areas of Western Sydney;
- need to provide a range of opportunities and land releases to encourage a balanced mixed population.

14/9/82

8. EXHIBITION OF DRAFT LOCAL ENVIRONMENTAL PLAN.

Following the issue of the Certificate under Section 65 of the Environmental Planning and Assessment Legislation it is proposed to exhibit the new planning instrument in the immediate future. The plan is the amalgamation of the Windsor Planning Scheme, Colo Interim Development Order and the Windsor Varying Scheme. It will provide one planning instrument only for the whole of the Shire. The plans that form part of the instrument will be on exhibition at the meeting. At this time the exhibition period is proposed to be 21 days (minimum prescribed in the Act 14 days) with exhibition at Council's offices and the two libraries.

Following exhibition Council needs to receive and determine objections prior to forwarding the plan to the Department for final gazettal.

G. McCully,
Shire Planner.

parking spaces are to be provided behind a ten metre building line to Mileham Street and a five metre building line to Anderson Place. Access to the site is to be from Anderson Place with the driveway being a minimum of six metres wide.

In order to preserve the residential amenity of the dwellings opposite the site in Mileham Street, the ten metre strip between the street and the building line is to be provided with a sound mound 1.8 metres in height planted with suitable shrubs so as to conceal any industrial activities. Alternatively, very dense screen planting should be provided and adequately maintained.

The five metre strip adjacent to Anderson Place is also to be landscaped.

IT IS RECOMMENDED THAT:

A. Council consent to the application subject to the following conditions -

1.-13. Standard conditions (b), (c), (e), (g), (h), (i)8. The parking area is to be located a minimum distance of 10 metres from Mileham Street and 5 metres from Anderson Place, (j), (k), (m) 6 metres wide, (p), (q), (u), (w).

14. The ten metre strip between Mileham Street and the building line is to be provided with a sound mound 1.8 metres in height planted with suitable shrubs so as to effectively screen industrial activities from the residential area opposite in Mileham Street. Alternatively, dense screen planting may be carried out and maintained at all times so as to achieve the same purpose. The five metre strip adjacent to Anderson Place is also to be suitably landscaped.

15. Standard condition (l).

B. That the applicants be advised that should the intention be to subdivide the proposed building into factory units then a further development application will be required and also additional parking in accordance with Council's Parking Code.

G. McCully
SHIRE PLANNER.

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 14TH SEPTEMBER, 1982.

The Shire Clerk,
WINDSOR

9. EXTRACTION OF MATERIAL - GROSE RIVER (373-1-80)

Recently Council had cause to institute action against Jejida Pty. Ltd., a company that was undertaking the extraction of material from an area within the Grose River without approval. Notwithstanding written and verbal requests to cease, the company continued with the operations until restrained by orders from the Land and Environment Court.

The matter can now be finalised on Thursday, 16th September before the Chief Judge of the Court. Council's solicitor has advised today that Jejida have agreed to all orders sought, including the payment of Council's costs. One of the orders requires restoration works to an alignment and grades specified by the Shire Engineer. Legal advice is that this requirement, plus the payment of supervision, is required in the form of a deed under the Seal of Council. The deed has been prepared and it is recommended that Council resolve to complete and affix the Seal.

IT IS RECOMMENDED THAT Council complete and affix the Seal to the deed between it and Jejida Pty. Ltd. relating to restoration works in the Grose River to the requirements of the Shire Engineer.

10. VARIOUS PLANNING PROPOSALS - RESIDENTIAL/RURAL RELEASES AND POLICIES (P160-31).

Further to the report at Item 7 it is felt that the recommendation requires a further explanation. The intention is that Council's current proposals be pursued in all avenues stressing the four areas indicated, i.e. need for long term planning, need for steady and sustained growth, amenity value of Hawkesbury, and need to provide a range of opportunities.

11. DEVELOPMENT APPLICATION (DA 99/82)

The applicants for the following development application have made representations indicating a need to obtain approval urgently due to financial arrangements they have entered into for the industrial building.

