DSP

Hawkesbury Shire Council

BUSINESS PAPER

12/4/83.

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

SPECIAL MEETING - THURSDAY, 14TH APRIL, 1983

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

April 8, 1983.

Mr.G.M.McCully,
Shire Planner,
Hawkesbury Shire Council,
Council Chambers,
WINDSOR, N.S.W. 2756

Dear Sir :

You are hereby requested to attend a SPECIAL MEETING of Council to be held in the Council Chambers, Windsor on THURSDAY, 14TH APRIL, 1983 at 5.30 p.m. for the transaction of the following business :

CONSIDERATION OF TENDERS FOR CONSTRUCTION OF GLOSSODIA & WILBERFORCE SHOPPING CENTRES & SHIRE ENGINEER'S REPORT.

Yours faithfully,

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER'S REPORT

SPECIAL MEETING - 14TH APRIL, 1983

The Shire Clerk,
WINDSOR

1. TENDERS FOR CONSTRUCTION OF GLOSSODIA & WILBERFORCE SHOPPING CENTRES.
C51/7 C51/8

A fairly strict schedule regarding the calling of tenders and construction of these buildings is being observed. This is being done to avoid any increases which may arise over the period of construction. In view of this tenderers are being required to tender a fixed sum for the actual construction and to complete the work by the end of August, subject to any extensions which may be permitted within the terms of the contract.

In order to keep to this schedule, tenders close at 12.00 noon on Wednesday, 13th April and the Special Meeting is being held to accept a tender to enable the work to commence within as short a period as possible. Following the opening of tenders, a report will be submitted to the Special Meeting.

R.F.Cranston
Shire Engineer

DEVELOPMENT LETTERS FROM ORDINARY MEETING 12TH APRIL, 1983

DEVELOPMENT APPLICATIONS

1: Letter and Consent done.

2: Letter and Consent done.

3: Not done - **GLEN**

4: Letter and Consent done.

5: Not done - **GLEN**

6: Letter and Consent done.

7: Letter and Consent done.

8: Not done - **GLEN**

9: Letter and Consent done.

10: Letter and Consent done.

11: Letter and Consent done.

12: Letter and Consent done.

13: Letter and Consent done - handed to Monier by Michael on 13/4/83.

14: Letter and Consent done - handed to someone by Michael on 14/4/83. Sheridan

15: Letter and Consent done.

16: Letter and Consent done.

17: Letter and Consent done.

18: Letter and Consent done.

19: Letter and Consent done.

SUBDIVISION APPLICATIONS

1: Letter and Refusal done.

2: Letter and Consent done.

3: Letter to applicant done.

Submission to D.E.P. not done - **GLEN**

4: Letter and Refusal done.

5: Letter and Consent done.

6: Recommended to defer this item to next Development Committee - **GLEN**

7: Letter and Consent done.

CORRESPONDENCE B

1: No reply done.

SHIRE PLANNER'S REPORT

1: Not done - **GLEN**

2: Letter done.

3: Not done - **GLEN**

4: Letter done.

5: Not done - **GLEN**

6: Not done - **GLEN**

7: Not done - **GLEN**

8: No action necessary.

9: Letter to Lamb done.

Submission to D.E.P. not done - **GLEN**

10: Not done - **GLEN**

11: Letters done - handwritten by Joy. = with Joy.

12: No action necessary.

13: Not done - **GLEN**

14: Letter to Cambridge done.

15: Not done - **GLEN**

16: Not done - **GLEN**

HAVE FUN!!

Word Processing

PRESIDENTIAL MINUTE

ORDINARY MEETING - 12TH APRIL, 1983

Gentlemen :

1. ANNUAL CONFERENCE - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS. C48 S205/1/c

This Conference is being held at Minneapolis, U.S.A. from 22nd to 26th May. It is attended by Municipal Clerks in the United States of America together with representatives from other countries, including Town and Shire Clerks in Australia, New Zealand and Canada.

The Conference takes place during the Shire Clerk's leave in America and I believe attendance by the Shire Clerk could be of considerable benefit to him and the Council. According to News Sheets which Council receives from the Secretariat of the International Institute, Councils in the United States are faced with similar problems relating to policy, management and administration.

I have authorised the Shire Clerk to attend the Conference and it should be noted that all fares are being paid by Mr. Rawson. Council will be paying conference and accommodation fees for the period of the Conference.

Clr.B.E.Brown.
President.

DAVEY, BRINDLEY & VICKERY PTY. LIMITED

ARCHITECTS AND TOWN PLANNERS

17 GROSVENOR STREET, NEUTRAL BAY 2089
TELEPHONE: 909 1966

JMB:ca

DIRECTORS
W. A. DAVEY, ASTC(ARCH), ARIBA, FRAIA, JP.
J. M. BRINDLEY, ASTC(ARCH), T.ENG(CE), LFRAIA, MRAPI, FIPHE, FIARBA.
K. E. BROWN, ASTC(ARCH), FRAIA, AIARBA.
R. F. MOYLAN
ASSOCIATE
D. G. HUBBARD, BARCH, ARIBA.

11th April, 1983

The Shire Clerk,
Hawkesbury Shire Council,
Council Chambers,
George Street,
WINDSOR, N.S.W. 2756.

HAWKESBURY SHIRE COUNCIL
REC'D 12 APR 1983
SE
File No. C51/33

Dear Sir,

RE: TENDERS FOR MULTI-PURPOSE CHILDRENS CENTRE SOUTH WINDSOR.

As instructed we studied the Tenders submitted for the above project and report as follows:-

12 (twelve) tenders were submitted to Council, as per the attached list, which is in order from the lowest to the highest monetary sum. One further tender was delivered to this office and finally opened by us (Copy attached). It was obviously not acceptable for several reasons.

Of these twelve tenders Maric Bros. Constructions Pty. Ltd. and Hawkesbury Shire Council did not state any construction time and are disqualified.

Of the remaining 10 (Ten), William Winterton Constructions Pty. Ltd., the lowest, is in our opinion, far too low in price and far too short in construction time, to be considered.

This led to considering the second lowest tender of Treaway Constructions Pty. Ltd. and an investigation of their performance ability and financial status, as far as we are able.

They are unknown to us in the industry. However, we have discussed this Company with both the following:-

D.J. Dwyer and Associates
Consulting Engineers.

B. Cole, Architect, Blacktown
City Council.

Both were happy in every way with the performance and attitude of this Company on their building projects.

Plans to SE

.../2

We also made a check of the Company's credit rating with "Suppliers" (materials & components) and found nothing to their disadvantage.

Their stated construction time of 20 weeks plus 2 weeks to commencement from notification of acceptance of their tender, seems also reasonable.

Acting on instructions given to us on the 31st March, 1983 we have contacted Mr. Peter Lawton, Director of Treaway Constructions Pty. Ltd., and explained the situation regarding an amended Tender to be prepared for submission to Council Meeting of the 12th April, 1983.

A copy of the covering letter, to them, and list of amendments to the project documents is attached. Also attached is their original tender and references submitted with same.

We have now received their amended Tender, which includes all the items listed, and amounts to $237,981.00 an increase of only $3,176.00 over their original tender of $234,805.00.

Our dealings with this Company and their apparent efficiency and promptness has increased our confidence in their ability to perform.

In view of all the foregoing we recommend that Council accept the amended Tender of Treaway Constructions Pty. Ltd. for the sum of $237,981.00 (Copy attached).

Under seperate cover we forward 3 sets of amended architectural drawings.

We await your further instructions in this matter.

Yours faithfully,

for and on behalf of

DAVEY, BRINDLEY & VICKERY PTY. LIMITED,

DIRECTOR.

CHILDRENS CENTRE SOUTH WINDSOR

Tenders received in order of amount.

	TENDERER	TIME	AMOUNT
1.	William Winterton Constructions Pty. Ltd.	17 weeks	185,460.00
2.	Treaway Constructions P/L	22 weeks	234,805.00
3.	Haddock & Murphy Constructions P/L	20 weeks	242,535.00
4.	G.F. Stanley	24 weeks	247,880.00
5.	General Building Services Pty. Ltd.	31 weeks	269,966.00
6.	F.M. Constructions Pty. Ltd.	24 weeks	282,436.00
7.	O'Mara Constructions P/L	32 weeks	291,498.00
8.	Welch Bros. Constructions NSW P/L	20 weeks	294,459.00
9.	Maric Bros. Constructions	No time stated	297,230.00
10.	Hawkesbury Shire Council	No time stated	297,534.00
11.	Guardian Consolidated Pty. Ltd.	28 weeks	299,392.00
12.	Green & Lloyd (Builders) Pty. Ltd.	24 weeks	306,854.00

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 12TH APRIL, 1983

The Shire Clerk,
WINDSOR

16. SOUTH WINDSOR MULTI-PURPOSE CHILDREN'S CENTRE (FILE: CS1/33)

Item (10) of my report indicated that a report will be submitted on the tenders for construction of this Centre and in this regard the report of the Architect, Davey, Brindley & Vickery Pty. Limited is appended hereto.