APPLICANT:	G. HART & B. SMITH
OWNER:	WALDON INDUSTRIES PTY. LTD.
LAND & LOCATION:	LOT 1, DP 261702 LOCATED ON THE NORTH EASTERN CORNER OF THE INTERSECTION OF MILEHAM STREET AND ANDERSON PLACE, SOUTH WINDSOR.
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a)
APPLICATION:	ESTABLISHMENT OF A FACTORY BUILDING

S.P. REPORT

The proposed use is permissible with the consent of Council in an industrial general zone. The proposed development does not contravene the provisions of the Windsor Planning Scheme Ordinance or Council's Industrial Code.

Eight parking spaces are required by Council's Parking Code based on a floor area of 670m^2 at one space per 90m^2. Should the proposed building be intended for subdivision at a later date into factory units, then the applicants should be advised that a further development application will be required and also an additional parking space will be required. The

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 14TH SEPTEMBER, 1982

The Shire Clerk,
WINDSOR

1. GENEALOGY MEETINGS.

There has been an overwhelming demand for local and family history information at the Library. It was decided to hold a public meeting for persons interested in genealogy. Over 50 people attended the meeting held in the Tebbutt Room of the Windsor Central Library on Wednesday, 11th August at 10.00 a.m. Many others telephoned requesting that meetings be held in the evenings which they could attend. Senior Health and Building Surveyor, Mr. Ray Clifford, spoke on Council's intentions to draw up records of all the cemeteries in the Shire.

Working parties were set up for the following:

1. Assistance with Library's Births, Marriages and Deaths Index - 12 volunteers.

2. Cemetery records (liaise with Council) - 12 volunteers.

3. Research party to help with written enquiries to Library - 5 volunteers.

4. Research party to help with Catholic and Presbyterian records - 3 volunteers.

The Library has compiled an index of names being traced to assist researchers. The Group was most enthusiastic to hold regular monthly meetings in the Library on an informal workshop basis. Meetings in the Tebbutt Room will be held on Wednesdays at 10 a.m. on the following dates:

September 15th
October 13th
November 10th
December 8th

IT IS RECOMMENDED THAT the report be received.

2. AUSTRALIAN LIBRARY WEEK, 1982.

Australian Library Week commences Friday, 17th September through till Friday 24th September, and the theme is "Embark on a book from your Library".

It is felt that one of the activities of this week could be to commence an amnesty on overdue fines. This would be beneficial encouraging borrowers to return long overdue library material. It would be appropriate to commence this amnesty on Friday, 17th September and continue it for a period of six weeks until Friday, October 29th. In previous years such an amnesty has been held and always resulted in the return of long overdue material. The amnesty would be widely publicised through the press and radio and by the means of publicity included with overdue notices.

IT IS RECOMMENDED THAT an amnesty on overdue fines be held from September 17th to October 29th, 1982.

3. 22ND BIENNIAL CONFERENCE LIBRARY ASSOCIATION OF AUSTRALIA - 22ND-26TH AUGUST.

I attended the following sessions at the above conference:

1.	Monday, 23rd August	"Networks - Who Benefits"
2.	Monday, 23rd August	"School/community libraries, 1982"
3.	Monday, 23rd August	The Special Study session on Joint-Use libraries
4.	Tuesday, 24th August	"Libraries and the community"
5.	Tuesday, 24th August	"Collection building in a time of economic restraint"
6.	Tuesday, 24th August	The Special Study session on Joint-Use libraries
7.	Wednesday, 25th August	"The social impact of the new technologies"
8.	Wednesday, 25th August	"Challenges in children's books"
9.	Wednesday, 25th August	Annual general meeting of the Library Association of Australia
10.	Thursday, 26th August	"Copywright"
11.	Thursday, 26th August	Debate and summary of Conference
12.	Friday, 27th August	Visits to the following libraries: (a) Prospect Public Library (b) Ingle Farm High School (c) Parks Community Centre (d) Public Libraries Division, S.A. (e) City of Burnside Public Library (f) Coventry Memorial Library, Stirling

Most sessions that I attended were interesting and stimulating and particularly two of the overseas speakers who challenged traditional methods and ideas. The visits to other libraries was also very beneficial, for instance, "The Parks Community Centre" is an interesting experiment at integrating education, health, library, arts and crafts, sports, play areas, and shopping centres in one community complex and with one overall management.

I wish to thank Council for the opportunity to attend this Conference.

IT IS RECOMMENDED THAT the report be received.

J. Brown,
Chief Librarian

HAWKESBURY SHIRE COUNCIL

MINUTES OF COMMITTEES ETC. SUBMITTED FOR COUNCIL'S INFORMATION

- BICENTENARY PARK COMMITTEE

- HAWKESBURY SHIRE TOURISM COMMITTEE

- MANAGEMENT EXECUTIVE COMMITTEE

- WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS (W.S.R.O.C.)

- JOINT COUNCILS RIVER ADVISORY COMMITTEE

- REPORT OF DELEGATE TO PROSPECT COUNTY COUNCIL

PLEASE NOTE : If the Minutes of any of the above meetings are not contained within this folder, it is because a meeting was not held during this period.

Minutes of the meeting of the Bi-Centenary Park Committee held in Council Chambers, on Monday 16 August, 1982, commencing at 7.15pm.

Present: Councillors G Michael, I McEwan; and Messrs C Hamilton, R Cambridge, G Moses and T Biggs.

Apologies: Councillor P Dunn, Mrs R Sharpe, Messrs R Gilmore, J Milne, G Rhodes and N Wenzel, accepted on motion of G Moses, seconded by R Cambridge.

Minutes of Last Meeting: Moved by C Hamilton, seconded by T Biggs, that the Minutes of the meeting be held on 27 July, 1982, be accepted as a true and accurate account. Carried.

Matters Arising from Minutes:

1. There has been no reply from State Rail Authority re land at Clarendon. It was agreed that a further letter may need to be sent to elicit a reply.

2. Capital expenditure is allowed for the purchase and planting of trees and to proceed with the erection of a display board.

3. Tree planting will be on 19 September, 1982, the first day of "Earth Week".

4. Mr T Biggs' suggestion re acquisition of historically significant items is to be followed up.

5. The quote received from Mrs R Sharpe for the painting of the display board was discussed. Moved by G Moses, seconded by T Biggs, that Mrs R Sharpe be asked to provide to the Committee design concepts and art work roughs for Committee to consider. Carried.

Correspondence:

1. Outward - Invitation to schools to attend tree planting.

   Invitation to Service Clubs to attend tree planting.

   Invitation to Combined Pensioners to attend tree planting.

   Invitation to Air Force Association to attend tree planting.

   Received.

Report:

Deputy Shire Engineer's tree planting report to be discussed in conjunction with general business.

General Business:

Tree planting on 19 September, 1982.

1. The delivery of trees is to take place in the week before planting and will be loaded on vehicles ready for delivery over the weekend.

2. It was agreed that no trees should be delivered to Bi-Centenary Park on Saturday, 18 September, 1982.

3. All members of the Committee be strongly encouraged to assist on the morning of Sunday, 19 September, 1982, with the distribution of the trees ready for planting.

4. A good system of co-ordination of the school children and others planting trees shall need to be advised for the Sunday afternoon.

5. T Biggs suggested the event may be worthy of TV coverage with so many school children involved. It was agreed that an attempt be made to arrange some cover and also that the Minister for Education be informed of the involvement of the school children in the tree planting and be invited to attend.

6. The Chairman undertook to get an up to date financial statement presented.

Date of Next Meeting:

Monday, 13 September, 1982.

Meeting terminated at 8.25pm.

Chairman

Minutes of the Meeting of the Hawkesbury Shire Tourism Committee held in the Council Chambers, Windsor, on 7th September, 1982, at 7.35 p.m.

PRESENT: Councillor C. Sullivan, Chairman, Councillors B.A. Buttsworth, J.J. Horrex, J.E. Nicholson, I.T. McEwan, R.F. Rotherham, Mrs. M. Bromley, Mr. M. Panic and the Tourist Promotion Officer.