IT IS RECOMMENDED THAT the Architect's recommendation for the acceptance of the tender of Treaway Constructions Pty. Ltd. for the sum of $237,981, be accepted and that authority be given to the affixing of the Common Seal of Council to any necessary documents.

17. STATE EMERGENCY SERVICES - APPOINTMENT OF CONTROLLER (FILE: S206)

Preliminary discussions have been held with applicants for the position, with the President, Shire Clerk and Shire Engineer and as further discussions are considered necessary, the recommendation of the applicant for appointment will be made to the Special Meeting to be held on Tuesday, 3rd May, 1983.

R.F. Cranston,
SHIRE ENGINEER

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 8th March, 1983 commencing at 7.30 p.m.

PRESENT: Councillor B.E. Brown, President, and Councillors 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.

Pastor R. Atkinson, President of the Hawkesbury Ministers Fraternity, read a prayer at the commencement of the Meeting.

An apology for absence was received from Councillor E.A. Buttsworth.

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

The President welcomed Mr. John, Teacher, Oakville Primary School together with pupils from Years 5 and 6,to the Meeting.

CONFIRMATION OF MINUTES

63 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the Minutes of the Ordinary Meeting of Council held on 8th February, 1983 having been circulated amongst the members of Council be confirmed.

SECTION A - LETTERS FOR ATTENTION

A1. L. G. MacDONALD & CO. - REPORT OF AUDIT - 31ST DECEMBER, 1982. A8/1

The Shire Clerk tabled the Report.

64 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that the report be adopted.

A2. L. G. MacDONALD & CO. - AUDIT - 30TH JUNE, 1982. A8/1

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

A3. L. G. MacDONALD & CO. - AUDITOR'S REPORT - LIMITED OVERDRAFT. A8/2

66 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the report be received.

A4. BUILDERS LICENSING BOARD - REVISED INSURANCE SCHEME. B25/8

67 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the Agreement between Council and the Builders Licencing Board be completed under the Common Seal of Council.

A5. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - LOCAL GOVERNMENT OFFICE - TRANSFER FROM CENTRAL SYDNEY. C44/2 & L128

68 RESOLVED on the motion of Councillor Dunn seconded by Councillor Michael that the circular be received.

A6. HAWKESBURY AREA COMMITTEE FOR CHILDREN WITH SPECIAL NEEDS. A5, C45

69 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that investigations be conducted.

A7. GLOSSODIA SHOPPING COMPLEX. 651-7

70 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Messrs. D. Roberts, Mann, Giles and Weller be advised that upon completion of the Glossodia Shopping Centre Council will be prepared to enter into a lease for one of the shops with Mrs. Hall and Mr. Lawson subject to negotiations concerning rental and conditions.

A8. VACANT LAND PART LOTS 5,6 & 7, D.P. 17017. CNR. GROSE VALE ROAD AND RIVERVIEW STREET, NORTH RICHMOND. 800 & 2114(c)

71 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that L. J. Hooker North Richmond be advised that Council is not prepared to pay additional compensation for the removal of the shed.

A9. LOCAL GOVERNMENT ASSOCATION OF N.S.W. - DRAFT ABORIGINAL LAND RIGHTS BILL. C44/2

72 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Local Government Association of New South Wales be advised that Council supports legislation for the improvement of aboriginal land rights, however, at this time it has not been possible to make a detailed study of the proposed legislation.

A10. J.J.D. PAINE - COMPLAINT OF EXCESS NOISE FROM BOATS AT WINDSOR REACH. 625-205 & N146/1.

73 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Knight that -

1) The Upper Hawkesbury Power Boat Club be requested to locate its course for circuit racing to a position further downstream to where spectator involvement is still able to be achieved but to lessen the adverse effect of undue noise on nearby residential areas as much as practicable.

2) This matter also be taken up with the Maritime Services Board and the State Pollution Control Commission as both of these authorities have specific control in these activities.

A11. WINDSOR ROLLER SKATING CLUB - FUND RAISING "SILVER MILE" IN WINDSOR SHOPPING CENTRE. A7.

74 Moved by Councillor Horrex seconded by Councillor Dunn that permission be granted.

An amendment was moved by Councillor Knight seconded by Councillor McEwan that the collection be allowed but no skating be permitted on the footpath.

The amendmdent was put and lost.

The motion was then put and carried.

A12. PETER MORRIS M.H.R., SHADOW MINISTER FOR TRANSPORT - JOBS ON LOCAL ROADS PROGRAMME. R190.

Moved by Councillor Horrex seconded by Councillor Rose that Peter Morris M.H.R. be informed that Council will support any funding programme and would be prepared to participate in any such programme to improve the local roads in this Shire and suggest that any programme should include sufficient increments to offset inflationary erosion.

75 An amendment was moved by Councillor Michael seconded by Councillor McEwan that Peter Morris M.H.R. be informed that Council will support a funding programme and would be prepared to participate in such programme to improve the local roads in this Shire and suggest that the programme should include sufficient increments to offset inflationary erosion.

The motion was withdrawn.

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

SECTION B - LETTERS SUBMITTED FOR INFORMATION

76 RESOLVED on the motion of Councillor Rose seconded by Councillor Sullivan that the letters Nos. B1 to B21, B23 and B24 be received and appropriate replies forwarded where necessary.

B1. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - GLOSSODIA WATER SUPPLY SCHEME. M134/4.
B2. DEPARTMENT OF YOUTH & COMMUNITY SERVICES - FINANCIAL ASSISTANCE. G95/3.
B3. THE HON. A. R. L. GORDON, MINISTER FOR LOCAL GOVERNMENT & LANDS - SEALING OF ROAD PAVEMENTS. S1616.
B4. MR. H. P. S. FOX, DIRECTOR, LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT & LANDS - FIREWORKS ON QUEEN'S BIRTHDAY C44/1
B5. GEOGRAPHICAL NAMES BOARD OF N.S.W. - "GOVERNOR PHILLIP PARK" G93, H105/12
B6. LOCAL GOVERNMENT OFFICE - AMENDMENT OF ORDINANCE NO. 44 ("CLOSETS, CESSPITS, &c.") C44/1, B25
B7. HAWKESBURY DISTRICT SENIOR CITIZENS CENTRE - APPRECIATION A5, C51/17
B8. SOCIETY OF AUSTRALIAN GENEALOGISTS - APPRECIATION A5
B9. THE HON. L. J. BRERETON, MINISTER FOR HEALTH - HAWKESBURY RIVER AUTHORITY H100
B10. TRAFFIC AUTHORITY OF N.S.W. - OPERATION OF ITINERANT MOBILE VENDING VEHICLES ON PUBLIC ROADS. A5, C45.
B11. HAWKESBURY AREA COMMITTEE FOR CHILDREN WITH SPECIAL NEEDS - APPRECIATION. A5, C45
B12. THE HON. K. BOOTH, ACTING MINISTER FOR ENERGY AND WATER RESOURCES - TASTE & ODOUR PROBLEMS IN THE NORTH RICHMOND WATER SUPPLY SYSTEM. M134/7
B13. THE HON. K. BOOTH, ACTING MINISTER FOR ENERGY AND WATER RESOURCES - NEW OFFICE BUILDING IN THE CENTRAL BUSINESS AREA OF SYDNEY. D60.
B14. H. P. S. FOX, DIRECTOR, LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT & LANDS - GARBAGE RECEPTACLES APPROVED UNDER PROVISIONS OF CLAUSE 2(f) OF ORDINANCE NO. 51 ("GARBAGE"). G90.
B15. LOCAL GOVERNMENT SUPERANNUATION BOARD - CIRCULAR NO. 1983/2 - LOCAL AUTHORITY LOANS - INTEREST RATES. C44, B23.
B16. AUSTRALIAN INSTITUTE OF HORTICULTURE - SEMINAR. C48.
B17. PITT TOWN PROGRESS ASSOCIATION - APPRECIATION. A1/5, 665-237 & 665-1639
B18. HAWKESBURY HIGH SCHOOL - APPRECIATION. S196/29

B.19 PUBLIC WORKS DEPARTMENT - BILPIN OVAL, BILPIN. G95/21 & 625-3
B20. GEOGRAPHICAL NAMES BOARD OF N.S.W. - OBJECTION TO RENAMING THE BREAKAWAY. 625-31, G93.
B21. BROKEN HILL CITY COUNCIL - LOCAL GOVERNMENT WOMEN'S ASSOCIATION CONFERENCE. C48/3
B23. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - "SUBMISSION ON UNEMPLOYMENT AND JOB CREATION IN WESTERN SYDNEY". W275/11
B24. A. R. BLUETT MEMORIAL TRUST. A9/1.

B22. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 2/1983.