2. APOLOGIES

Apologies were received from Mrs. M. Dean, Mrs. M. Overmyer, Messrs. R.L. Rose, G. Edds, A. Hendrikson and B. Murray.

Mrs. M. Bromley was nominated to attend as the Hawkesbury District Tourist Association's representative in Mrs. Overmyer's absence.

RESOLVED on the motion of Councillor Horrex seconded by Councillor Buttsworth that the apologies be accepted.

3. CONFIRMATION OF MINUTES

RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson that the minutes of the previous Hawkesbury Shire Tourism Committee Meeting held on Tuesday 3rd August be accepted.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

5. CORRESPONDENCE

5.1 NSW Department of Tourism

5.2 Hawkesbury Shire Council

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the correspondence be received.

6. TREASURER'S REPORT

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Horrex that the Treasurer's Report be accepted.

Mr. Panic arrived at this point, the time being 7.45 p.m.

7. TOURIST PROMOTION OFFICER'S REPORT

7.1 Hawkesbury Information & Visitors' Guide

RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that the Hawkesbury Information & Visitors' Guide be produced with the better paper throughout at no increase in the costs previously agreed to.

7.2 19th Annual Tourism Conference

RESOLVED on the motion of Councillor Rotherham seconded by Councillor Buttsworth that the information be received.

7.3 NSW Council of Tourist Associations 17th Annual Meeting

RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the information be received.

8. GENERAL BUSINESS

RESOLVED on the motion of Councillor McEwan seconded by Mr. Panic that a letter be sent to Council asking that the Health & Building Department be requested to be more discerning in approvals of new buildings in known village and historic areas so that new developments are sympathetic to the character of these areas.

RESOLVED on the motion of Councillor Norrex seconded by Councillor Buttsworth that a letter be sent to Council requesting information on the progress of the establishment of the Tourist Information Centre.

RESOLVED on the motion of Councillor Buttsworth seconded by Councillor McEwan that the Tourist Promotion Officer investigate the possibility of a promotional envelope to be used by the Committee.

9. DATE OF NEXT MEETING

Tuesday 5th October was confirmed as the date of the next meeting.

The meeting closed at 8.50 p.m.

Submitted to and confirmed at the meeting of the Hawkesbury Shire Tourism Committee held on Tuesday 5th October.

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Chairman.

MINUTES OF MANAGEMENT EXECUTIVE COMMITTEE MEETING held on WEDNESDAY 18 August 1982

Present: Shire Clerk - R.L. Rawson; Deputy Shire Clerk - R.G. Hillyard; Health Surveyor - J.J. O'Grady; Shire Engineer - R.F. Cranston; Chief Accountant - L. Weatherstone; Librarian - J. Brown.

SHIRE CLERK

(a) Information Pamphlet for new staff

DSC is preparing a Staff Information & Introduction Booklet for new staff members and this is to be submitted to Management Executive when complete.

(c) & (e) Bank Holiday & Christmas/New Year Holidays
9 day fortnight

The Shire Clerk advised of the suggestions put before the Industrial Policy Committee concerning the above matters and advised that a report is at present being prepared.

(d) Property Development Unit

It was decided to form a Property Development Unit consisting of Chief Rates Clerk, Sen. Admin Officer, a representative from Planning Dept., Engineering Department and Health Department to meet on a regular basis for the purpose of investigation of possible development projects and to report to Shire Clerk.

(f) Telephone Directory - Emergency Number

Discussion took place concerning the provision of a satisfactory after hours emergency service and Shire Engineer advised that a tentative scheme would involve 3 employees on a rostered basis and that he would prepare a report to be submitted to Council.

DEPUTY SHIRE CLERK

(b) Essentials of First Line Management

DSC presented details of a course to be conducted by the University of NSW Institute of Administration in relation to "Essentials of First Line Management for Office Administrators" to be conducted at Little Bay from 8-12 November 1982 and it was resolved that the DSC and Health Surveyor be nominated to attend.