(d) Combined Valuations for Separate Parcels of Land

77 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that the Association be advised that Council supports the proposed amendments,
and the balance of the circular be received.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

Fund	Voucher Nos.	Total
General Fund	23308-23821	4,325,407.02
Trust Fund	1222 - 1269	100,113.45
		4,425,520.47

79 RESOLVED on the motion of Councillor Dunn seconded by Councillor McEwan that Items 2 to 5 of the Finance Committee's Report dated 22nd February, 1983 as recorded on Pages 1 to 3 of the Minutes of the Finance Committee be adopted.

WORKS COMMITTEE'S REPORT

80 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the Works Committee's Report dated 22nd February, 1983 as recorded on Pages 1 to 7 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

ITEM 5: P. KHAN - PT. LOT 5, D.P. 513000, PT. LAND IN D.P. 76297 LOT 6 AND PART LOT 5 IN D.P. 226291 PITT TOWN ROAD, McGRATHS HILL - W.P.S. - NON-URBAN 1(b) & COUNTY ROAD WIDENING RESERVATION,
D.L.E.P. - RURAL 1(b) & COUNTY ROAD WIDENING RESERVATION - EXTENSION OF EXISTING GENERAL STORE to OCCUPY WHOLE OF EXISTING BUILDING. DA 366/82

Councillor Horrex declared an interest in this application.

81 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the Development Committee's Report dated 22nd February, 1983 as recorded on Pages 1 to 9 of the Minutes of the Development Committee be adopted.

TOWN PLANNING COMMITTEE'S REPORT

82 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Town Planning Committee's Report dated 1st March, 1983 as recorded on Pages 1 to 31 of the Minutes of the Town Planning Committee be adopted with the exception of:

P7. Various Parts of Lots (proposed lane from Kable Street to Baker Street - between George and Macquarie Streets) Windsor - Mr. L. C. Taylor

P11. Lots 9 and 10, D.P. 251795 Francis Street, Richmond - Mrs. C. Dibley

P18. Various Parts of Lots (proposed lane from Kable Street to Baker Street - between George and Macquarie Streets), Windsor - L. C. Taylor, Hawkesbury Valley Motors Limited

P24. Masonic Temple, Kable Street, Windsor, Unnumbered Lot in D.P. 2995 - Lodge Richard Coley No. 156

and that these Items be referred back for further investigation and report to Council.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

1. POWELL PARK 527 COMMITTEE. C50/3

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

2. PENSIONERS CERTIFICATE - APPLICATIONS FOR SUBSIDY. R186/4

84 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Rose that applications be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1982, and that an undertaking be made under the Seal of Council that in the event of subsidy being made to Council in respect of the writing off or reduction of rates owing by pensioners in pursuance of Sections 160AA, 160B and 503(1)(f)(f1) of the Local Government Act, 1919, as listed and audited totalling $5,749.74 that proceedings will not be subsequently taken for their recovery.

3. COLO HIGH SCHOOL - USE OF RECREATION AREAS BY COMMUNITY GROUPS. S196/5/A

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

4. PROPOSED CHANGE IN ADMINISTRATION - FIRE CONTROL OFFICER. C50/4, B27

The Shire Clerk advised that a further letter had been received from Mr. W. Bean, Acting Secretary of the Hawkesbury Bush Fire Advisory Committee. He stated that he understood a similar letter had also been delivered to the Councillors. The Shire Clerk tabled the letter.

Moved by Councillor Horrex seconded by Councillor Henry that consideration be given to the Fire Control Department coming under the Engineering Department and this question be referred to the Fire Captains.

86 An amendment was moved by Councillor Michael seconded by Councillor Dunn that the administration of the Fire Control Officer and his Bush Fire Fighters be moved to the Engineering Department.

The amendment was then put and carried.

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

87 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that the Shire Engineer submit a report titled "Fire Control Officers Report" to the Council's monthly Committee Meetings.

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

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

6. CONTRACTS & DOCUMENTS FOR EXECUTION

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

Transfer	...	Lot 59, D.P. 32260, Rifle Range Road, Windsor to Council.
5A Lease	...	Flat 1, "Toxana", to G.M. Bryant at $150 per fortnight
Lease	...	Shop No. 3, Hobartville Shopping Centre to Drs. L. M. Patterson and C. A. Charnock

7. REPORTS, MINUTES, ETC. OF OTHER COMMITTEES & ORGANISATIONS. C50/3

90 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Dunn that the reports, minutes, etc. be received and Council provide the design work sought in Report No. 14 paragraph 9.

8. DATE OF APRIL COMMITTEE MEETING. C50/2

91 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the report be received.

9. VACATION PLAY CENTRES, FEBRUARY, 1983 - REPORT BY YOUTH RECREATION OFFICER. C43/8

92 RESOLVED on the motion of Councillor Rose seconded by Councillor Michael that -

1. Council run McMahons Park and Oakville Play Centre for two days and three days respectively during the May, 1983 school holidays on a trial basis.

2. If the Mobile Centre is successful in terms of attendance figures, other short-term Centres be considered in areas of need for future school holiday periods.

3. The title 'Vacation Play Centre' be altered to 'Vacation Activity Centres'.

4. A report be submitted by the Youth Recreation Officer on the organising of Vacation Activity Centres at McGraths Hill, Wilberforce and North Richmond.

10. SIGNING OF CHEQUES. C50/4

93 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that Mr. Michael Brady be authorised to counter sign cheques in accordance with the provisions of Ordinance 26 Clause 28(b).

11. HAWKESBURY SHIRE STATE EMERGENCY SERVICES - POSITION OF CONTROLLER. S206

94 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that -

1. The resignation of Frank Cranston as controller of the Hawkesbury Shire State Emergency Services be accepted to be effective from the date of the appointment of the new Controller.

2. The Shire Engineer be the Council Executive Officer responsible for the administration of Council's support and liaison with the Hawkesbury State Emergency Services.

95 RESOLVED on the motion of Councillor Brown seconded by Councillor Michael that appreciation be expressed to Frank Cranston for the time he has put in over the last two years as Controller over and above his normal duties as Shire Engineer.

SHIRE CLERK'S SUPPLEMENTARY REPORT

12. ANNUAL LEAVE. S1/8P

96 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that annual leave be granted.

SHIRE ENGINEER'S REPORT

1. ROAD RECONSTRUCTION
2. RESEALING
3. UNEMPLOYMENT RELIEF SCHEME
4. MAINTENANCE
5. OTHER WORKS
6. PARKS AND GARDENS
7. BUILDINGS
8. SEWERAGE

97 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the reports be received.

9. SUBDIVISION APPLICATION - LOT 3, F.P. 439384 McMAHONS PARK ROAD, KURRAJONG. 202/13/78

98 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rose that permission be granted to R. K. Cambridge & Co. to throw a batter on McMahon Park, subject to the works being to the satisfaction of the Shire Engineer.

10. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

11. REPLY TO QUESTIONS WITHOUT NOTICE - ORDINARY MEETING 14/12/82. 625-215

99 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rose that the reports be received.

12. SUBDIVISION APPLICATION - LOTS 2 & 3, D.P. 545357 PAGET STREET. S83/10

100 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rose that approval be given to the above application to create nineteen (19) Strata Title residential units, subject to:-

1. Compliance with conditions of Development Consent.

2-3 Standard conditions Subdivisions (1) and (iii).

13. THE AUSTRALIAN BICENTENNIAL ROAD DEVELOPMENT (ABRD) PROGRAMME. LOCAL ROADS. R190

101 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that the Australian Bicentennial Road Development Programme. Local Roads. For the Shire of Hawkesbury $520,000 to be applied for the period 1982/83 - 1987/88 for the project of construction of the road link between Leetsvale and Webbs Creek.

14. CLARENDON SEWERAGE. S200/5

102 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McEwan that authority be given to proceed with the construction of the Clarendon Sewerage Scheme on the basis of these works discharging to Pump Station 'A' located at Ham Street, South Windsor, at an estimated cost of $250,000.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

1. BUILDING APPLICATIONS

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

2. TIDY TOWNS COMPETITION 1983. G90/5

104 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sullivan that Council submit entries in the following categories:-

Best Town (including the various Towns of the Shire)
Best River/Lakeside Beautification Programme - the recent development of the Peninsular area
Best Industrial Area
Best Non-urban Residential Area
Best Presented Community Facility wholly maintained by Local Government - McQuade Park, Paine Park, Council Chambers Central Library and Community & Cultural Centre Complex.

3. COMMONWEALTH FUNDED WAGE PAUSE UNEMPLOYMENT RELIEF PROGRAMME. C44/1 AND S205

105 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the information be received.

SHIRE PLANNER'S REPORT

1. DEVELOPMENT APPLICATION - HAWKESBURY SHIRE COUNCIL. DA/62/83

106 RESOLVED on the motion of Councillor Rose seconded by Councillor Dunn that Council consent to the application subject to the following conditions -

1-15. a, c, f, g, h, i - 21, j, k, l, m, p, q, u - each shop, w. y.
16. The provisions of drainage facilities along the Singleton road and King Road frontages to the satisfaction of the Shire Engineer.
17. Concurrence of the Department of Environment and Planning.

THAT COUNCIL USE its delegated power to grant concurrence as required by Condition 17.

2. DEVELOPMENT APPLICATION - I & K KING. DA/61/83

107 RESOLVED on the motion of Councillor Michael seconded by Councillor Nicholson that Council support the application and request the Department's concurrence, and should this be forthcoming, the application be approved under delegated authority.

3. SCOTTS ROAD SEALING SERVICE PTY LIMITED - LOT C, GROVES AVENUE, MULGRAVE. DA/292/82

108 RESOLVED on the motion of Councillor Rotherham seconded by Councillor McEwan that condition No. 16 of Development Consent No. 331/1982 be varied to now read:-

"16. Buildings are to comply with a ten metre building line with the existing front fence being allowed to remain subject to new green coated mesh being affixed."

4. PROPOSED RESTAURANT WITH DRIVE-IN FACILITY - WINDSOR. DA229/82

109 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that -

1. Council reject the offer by Kay Davies & Champion.

2. Confirm that the approval given by resolution of 13th July, 1982, for the development of 35-37 Macquarie Street, Windsor, to erect a fast food take away outlet comprising restaurant with drive through facility involved consideration of the matters under Section 90 of the Environmental Planning and Assessment Act, 1979.

5. PROPOSED MOTEL SITE - CLARENDON. L1/75

110 RESOLVED on the motion of Councillor Michael seconded by Councillor Horrex that Council prepare a Draft Local Environmental Plan to adjust the boundaries and I.D.O. 47 Windsor as indicated. Further that in Council's opinion no Environmental Study is required and the information as required by Clause 5 of the Environmental Planning and Assessment Regulations be supplied.

6. SALE OF LAND CASTLEREAGH ROAD, RICHMOND. S13/41

RESOLVED on the motion of Councillor Rose seconded by Councillor Dunn that Council object to the local environmental plan with respect to land being Lot 1 in D.P. 569843 Castlereagh Road, Richmond, to zone the Part Residential 2(d) Part Recreation 6(a) in order to extend the existing recreation area at Starlight Place to a total area of 1.62 ha. (4 acres). Further, that a development control plan be prepared for the area.

7. PROPOSED SUBDIVISION AND ESTABLISHMENT OF SPECIAL BUSINESS COMPLEX AT NORTH RICHMOND. 10524-0-6
9. PROPOSED SUBDIVISION AND REZONING TO PERMIT SPECIAL BUSINESS COMPLEX. 10524-0-6

111 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that Council prepare a draft Local Environmental Plan to permit:

1. The subdivision of Lot 1, D.P. 534326 by the excision of a lot of about 5.68 ha. as shown on plan No. 1111/01 by Gutteridge Haskins & Davey; and

2. The establishment of a complex for administration and printing by Rural Press Limited thereon.

Further, that the information required under the Environmental Planning and Assessment Act be provided and that, in the Council's opinion, no environmental study is required.

8. USE OF PREMISES - GEORGE STREET, WINDSOR. DA61/83

112 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Rose that the information be received.

9. PROPOSED SUBDIVISION AND REZONING TO PERMIT SPECIAL BUSINESS COMPLEX. 10524-0-6

See Minute No. 111.

CHIEF LIBRARIAN'S REPORT

1. STATE LIBRARY OF NEW SOUTH WALES - SPECIAL GRANT ALLOCATION 1982/83. G95/11, L125

113 RESOLVED on the motion of Councillor Michael seconded by Councillor Rotherham that the applications from Hawkesbury for Special Grant Funds 1982/83 be submitted for:

A. $10,000 - Book Vote - Supplementary Funds
B. $ 2,000 - Adult Literacy Collections

and that Hawkesbury Shire Council supports the Co-operative Grant applications for 1982/83 for:

C. $ 5,750 - Union List of Serials
D. $ 25,000 - Pilot Project - Educational Video
E. $145,000 - Western Sydney - Chief Librarian's Committee - Co-operative Funding Special Grants 1982/83

2. APPLE 11 MICRO-COMPUTER. L125

114 RESOLVED on the motion of Councillor Michael seconded by Councillor Rotherham that the report be received.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson asked if the Engineer could investigate the widening of Dight Street, Richmond, particularly where the dip commences.

Engineer for attention.

Council Nicholson advised that the "Give Way" sign at the corner of Castlereagh Street and Southee Road has been knocked down and asked if it could be replaced.

Engineer for attention.

Councillor Nicholson referred to the pollution of the river and the danger to people bathing and particularly swimmers drinking the water in the river. He asked if the Health Surveyor had been monitoring the water to any extent over the last few weeks and if so the results of such monitoring.

The Health Surveyor advised that sampling of the river was being carried out on a monthly basis and so far there has been little, or if any a change for the better. He stated that the Water Board is aware of the growth of the alga bloom in the river and were still taking samples. He advised that at this stage there was no danger and the situation is still being watched.

Councillor Nicholson stated that there is still a tremendous amount of effluent being discharged into Boundary Creek and undertook to discuss the matter with the Health Surveyor.

Councillor Horrex referred to the recent Joint Councils River Advisory Committee meeting and stated that Mr. Smalls of the Water Board submitted some analysis reports from Water Board chemists to that meeting and the Mayor of Penrith had requested a copy of that report. He asked if Council could obtain a copy if it was not already available.

Councillor Horrex also stated that Penrith Council had agreed at that meeting to transfer the management of the Committee to Hawkesbury Shire Council.

Councillor Horrex asked if a report could be brought forward with a map showing proposed reserve/s in the South Windsor area and the use to which the land could be put. He asked in particular if any of the land would be suitable for a public hall.

The Shire Clerk stated that the Shire Planner would be bringing forward a report. He stated that there were some reserves that have not been dedicated by the Housing Commission and these would be included in the report.

Councillor Horrex referred to recent debate on a policy relating to certain river developments and asked what was the present position regarding this report.

The Shire Planner advised that he had reported previously that a report would be submitted to the March Development Meeting.

Councillor Knight asked what was the procedure Council would adopt in relation to the letting of the shops at Glossodia and Wilberforce.

The Shire President advised that firstly a policy will have to be decided upon, rentals will have to be established beforehand and then it will be necessary to determine who leases the shops.

Councillor Henry stated that there are four large power and Telecom poles on the corner of Chapman and Windsor Roads, Vineyard. He stated that the wires were taken down over a month ago, however, the poles had not been removed.

The Shire Clerk advised that Councillor Rose, Council's delegate on Prospect County Council, would investigate the matter and advise the position.

Councillor Henry asked if the Health Surveyor could bring forward a report on the provision of fire proof underground shelters in backyards particularly in the Bowen Mountain areas.

The Shire President stated that this matter would be taken up with the Fire Control Officer in the first instance.

Councillor Michael referred to the bus shelter in Market Street, Richmond, on the corner of East Market Street. He stated that the bus zone has been removed and the bus shelter now stands in a no standing zone. He asked if the bus shelter could be moved to align with the bus zone post.

Councillor McEwan stated that he had this morning reported to the Planner a possible illegal extraction occurring in the Ebenezer area where permission had not been granted.

The Shire Planner advised that the site was inspected this morning and there were no activities taking place. A letter would be forwarded to the owner tomorrow informing him of the provisions of the Act.

Councillor McEwan stated that The Terrace, Windsor, between McQuade Park and Hollands Paddock car park is breaking up fairly severely and asked if there were any plans for resealing or repatching that area.

The Shire Engineer advised that maintenance work would be carried out.

Councillor Dunn referred to the application by Bridge Sands for an extractive industry and asked that the access to the extensive beach area via Hibberts Lane be not included in any approval which may be granted to Bridge Sands. He stated that this is a valuable recreation area.

Councillor Rotherham asked if the Chief Librarian could bring forward a report on the need for a Children's Librarian.

The Librarian advised that this would be done.

Councillor Horrex asked regarding the Fire Management Plan for Bowen Mountain.

The Shire Planner stated that the National Parks and Wildlife Service had been approached but no advice had been received. He stated that the matter would be proceeding without the Service's opinion. He advised that he had spoken to the Lands Department on the proposals.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The meeting terminated at 9.59 p.m.

Submitted to and confirmed at the Meeting of Council held on 12th April, 1983.

.....President

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 12TH APRIL, 1983

SECTION A - LETTERS FOR ATTENTION

A1. LOCAL GOVERNMENT OFFICE - CIRCULAR NO. 3514: CHARITIES - COLLECTION OF MONEY FROM MOTORISTS. C44/1.

Referring to the request to Council to take such steps to prevent unauthorised collections on the carriageway of roads, to impose conditions on applicants for consent under Ordinance No. 61 under the Local Government Act, 1919 with a view to minimising the threat of traffic hazards and to police approved collections to ensure that strict adherence to the conditions imposed by Council is observed. The Police Department does not support the practice of collections at intersections due to the inherent dangers for the collectors and the possibility of motor vehicle accidents as a result of the distraction caused to motorists.