(c) Property Information System

DSC gave details of the present situation in relation to the Property Information System and advised that the System had been accepted very well and in fact great interest had been shown by other Local Government Authorities wishing to acquire it.

(e) Local Government Association

Details of a 3 day course on Management and Human Behaviour to be conducted in September 1982 tabled and it was decided that the Shire Engineer be nominated to attend.

...2/

DEPUTY SHIRE CLERK (contd)

(f) Training & Development Unit

Details of the Written Communication Course to be conducted were tabled and it was decided not to participate at this time.

(g) Preparation of Business Paper

DSC gave details of the procedure for preparation of Business Papers.

SHIRE ENGINEER

(a) Kerb & Gutter Programme

It was decided to defer report on the Kerb & Gutter Programme until details of the 1982/83 Loan Programme were available.

(b) Matters submitted from Middle Management Committee

(1) Interview facilities

It was decided that this matter be referred to the Shire Planner and Health Surveyor for discussion

(2) & (3) Central Records Filing System
Printing Facilities

It was decided that the Deputy Shire Clerk and Filing Clerk attend the next Middle Management Committee to discuss the filing system and printing facilities.

R.G. HILLYARD

MINUTES OF MANAGEMENT EXECUTIVE COMMITTEE MEETING held on WEDNESDAY 8 SEPTEMBER 1982

Present: Shire Clerk - R.L. Rawson; Deputy Shire Clerk - R.G. Hillyard; Shire Engineer - R.F. Cranston; Health Surveyor - J.J. O'Grady; Librarian - J. Brown.

DEPUTY SHIRE CLERK

(a) Management Development for Middle Management 13 August 1982

&

(b) Management Development for Middle Management 25 August 1982

Discussion took place concerning the Middle Management Courses conducted by the Local Government Association Training & Development Unit and it was decided that the Association be advised that Council sees merit in the Courses, however 1982/83 will be a period of consolidation for the newly formed Council and that Council may be in a position to participate in the Courses in 1984.

HEALTH SURVEYOR

(a) Maintenance & Plant

General discussion took place concerning the maintenance of plant and it was decided that the Shire Engineer and Health Surveyor discuss the adequate procedures for maintenance of plant.

R.G. HILLYARD

W.S.R.O.C.

MEETING NO. 4, 1982

HELD ON TUESDAY, 17TH AUGUST 1982
AT 7 P.M. AT THE NEW BAULKHAM HILLS SHIRE COUNCIL CHAMBERS
CNR WINDSOR ROAD AND CARRINGTON ROAD, CASTLE HILL

MINUTES

PRESENT: Ald. D. Bartlett (Chairman) (Fairfield)
Cllr. B.A. Mullane (Baulkham Hills)
Cllr. H.I. West (Baulkham Hills)
Cllr. S.M. Rutter (Baulkham Hills)
Ald. J.P. Lynch (Blacktown)
Ald. D. Marsh (Blue Mountains)
Ald. R. Williams (Blue Mountains)
Cllr. J. Porrex (Hawkesbury)
Ald. K.M. Warnock (Holroyd)
Ald. E.W. Fullen (Holroyd)
Ald. F. Brevori (Liverpool)
Ald. D.B. Tyme (Liverpool)
Ald. J.F. Newnham (Prospect)
Ald. C.F. Worthington (Prospect)

Mr. M. Webber (Blacktown)
Mr. F. Elliott (Fairfield)
Mr. R. Rawson (Hawkesbury)
Mr. F. Findley (Liverpool)
Mr. B. Pullinger (Baulkham Hills)
Mr. M. Kitcher (Prospect)
Mr. G. Towell (Holroyd)
Mr. H. Davis (M.J. Davis Corporate Group)
Cllr. F. Catenson, M.P.
Mr. J. Imrie (Premier's Department)
Ald. G. Thomas (Campbelltown)
Ald. J.H. Carter (Campbelltown)
Mr. K. Garling (Campbelltown)
Mr. R. Monker (Campbelltown)
Mr. L. Hagen (Parramatta Mercury)
Ms. M. Innis (Parramatta Advertiser)
Mr. P. Collingwood (WESTIR)
Mr. J. Bollard (WSROC)
Ms. L. Eckersley (WSROC)
Mr. J. Horinek (WSROC)
Mr. D. Perlgut (WSROC)
Ms. B. Forner (WSROC)
Ms. E. Evans (WSROC)

Cllr. B.A. Mullane, President, Baulkham Hills Shire Council, welcomed the delegates and visitors to the new Baulkham Hills Council chambers.