Asking Council to review the situation in its area and do all possible to exercise the powers it has outlined above.

(S.E. - The views outlined above are considered most appropriate and for the sake of traffic safety for both collectors and motorists, the practice of soliciting donations from the centre of the road in normal traffic situations should not be condoned.

However, collections from the carriageway where the road has been closed for a particular function would normally be quite acceptable.)

IT IS RECOMMENDED THAT in any application for the collection of donations from the carriageway of a road, Council consider all relevant traffic aspects prior to making its decision.

A2. AUSTRALIAN BROADCASTING COMMISSION - "THE BOY IN THE BUSH". M135.

Referring to the ABC Film Drama Unit currently producing a four part series "The Boy in the Bush" which is set in the 1880's and requesting Council's permission to film in three locations in Windsor:-

1. Thompson Square and the Terrace, from the point where Thompson Square becomes one-way to just around the corner in the Terrace - i.e. outside the row of houses known as the "Doctors Terrace". Filming is scheduled for 26th May.

2. Arndell Street between George and North Streets - filming on private property in the yard between two sheds, camera to be mounted on the footpath. Filming scheduled for 26th May.

3. New Street between George Street and the Terrace - on private property, camera on footpath. Filming scheduled for Friday 27th May.

(S.E. - No objection is seen to the proposed closure in 1. above in Thompson Square subject to the normal requirements of advertising and obtaining permission of the Police Traffic Branch and further that any works required in the "dressing" of the roadway to be restored by the Australian Broadcasting Commission.)

IT IS RECOMMENDED THAT the:

1. Australian Broadcasting Commission be granted approval for filming in Thompson Square, Arndell and New Streets, Windsor on 25th-27th May, 1983.

2. Approval be given to the closure of Thompson Square on 25th and 26th May subject to:

   a. Concurrence of the Traffic Branch of the Police Department.
   b. Any works associated with the filming to be carried out to the satisfaction of Council's Engineer and to be restored and/or removed by 5.00 p.m. on 26th May and such works also to be to the satisfaction of Councils Engineer.
   c. Any works affecting private residences being historic buildings to be undertaken with the approval of the Heritage Council of N.S.W.
   d. Payment of the fee necessary for the advertising of the proposed closure.

3. The lodgement of a satisfactory indemnity in favour of Council against personal injury and loss or damage to property occasioned by the activities associated with the ABC utilising this area for filming.

A3. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - LEGISLATION - BUDGET SESSION. 1982 LOCAL GOVERNMENT (ABANDONED VEHICLES) ACT, 1982; LOCAL GOVERNMENT (ACCOUNTS) ACT, 1982; DOG (AMENDMENT) BILL, 1982. C44/1.

Advising that the above legislation has passed through all stages of Parliament and has received Royal Assent. Enclosing copies of the Bills, together with the Minister's speeches.

(H.S. - As Council has previously been advised the Local Government Act relating to the removal and disposal of abandoned vehicles has been amended.

The Local Government (Abandoned Vehicles Amended Bill 1982) empowers an authorised officer of Council to remove and dispose of a vehicle standing upon a public place or public reserve where it appears to him on reasonable grounds that the vehicle has been abandoned. Where the estimated value of the abandoned vehicle exceeds $250 the vehicle must be held in custody by Council for four (4) weeks prior to its disposal, however, in other cases the vehicle may be disposed of immediately.)

IT IS RECOMMENDED that Council authorise the Shire Clerk to appoint appropriate staff as "Designated Servants" under Section 267B of the Local Government Act as required for implementation of the new Act.

A4. HORRIE ELEY MEMORIAL HALL COMMITTEE, COLO HEIGHTS - CHANGE OF NAME. 625-10, C50-3.

Advising that at its last meeting the Committee decided to change its name to the Eley Reserve Community Committee because at present people think that the Committee is only responsible for the management of the hall when in actual fact they are also responsible for care of the reserve and tennis court. Stating that the name change will help people to understand that they are a community elected committee who represent their interests to Council.

(S.E. - Public Reserve No. 78305 for Public Recreation and Public Hall contains an area of approximately 10 hectares. Part of this Reserve had been set aside as a Reserve for bush fire purposes upon which the Bush Fire Brigade shed has been erected. On the remainder of the Reserve there has been erected a Community Hall, and more recently the construction of tennis courts and part of the area has been previously cleared. Whilst the Reserve has not been officially named, it has been known as the Colo Heights Reserve and in

recognition of past community efforts the Community Hall was named the Horrie Eley Memorial Hall. It is intended that the request is to name the Reserve and not alter the name of the Hall. Historically the Committee was formed for the management of the Hall with responsibilities in relation to the management of the Reserve granted at some later time. There would appear to be no conflict of interest should the Reserve be named the Colo Heights Reserve and the Community Hall retain the name of the Horrie Eley Memorial Hall and the 527 Committee have the responsibility for the management of both the Reserve and the Community Hall.)

IT IS RECOMMENDED that -

1. Reserve No. 78305, Colo Heights, be named the Colo Heights Reserve and that the Geographical Names Board be requested to adopt this name;

2. The Community Hall retain the name of the Horrie Eley Memorial Hall; and

3. The 527 Committee be named the Colo Heights Reserve Committee having the control and management function for both the Reserve and the Hall.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3508 - APPROVED GARBAGE RECEPTACLES UNDER CLAUSE 2(f) OF ORDINANCE NO. 51 ("GARBAGE") UNDER LOCAL GOVERNMENT ACT, 1919. C44/1.

Advising that the Department of Health has approved of the following garbage receptacles:-

Rapid Rail Garbage Receptacle of 230 and 340 litre capacity: Fretus Agencies, 17 Webb Avenue, Hornsby, 2077.

Olding Gho Kart Garbage Receptacle, 290 litre capacity: Ateco Equipment, 36 Mavis Street, Revesby, 2212.

Wizbin Garbage Receptacle, 240 litre capacity: Wizbin Pty Ltd, A W Commercial Centre, 27-29 Watt Street, Newcastle, 2300.

B2. STATE YOUTH CORPS - EMPLOYMENT OF PEOPLE UNDER THE STATE YOUTH CORPS SCHEME. G95/26.

Advising that approval has been given to Council being allocated $20,000 in funds for the employment of 22-30 people under the State Youth Corps Scheme.

(S.H.B.S. - This is in response to Council's recent application for a grant under this Scheme and it is noted that the funds allocated of $20,000 correspond with Council's application. Arrangements are being made with the local Commonwealth Employment Service to employ people in this Scheme on the various activities previously reported to Council and are due to commence very shortly.)

B3. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ANNUAL CONFERENCE. CH8/1

Advising that the Annual Conference will be held in Sydney on 15th-17th August, and closing date for motions, nomination of delegates and Executive is 20th May.

(S.C. - In accordance with Council policy, Notices of Motions, if any, will be submitted for consideration to the Ordinary Meeting on 10th May, as Orders of the Day.)

B4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - "YOUTH AND EMPLOYMENT PROSPECTS IN WESTERN SYDNEY" REPORT. W275/11.

Forwarding copies of the report entitled "Youth and Employment Prospects in Western Sydney", prepared by W.S.R.O.C.'s Youth Employment Policies Project Officer, Mr J Horinek, and advising that further copies have been sent to various other authorities.

B5. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - APPRECIATION. W275.

Thanking Council for its participation in the tour of Western Sydney by cadet journalists from John Fairfax & Sons on 24th and 25th February 1983. The objective of this tour was to familiarise these journalists with current issues in Western Sydney and to illustrate the Region's diversity and unity through the Regional Organisation. It is felt that this was very successful.

B6. BOARD OF FIRE COMMISSIONERS - WINDSOR FIRE STATION. A6/115.

Concerning the question of the provision of a new Fire Station for Windsor and advising that, due to the present economic situation, the Board is unable to change its previous decision. The matter will be reviewed again in conjunction with the 1984 estimates.

B7. HAWKESBURY RIVER COUNTY COUNCIL - ELECTION OF CHAIRMAN & DEPUTY CHAIRMAN. H102.

Advising that Alderman D.B. King was re-elected Chairman and Alderman L.H.J. Kelly was re-elected Deputy Chairman for the ensuing year.

(S.C. - Letters of congratulations have been forwarded.)

B8. HAWKESBURY COMMUNITY YOUTH SUPPORT SCHEME - APPRECIATION. A5.

Thanking Council for its assistance and support in the creation of the Mural Painting on the building at 245 Windsor Street, Richmond.

B9. WINDSOR HIGH SCHOOL - APPRECIATION. S205.

Thanking Council for assisting in the recent Work Experience programme.

B10. ALAN CADMAN, M.P. - APPRECIATION. A5.

Stating that one of the most thoughtful and convenient arrangements made by any local authority is the arrangements that Hawkesbury Shire Council provides for its Members of Parliament. Conveying to Council sincere appreciation for the arrangements for interviewing constituents and serving the people directly which are forwarded to him by the office on the ground floor of the Council building. Gratefully acknowledging the support and assistance provided by Council.