1. APOLOGIES

MOVED that apologies be accepted from Ald. K. Dwyer, Ald. R. Kluin, Mr. B. Long (Penrith); Ald.K. Bali (Blacktown); Cllr. A. Knight (Hawkesbury); Ald. K. Dunn, Ald. D. Donovan (Fairfield); Mr. M.J. Davis, Mr. K. Rowley.

Ald.J. Lynch/Cllr.H.West

2. CONFIRMATION OF MINUTES OF MEETING NO.3, HELD ON JUNE 7, 1982

MOVED that the minutes be confirmed.

Cllr. H. West/Ald. R. Williams
CARRIED.

3. WELCOME TO GUESTS FROM CAMPBELLTOWN CITY COUNCIL, AND PREMIER'S DEPARTMENT

The Chairman welcomed the guests from Campbelltown City Council and Premier's Department and introduced the WSROC delegates to the guests.

4. FINANCIAL AND ADMINISTRATIVE MATTERS

(a) Financial Matters

(i) General Fund:
(ii) Employment Development Trust Fund (Promotions):

MOVED that the operating statements for both funds, prepared by Coopers and Lybrand, be received and noted.

Ald.J. Lynch/Cllr. H. West
CARRIED.

(b) Administrative Matters

(i) Police Staffing in the Western Region

MOVED that the information be received.

Ald. J. Lynch/Cllr. J. Horrex
CARRIED.

(ii) Second Year Appointment of Assistant Regional Development Officer

MOVED that the position of Assistant R.D.O. be continued for a further year, that is, until October 1983, and that allocation be made in the 1983 Budget accordingly, and that Mr. Perlgut be confirmed in that position.

Ald.J. Lynch/Ald. F. Oliveri
CARRIED.

(iii) Late Items for Administrative Committee

MOVED that the late items, circulated to delegates at the meeting, be dealt with later in the meeting.

Ald.J. Lynch/Ald. D. March
CARRIED.

CARRIED.

4. LOCAL GOVERNMENT FINANCE

(a) Commonwealth Revenue Sharing in Western Sydney

MOVED that the Regional Organisation send a copy of the government finance paper directly to the Prime Minister and to each State's Local Government Grants Commission, and propose that the Federal Government look to developing an urban development programme and financial programme.

Cllr.H. West/Ald. E. Cullen
CARRIED.

MOVED further that an invitation be extended by the Regional Organisation to Mr. A. Morse, Chairman, N.S.W. Grants Commission, to address a future meeting of the Organisation.

Cllr.J. Horrex/Ald. J. Lynch
CARRIED.

(b) Local Government Assistance Fund

MOVED that the information be received.

Cllr.H. West/Cllr. S. Rutter
CARRIED.

(c) Regional Population Submission

The Regional Development Officer spoke to the Submission.

MOVED that the population paper be forwarded to all member Councils, to the Deputy Commonwealth Statistician (in N.S.W.), the Director of the Australian Bureau of Statistics (Canberra), the Director of the Department of Environment and Planning, and other relevant agencies, including the N.S.W. Local Government Grants Commission, the Health Commission, the Department of Main Roads, the Education Department, the Department of Public Works, the Police, the Department of Youth and Community Services, the Urban Transit Authority, the Department of Motor Transport, the State Rail Authority, the Library Council of N.S.W., the Department of Social Service, Commonwealth Employment Service, Housing Commission, Land Commission, and the State Minister responsible for State Statistical Population Projections Group.

Ald.J. Lynch/Cllr. H. West
CARRIED.