B11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - 1983 ANNUAL CONFERENCE VENUE. C48/1.

Advising that Broken Hill will no longer be the venue for the 1983 Annual Conference. It is Broken Hill's centenary this year and there will be insufficient accommodation for the expected number of delegates. Sydney City will now be the host council.

B12. GOSFORD CITY COUNCIL - POLLUTION OF THE HAWKESBURY RIVER - SYMPOSIUM AT WINDSOR. H100/5.

Advising that the Council supports the formation of a Statutory Authority to control the Hawkesbury River System.

B13. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - WATER QUALITY - WINDSOR/ RICHMOND AREAS. M134, H100-5.

Advising that the Board recently released about 20,000 Ml from the Warragamba Dam to flush an algae bloom, caused by the drought, from the Hawkesbury River. This together with the use of activated carbon appears to have resolved the problem of the discolouration and offensive odour of the water in the Windsor/ Richmond areas.

B14. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - NOTIFICATION OF INFECTIOUS DISEASES. C44/1, H103/1.

Advising that the following changes have been made to statutory requirements for notification of infectious diseases:-

(1) sexually transmitted diseases have been removed from the list of infectious diseases notifiable under Section 29 of the Public Health Act, 1902 (sexually transmitted diseases remain notifiable under the Venereal Diseases Act, 1918);

(2) all infectious disease notifications (including notifications of sexually transmitted diseases) are required to be submitted to the Department of Health.

(H.S. - This is in respect of revised procedure for notification of infectious diseases under the provisions of the Public Health Act which was advised to the Council at its December meeting.)

B15. MR. L.J. BRERETON, MINISTER FOR HEALTH - WATER QUALITY OF THE HAWKESBURY RIVER. H100/5

Stating that Council's concern for the water quality of the Nepean/Hawkesbury system is shared by various other authorities which include the Department of Health and the State Pollution Control Commission who work in close liaison on this matter, and advising that the Minister for Planning and Environment will outline the nature and extent of the pollution and the most appropriate control measures in his reply to Council. Also stating that the Department of Health would raise no objection to the establishment of a River Advisory Committee and would provide representaiton on the Committee.

(H.S. - This is in response to the decision at the Hawkesbury/Nepean River Meeting to make representations to the Minister for Health, the Minister for Planning and Environment and the Minister for Water Resources, to establish a River Advisory Committee. To date acknowledgement only of the receipt of the submission to the other two Ministers have been received and this matter will be followed up.)

B16. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE LIGHTING SUBSIDY SCHEME: EXTENSION OF SUBSIDY PAYMENT IN RESPECT OF THE LIGHTING ALONG GEORGE STREET, MACQUARIE STREET AND RICHMOND ROAD, WINDSOR, FROM BAKER STREET TO 160 METRES WEST OF GOSPER STREET. E74/2.

Advising that Council has been granted an extension of subsidy in respect of the above endorsed installation commencing from 1st October, 1980 for a period of 10 years from that date.

B17. J. STEELE - APPRECIATION. A5.

Congratulating Council on the work it does in regard to beautifying its suburbs, to the planting of all the shrubs opposite Richmond Aerodrome, and stating that in years to come it will be beautiful and appreciated by all.

B18. DEPARTMENT OF LEISURE SPORT AND TOURISM - REPORT ON VACATION PLAY CENTRES, WINDSOR AREA - JANUARY 1983. C43/8.

Forwarding a report on the five play centres in the Council area operating in conjunction with the Department. Referring to slight decline in numbers attending, excellent facilities at each of the centres, a very good variety of activities provided, Council's co-operation in meeting the needs of each centre with regard to equipment and craft materials.

Recommending promotion of the play centres in the local press and on radio, commending Council for support of Play Centre activities such as the Medieval Day and suggesting further consideration be given to the future of McMahons Park and Oakville Play Centres, perhaps a Mobile Play Centre may be an alternative.

(S.C. - Council promotes the play centres by the distribution of programmes to the general public and every school in the Shire, display of posters throughout the area, radio coverage and by advertisement in the local press.)

B19. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - SPECIAL CIRCULAR - APPOINTMENT OF SECRETARY. C48/2.

Advising that Mr. W.A. Henningham LLB, has been appointed as Secretary of the Associations effective on and from Monday 16th May, 1983.

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

B20. GEOGRAPHICAL NAMES BOARD OF N.S.W. - CUMBERLAND REACH. G93, P160.

Advising that the Board has approved to assign the name "Cumberland Reach" to the locality known as "Ski Lodge Village", as requested.

(S.E. - This matter was considered at the Ordinary Meeting of Council held on 14th September, 1982 whereat Council resolved that the name "Cumberland Reach" be submitted to the Geographical Names Board.)

B21. WINDSOR CHAMBER OF COMMERCE - APPRECIATION. A5.

Expressing appreciation for the promptness with which the footpaths on the western side of George Street were restored following the laying of the gas pipeline.

(S.E. - Council will recall that the condition of the footpath following opening by A.G.L. was such that restorations were required as a matter of urgency and every endeavour was made to satisfy this requirement.)

B22. WISEMANS FERRY CHAMBER OF COMMERCE - IMPROVEMENTS TO ST. ALBANS, WISEMAN'S FERRY. A5.

Thanking Council for the commencement of roadworks, repair to bridges and increased garbage facilities at Webbs Creek ferry. Stating that all works are most appreciated especially by those using the roads daily.

B23. BAULKHAM HILLS SHIRE COUNCIL - BUSH FIRE BRIGADES' ANNUAL FIELD DAY 1983. B27.

Expressing appreciation for participation of personnel and brigades from Council's Shire in the Annual Field Day held on 27th March, 1983. Enclosing copy of the Result Sheet.

(S.E. - Oakville Brigade attended.)

B24. DEPARTMENT OF ADMINISTRATIVE SERVICES - THROUGH MR. A. CADMAN, M.P., MEMBER FOR MITCHELL - FORMER ARMY OFFICER TRAINING CAMP AT SCHEYVILLE. P160/47.

Referring to the former Army Officer Training Camp at Scheyville and stating that the property is within an area being considered for a second major airport

for Sydney. Consequently and in view of the uncertainties surrounding a decision on this matter, any interim use of the Scheyville property must be restricted to short term leasing arrangements.

(S.C. - See Item 11 Shire Clerk's Report Finance Committee and Recommendation.)

B25. LOCAL GOVERNMENT OFFICE - STATEMENT OF ACCOUNTS, 31/12/81. A1/11.

Advising that the 1981 Statement of Accounts may now be published and commenting on several minor matters in relation thereto.

1. Reserve for Employees' Leave Entitlements (Schedule 29)

The Department commented concerning the large expenditure during 1981 on this item and suggested the annual provision be increased.

Several other minor matters were mentioned which have been attended to.

(S.C. - 1981 was a year of exceptionally high demand on this reserve. Fourteen employees left, including the former Shire Clerk for Colo.

The theoretical balance in the reserve as at 31/12/82 is $304,789 and it is estimated that the balance as at 31/12/83 will be $375,000.)

B26. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - COMMONWEALTH REVENUE SHARING FUNDS. W275.

Advising that at its Region Meeting held on 7th February, 1983 it was resolved to write to the N.S.W. Local Government Grants Commission seeking reassurance that "future population growth will be factored into 1983/84 grant allocations". Enclosing a letter from the Commission which confirms that action will be taken.

B27. CONSULTATIVE COMMITTEE ON TRANSITION EDUCATION - SUBMISSION FOR FUNDING. E70.

Advising that the Committee was unable to meet Council's request for support for funding under the 1983 Transition Program.

B28. MR. D.A. SPARKE, DISTRICT INSPECTOR OF SCHOOLS - LERN. L125/4.

Conveying the thanks of the Principals of the Windsor Inspectorate schools, for innovation of the LERN system, which has proved to be of outstanding service to all the schools.

B29. DEPARTMENT OF HEALTH - BOTULISM IN TAIWANESE MUSHROOMS. H103/3.

Forwarding copy of telex regarding suspected outbreak of Botulism in Taiwanese mushrooms.

(H.S. - Retailers have been advised to withdraw the suspected batches from sale.)

B30. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR 3/1983 - SPECIAL SUPPLEMENT. C44/2.

(a) Urban Consolidation

Stating that the Department of Environment and Planning has established a Committee under Section 22 of the Environmental Planning Act to consider a range of issues related to the Government's consolidated urban policy.

(S.P. - Council supported the principle of the policy with qualifications concerning some aspects relating to the inadequate servicing of residential zones and the compatibility of development in historic precincts.)

(b) Draft SEPP - Surplus Public Lands.

Advising that the Executives of the Associations considered the draft policy at their February meetings and resolved to vehemently oppose the policy and setting out the points of objection.

(S.P. - The policy is inconsistent with the objectives of the Environmental Planning and Assessment Act and Council's objection in this regard has been made. It is noted that until the Environmental Planning and Assessment Act there was a similar provision as that proposed within the Local Government Act.)