(d) Commonwealth Financial Assistance for County Councils

MOVED that:

(i) The draft submission on behalf of Special Commonwealth Financial Assistance to Prospect County Council be endorsed in principle by the Regional Organisation; and that

(ii) This submission be forwarded to Prospect County Council before submission to the Commonwealth Government.

Ald. C.Worthington/Ald.J. Newnham
CARRIED.

(e) Grants for Access to Buildings by Physically Disabled People

MOVED that the information be received.

Ald.J. Lynch/Cllr. H. West
CARRIED.

6. URBAN DEVELOPMENT

(a) Urban Development Committee

Mr. F. Elliot, who represents local government on this Committee spoke to the meeting.

MOVED that the Regional Organisation register a strong protest that the item of Prospect County Council's representation on this Committee was not brought before the Committee as requested.

Ald.J. Lynch/Cllr. H. West

(b) Report and Recommendations from WSROC Town Planners Committee

The Regional Development Officer spoke to the report. The Administrative Committee's recommendations were tabled.

MOVED that WSROC make submissions to the Development Coordinating Committee, the Minister for Planning and Environment and the Local Government Association and seek a deputation with the Minister and Premier, requesting that Local Councils be delegated full authority to issue Section 65 Certificates for minor proposals and preferably authority for all processes up to gazettal of the LEP subject to:

(a) the Chief Town Planners certifying to Council that there is no regional or state significance and that if there are departures from Section 117 directions that in the Chief Town Planner's opinion this departure is justified in the circumstances; and

(b) the Council notifying the Department within fourteen (14) days of a Section 65 Certificate; and

(c) the Director retaining the right to veto such section 65 decision within fourteen (14) days of notification if he is of the opinion that matters of regional or state significance are involved or that the requirements of the Parliamentary Counsel have not been met.

Cllr.S. Rutter/Cllr.H. West
CARRIED.

Location of Western Sydney Office

MOVED that WSROC seek the complete relocation of the Western Sydney Regional Office to the west with adequate staffing in view of the fact that the region is the fastest growing area in the state.

Ald.J.Lynch/Cllr. H. West
CARRIED.

Changes to Environmental Planning and Assessment Act 1979

MOVED that WSROC request that no amendments to the legislation be implemented until such time as all Councils have had an opportunity to comment as it is the opinion of the Town Planners Committee that the Minister has adequate powers under the Act to carry out his duties as stipulated under the objectives of the Act.

Ald.J. Lynch/Cllr. H. West
CARRIED.

M.J. Davis letter on Delays in Dealing with Development Applications

MOVED that:

(a) The information from Holroyd Council (as per late item circulated to delegates at the meeting) be noted.

(b) M.J. Davis be advised to submit details of the delays mentioned in his letter to the Penrith City Council Councils mentioned for consideration and direct reply by that council; and

(c) M.J. Davis be informed the standard development application form is consistent with the Environmental Planning and Assessment Act Regulations with variations considered necessary by individual Councils given the emphasis by each Council to Section 90 of the Environmental Planning and Assessment Act.

Ald. J. Lynch/Ald.K. Warnock
CARRIED.

Heritage Orders

MOVED that WSROC request the Heritage Council that no Orders under the Heritage Act be imposed without prior consultation with the affected Local Government body.

Cllr.H. West/Ald. C. Worthington
CARRIED.

(c) Liverpool City Council: Proposal on Urban Consolidation

MOVED that a special meeting of the Planners Committee with representatives of the Administrative Committee be held to ascertain whether a combined policy position on this matter is possible, and that a further report be made to the next Region meeting.

Ald.F. Oliveri/Ald.J. Lynch
CARRIED.

9. DISCUSSION ON WESTERN AND SOUTH-WESTERN SYDNEY: COMMON ISSUES AND CO-ORDINATION

(a) Campbelltown City Council

The Mayor of Campbelltown City Council, Ald. Guy Thomas, spoke to the meeting. He advised that Campbelltown City Council faced similar problems to WSROC member Councils. Ald. Thomas said these problems covered transport, employment and funding council services.

MOVED that:

(i) The Regional Organisation send a formal invitation to Campbelltown City Council to join W.S.R.O.C.

(ii) the Regional Organisation invite the Mayors and Aldermen and senior officers of Camden Municipal Council and Wollondilly Council to attend the Region Meeting on 6th December, 1982, in view of 4th October being a holiday and 18th October being the week of the Local Government Association Conference.

Cllr.J. Horrex/Ald. E. Cullen
CARRIED.

(b) Western Sydney Co-Ordinator: Mr. John Imrie, N.S.W. Premier's Department

Mr. J. Imrie, recently appointed by the Premier as Co-ordinator, Western Sydney, was invited to speak to the meeting to explain his role and function to delegates. Mr. Imrie also tabled a short paper. (Attached to these minutes.)

MOVED to thank Mr. Imrie for attending the meeting and addressing the delegates.

Cllr.J. Horrex/Ald.J. Lynch
CARRIED.

10. EMPLOYMENT MATTERS

(a) WSROC Youth Employment Policies Project

Mr. Josef Horinek, Project Officer funded by WSAAS and the Department of Youth and Community Services spoke to the report on the Youth Employment Policies Project.

MOVED that the information be received.

Ald.J. Lynch/Cllr. H. West
CARRIED.

(b) WSROC Group Apprentices

The Chairman spoke to the report on the WSROC Group Apprentices and advised the meeting that Mr. Arthur Hebblewhite had resigned from his position as Manager, Group Apprentices and that the Directors would be advertising the position shortly.

MOVED that:

(i) the report be received;

(ii) the Administrative Committee recommendation on review of the accounting system for WSROC Group Apprentices be endorsed and forwarded to the Directors.

Cllr. H. West/Ald.E. Cullen
Cllr.H. Horrex/Ald.R. Williams
CARRIED.

HEALTH

Ald. J. Lynch advised the meeting that the fight for the Western Sydney Health Campaign was far from over.

MOVED that the Chairman, Deputy Chairman and Regional Development Officer be authorised to continue their involvement in this Committee.

Ald.J.Lynch/Cllr. H. West
CARRIED.

PROMOTIONS PROGRAMME

In the absence of the Promotions Committee Chairman, Ald. R. Kluin, Cllr. J. Horrex spoke to the report.

Cllr. Horrex reluctantly announced the resignation of Mr. John Bollard, Promotions Manager. He commended Mr. Bollard for a job well done. He further advised the meeting that there would be a Promotions review meeting on 20th August, 1982.

MOVED that the report be received with deletion of Item 4(i)(d) from the Minutes of the Promotions Committee meeting held on 7th June, 1982.

Cllr.J.Horrex/Cllr.H. West
CARRIED.

OTHER BUSINESS

(a) Photographs at next Region Meeting

The Chairman advised that photographs will be taken at the next Region Meeting for the next issue of the Annual Report.

(b) WSROC support: Prospect County Council

MOVED that the W.S.R.O.C. Councils are deeply concerned at much of the undue criticism being foisted upon the state Electricity County Councils due to the recent escalation of electricity charges to various sectors of the community; and that this Organisation of Councils feels that with the respective increases of 28% and 52% in 1981 and 1982 in the sale of bulk electricity from ELCOM to the various distributing authorities, the Minister should instigate an immediate investigation into the workings of the ELCOM and requests him to initiate such an investigation as a matter of urgency, and that such an investigation be carried out concurrently with and similarly to the investigation presently being carried out into the workings of the various distributing authorities.

Ald.C. Worthington/Cllr.S.Rutter
CARRIED.

14. NEXT MEETING

MOVED that the next Region Meeting be held on Monday, 11th October, 1982, at 7.00 p.m. at Prospect County Council, 10 Smith Street, Parramatta.

Ald.F. Olvier/Ald. J. Lynch
CARRIED.

The Chairman thanked the President, Councillors and staff of Baulkham Hills Shire Council for hosting the meeting and supper, and closed the meeting at 10.16 p.m.

B. Forner
Regional Development Officer

Alderman Don Turtle
Chairman.

MF:ft
WS:S-14