(c) Section 94

Advising that a seminar was held on 28th February and it is likely that some guidance will be given to Council in the near future and comments on the desirability and which areas should be covered would be appreciated.

(S.P. - Generally the provisions of Section 94 are that where the Council is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area, then the Council may grant consent with a condition requiring - the dedication of land free of cost or the payment of a monetary contribution or both.

This is an extension of the previous policy that only related to land for open space. A problem has arisen mainly with the Land Commission as a result of varied interpretations of the Section and the approach by some Councils to require unreasonable contributions to upgrade standards rather than maintain them. Contributions have also been required for major public works that in the past were subsidised by the general taxpayer e.g. major regional roadworks. To avoid the loss of the intent of the Section and to establish some consistency, it is considered desirable that basic guidelines be established to clarify the intended operation of the Section.)

(d) Preparation of L.E.P.'s - s.71 determination

Advising that Section 71 determination which specifies, in essence, that local environmental plans shall not contain the high level of detail evident in some existing planning instruments is to be considered by the Associations' Planning and Environment Committee in March and a recommendation will then be made to the Executives.

(e) Amendment of EPA Act Regulation

Advising that a Committee established by the Department of Environment and Planning to examine the building, planning and subdivision application and decision making process has under consideration a suggestion that the list of matters to be included in development applications and considered by Councils be reduced. Seeking Council's views on certain matters.

(S.P. - The real answer to the matter is for Councils to apply the provisions in a sensible, practicable manner. Only on rare occasions are specific details of landscaping and internal building layouts required, however, the provisions should be there with staff trained to only require the amount of detail necessary to assess the particular application.)

(f) Section 71 Determination - Local Environmental Plans

Advising that determination issued by the Minister of Planning and Environment on 17th January, directs that Councils reduce the use of highly specific subzones in future local environmental plans.

(S.P. - The principle of the determination is good. The major consequences will be for Council to adopt more codes where it requires development standards to suit a particular area.)

(g) Development Application Forms

Reminding Councils of the need to keep development applications up to date and in compliance with the regulation of the Environmental Planning and Assessment Act.

(h) Enforcement of Noise Control Regulations

Referring to the 1982 Conference resolution that representations be made to the Minister for Planning and Environment that more positive action be taken by the State Pollution Control Commission in enforcing noise control regulations applicable to heavy vehicles. Inviting Councils to advise of any details which could be used to support a documented case for submission to the Minister.

(H.S. - The majority of such complaints received are in respect of noise created by unloaded heavy vehicles and the use of exhaust brakes in residential areas. It is considered that the State Pollution Control Commission should look at truck body design which will minimise the creation of noise when these vehicles are unladen and also no reason can be seen why legislation relating to the indiscriminate use of exhaust brakes, particularly late at night in residential areas, cannot be formulated. The Association will be advised accordingly.)

(i) Dumping of Rubbish

Referring to the 1982 Local Government Conference resolution that an approach be made to the Minister for Local Government with a request that the Local Government Act be amended and Ordinance made therein in relation to the dumping of rubbish be amended to make the owner of a vehicle seen to be used for the dumping of rubbish on a public place guilty of an offence. Seeking advice from Councils regarding specific instances where they have been unable to act because of inadequacy of the law.

(H.S. - Advice from residents is regularly received of the registration numbers of vehicles involved in the dumping of rubbish. In such cases where the owner denies any knowledge of the incident no further action can be taken. The Local Government Act provides that the owner of a vehicle shall be responsible for parking infringements and no reason can be seen why a similar provision should not apply in these cases. The Association will be advised.)

(j) Bush Fire Brigades - Degree of Immunity

Referring to the misconceptions as to the measure of immunity to members of the public and bush fire brigade in the likes of carrying out of their functions and giving details of legal advice forwarded to the Association which is of considerable importance to most Councils.

(S.E. - Further advice is anticipated from the Bush Fire Council clarifying the legal situation.)

(k) Interchange of Digital Cadastral Data - Draft Standard.

(l) Section 504 of the Local Government Act.

(l)(a)Employment Seminar

Advising that an employment seminar is to be held in the Board's room on 22nd April, at which unemployment relief programmes will be discussed.

(m) Unemployment Relief Programmes

(n) Sydney Road Hierarchy Plan

(o) 1982 Local Government (Abandoned Vehicles) Act, 1982

(p) Builders Licensing Board Insurance Premium Schedule

(q) Bush Fire Fighting Equipment - Acknowledgement

(r) Deemed approval of Subdivision, Development and Building Applications

Advising that one of the requirements instituted under the Victorian building regulation legislation was the implementation of a system of deemed approval of building applications after a specified period of time. The Department of Environment and Planning examining the subdivision planning and building application process has under consideration the suggestion that this system be adopted in N.S.W. and asking Councils to indicate whether they favour such a system in relation to subdivision, development and building applications.

(S.E. - It is considered that the existing situation in regard to "applications" covers the contingency where if the Council has not given approval with or without conditions within a stipulated period then it is presumed that the application has been refused. This enables an applicant to proceed to appeal against Council's refusal to the application. Also it enables the Council if it deems necessary to seek the imposition of conditions in the approval of the Court. Some merit can be seen where buildings and/or structures may have been erected without approval and the current legislation does not enable any subsequent approval to be given to that structure and in numerous cases the structure is in accord with current building practice.)

(s) Bicycles on Footpaths

Referring to a member Council's request that the Local Government Act be amended to allow Councils to impound bicycles where appropriate. The Minister for Local Government states that it would seem the most appropriate course to be taken in the case of child offenders would be for the Council to influence parents to properly instruct and supervise children as to their proper conduct and behaviour in public places, possibly by newspaper advertisements or printed inserts with rate notices. In specific instances it may be desirable for Council officers to speak with the parents of actual offenders in that connection.

(t) R.H. Dougherty Award

(u) Street Numbering

Asking Councils to encourage property owners in their areas to number both residential and business premises clearly and Council themselves should set an example by erecting proper street name signs.

(H.S. - No doubt all will agree that the prominent display of street numbers assists the essential services such as Police, Fire, Ambulance, Electricity, Water and the like in locating premises. A recent example was brought to my attention where an Ambulance called to a premises in this Shire was delayed approximately 20 minutes because the appropriate street number was not displayed. In this case the patient had suffered a cardiac arrest and such a delay could have had fatal results. It is important that premises should be clearly identified and Council is progressively allocating street numbers in areas where these have previously not been determined.)

(v) Tax Deductability of Election Expenses

Advising of the 1982 AGLGA Conference resolution that representations be made to the Commonwealth Government to provide that the expenses incurred by candidates contesting municipal elections be made an allowable deduction for the purpose of income tax.

(w) Local Government Education Kit - It's Your Community It's Your Council

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 29th March, 1983 commencing at 12.45 p.m.

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

Apologies for absence were received from Councillors E.A.Buttsworth and A.L.Knight.

1. ACCOUNTS PAID :

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder :

Fund	Voucher Nos.	Total
General Fund	23822-24343, 282121	3109232.37
Trust Fund	1270 - 1321	112817.31
		3222049.68

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

3. CORRESPONDENCE

ITEM 1 : (File C50/3, 625/52)

CORRESPONDENT : A.F.ATKINSON - CHAIRMAN, POWELL PARK 527 COMMITTEE

"Re : Powell Park 527 Committee. (Not Waffle. Read On)

What would you do if you knew that you had termites in your place? Or business or organisation? 'You would endeavour to 'Flick 'em' wouldn't you.

I have asked you previously to rescind the motion to "sack" the 527 Committee, the motion which was taken at the January meeting. The reason is that I think that you believed what you were told and didn't bother to research it - it was just one of those things that 'slip by' sometimes.

Well let me say that most of my Committee is very displeased about it. We have done nothing wrong and just because some bugger is on an ego trip, we won't wear it.

Speaking for myself I love the game of tennis (even though I don't play now) that is why I got it started at Kurrajong Heights; however when it is just another 'project' in the building of an amenity such as the park where we 'WILL HAVE' a hall and lots of other things for the people to enjoy eventually - that is if I don't get too "browned off" by Big Brother.

Think about it Councillors and I'll be disappointed in you if you don't do something about it.

Even Mr.Hawke has been reported as saying "In Government We Make Mistakes"."

SHIRE CLERK'S REPORT

After a letter was received from the Secretary of the 527 Committee expressing concern at the proposed disbandonment of this Committee, arrangements were made for the Chairman and Secretary to meet the President and myself to discuss the whole matter. A meeting took place with the Chairman, Mr.Atkinson, and the Secretary, Dr. Taylor, on 10th February with the President and myself. Hereunder is a copy of a letter which was forwarded to the Secretary on the same day confirming the discussions which took place :

"Reference is made to the meeting this morning between Mr.A.F.Atkinson, Chairman of the Powell Park 527 Committee, yourself, the Shire President, Councillor Brown and myself concerning the Powell Park 527 Committee.

It is felt that the discussion was most useful and will be helpful in achieving the desired objectives concerning the care, control and management of Powell Park.

It is confirmed that it was decided that a meeting should take place in approximately 5/6 weeks time with Council Officers and representatives of the 527 Committee and the Tennis Club concerning the powers and duties of the Committee and the future management and objectives for Powell Park. It was suggested that the objectives, including improvements, should be considered in a programme to take place over a five year period. In the first instance your Committee and the Club will have discussions on a programme of improvements and after this is done, the Chairman, Mr.Atkinson, will ring me - or if I am out, my Secretary, Mrs. Pye - and arrange a suitable time and date for the meeting.

The President and I indicated that after the meeting has been held and the various matters have been determined including a programme of improvements, a meeting then take place to reconstitute the Section 527 Committee."

Concern is therefore felt that the above letter should be received from the Chairman of the Committee after the discussions with the President and myself on the 10th February regarding -

1. A meeting between the 527 Committee and the Tennis Club to discuss a programme for Powell Park and arrangements between the Committee and the Club regarding the use of the courts.

2. A meeting of representatives of the Committee and the Club with Council Officers.

3. The meetings (2) to consider objectives for Powell Park including improvements in a five year programme and the powers and duties of the Committee.

The Powell Park Tennis Club has forwarded a letter in response to Council's decision of 11th January that discussions take place with various representatives for the Tennis Club to manage the tennis courts and associated facilities at Powell Park, stating that the Committee met on 5th March and voted unanimously to support the Council's recommendations that the Club take over the administration of the courts and associated facilities.

It is my responsibility to report to Council regarding the operation of 527 Committees because they are subject to the same controls and conditions as the Council is required to observe. This Committee has only met five times in the past five years and within that period income and expenditure was as follows :

Year	Number of Meetings	Income	Expenditure
1978	1	$71.47	$30.00
1979/80	No record of meetings	2.34 (Interest)	$20.00
1981	2	.98 (Interest)	Nil
1982	2	.98 (Interest)	$12.00
Total	5	$75.77	$62.00

Council undertakes the mowing of the park, cleaning of the toilets and the emptying of waste paper baskets. It is therefore difficult to see what purpose is being served by this Committee. However, if the Committee, together with the Tennis Club, was prepared to give consideration to the future management of the Park and a programme of improvements over a five year period, in conjunction with the Council, some worthwhile purpose could possibly be served. This was agreed to at the meeting with the Chairman and Secretary of the Committee and the Shire President and myself on 10th February. If this is not done, then in my opinion, Council is required to disband the Committee because it no longer serves any useful purpose.

Notwithstanding the type of letter which has been received from the Chairman, it is believed that we should wait to see if the meeting with the Tennis Club takes place and the proposed meeting with representatives of the Club, the Committee, the Shire President and myself as agreed upon at the meeting on 10th February. If this does not occur, or nothing meaningful arises out of such meeting, then a further report will be submitted to the Council recommending the disbanding of the Committee and also proposing that the management of the Park be taken over by the Council. This is now taking place anyway.

Recommendation

The letter be received.

The Shire Clerk advised the Committee that a letter had been received this morning from Dr.G.F.Taylor, Secretary of the Powell Park 527 Committee referring to a meeting which had been held and advising that the letter would be submitted to the Ordinary Meeting of Council for recommendation regarding the appointment of a 527 Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2 : (Files R186/4, 16322(c), R186/6, S197/2)

CORRESPONDENT : COUNTRY WOMEN'S ASSOCIATION WILBERFORCE
COUNTRY WOMEN'S ASSOCIATION KURRAJONG
APEX CLUB OF HAWKESBURY
EAST KURRAJONG SCHOOL OF ARTS
FREEMANS REACH SCHOOL OF ARTS

SUBJECT : DONATION OF RATES

Finance 12/4/83

1. Country Women's Association Wilberforce
2. Country Women's Association Kurrajong
3. Apex Club of Hawkesbury, Kurrajong

Forwarding payment for 1983 rates and requesting a donation for this amount.

4. East Kurrajong School of Arts
5. Freemans Reach School of Arts

Requesting a donation of the 1983 rates.

S.C. REPORT

1. The property is in George Road, Wilberforce and is used by the Country Women's Association. A donation of $234.51 was made in 1982. The 1983 rates amount to $235.85.

2. The hall is located in Bells Line of Road, and is used for public meetings and is the only community hall in the area. A donation of $225 was made in 1982. The 1983 rates amount to $235.00.

3. The property is located at Por. 145 McMahons Road, Kurrajong and is used for recreation purposes by other community groups in addition to the Apex Club. A donation of $265.46 was made in 1982. The 1983 Rates amount to $290.69.

4. The hall is located at Por. 126 East Kurrajong Road and is used for public meetings, Boy Scouts, and general community use. A donation of $165.92 was made in 1982. The rates for 1983 amount to $181.68.

5. The School of Arts Hall in Blacktown Road, Freemans Reach is used by the community, the toilets are cleaned and maintained by their members and the School of Arts buys water for the tank during dry periods. A donation of $332.98 was made in 1982. It is felt that a donation should be made for Rates amounting to $393.79 and interest charges for 1982, which were raised due to a late application for a donation being lodged, totalling $402.11.

Recommendation

Donations be made as follows:-

1. Country Women's Association Wilberforce - $235.85.
2. Country Women's Association Kurrajong - $235.00.
3. Apex Club of Hawkesbury, Kurrajong - $290.69.

The 1983 Rates be paid as a donation to the following organisations:

4. East Kurrajong School of Arts - $181.68.
5. Freemans Reach School of Arts - $402.11.

COMMITTEE'S RECOMMENDATION

Councillor McEwan declared an interest in the application by the Apex Club of Hawkesbury.

THE RECOMMENDATION BE adopted.

Finance 12/4/83

ITEM 3: (File D64)

CORRESPONDENT: WINDSOR & DISTRICT SCOTTISH PIPE BAND

SUBJECT: FINANCIAL ASSISTANCE

Thanking Council for its support over the past (12) months and previous years and requesting further financial assistance to be used for improvements to the band uniforms and equipment.

S.C. REPORT

Provision has been made in the Estimates for a donation to this organisation of $1,000. A donation of $1,500 was made in 1982 for the purchase of uniforms and equipment.

Recommendation

A donation of $1,000 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L 123)

CORRESPONDENT: MISS MARGUERITE WARRELL

SUBJECT: PADDOCK - WINDSOR STREET, RICHMOND

Requesting approval to use the paddock, opposite the B.P. Service Station in Windsor Street, Richmond, for grazing of horses at an annual rental of $100.00 for an initial period of 3 years, and advising that she is prepared to undertake extensive repairs to the fencing and sheds at no cost to Council.

S.C. REPORT

The property was formerly used for grazing by Mr M K Hale but is currently vacant and the fencing is in need of considerable repairs. Mr Hale has advised that he no longer requires the use of this property. In view of the cost of improvements to be undertaken, it is felt that annual rental of $100.00 for a period of 3 years is reasonable.

However, before the letter was received from Miss Warrell, I asked the Shire Engineer and Shire Planner to submit a report on the possibility of carrying out some improvement works to the land. It is a Crown Reserve with Council as trustee and therefore the use must be for recreational purposes.

The Shire Engineer and Shire Planner have looked at the land and they consider that the area should be landscaped in conjunction with its use for drainage and they will be submitting a further report on costs in the near future.

Recommendation

A letter be forwarded to Miss Warrell advising that consideration is being given to beautifying the area and when the proposal has been determined a further letter will be forwarded to her advising whether the property is to be leased or not.

Finance 12/4/83

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 4273(C) & 800)

CORRESPONDENT: MRS. N.E. ANDREWS

SUBJECT: LOT 403 SPINKS ROAD, GLOSSODIA

Advising that she is finding it difficult to meet the rate obligations on the above land which was originally given to her to offset a debt. Asking if Council is prepared to acquire the land for $100 plus the outstanding rates.

S.C. REPORT

This property is one of 10 lots intended for commercial use and as part of a large subdivision in 1962. The property has an area of 177m^2 and is zoned residential 2(d). Because of its size, the land is not suitable for residential development.

It is proposed to approach the other owners of these properties with a view to acquiring each lot and ultimately creating two normal residential blocks for sale.

The purchase price of $100 plus outstanding rates, which total $345.00 and legal costs of approximately $150 are considered reasonable.

Recommendation

Action be taken to acquire the property for $100 plus all outstanding rates and legal fees incurred. All documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 921-18, 921-19)

CORRESPONDENT: MR. D. TUNBRIDGE

SUBJECT: LOTS 18-19 WOODLANDS PARK INDUSTRIAL ESTATE

Advising that he has been unable to complete construction of the fuel depot due to a number of reasons relating to expansion of his business. The building works should be commenced in the near future and the depot operational towards the end of this financial year.

Seeking Council's approval to permit settlement of the purchase in advance of completing the depot.

S.C. REPORT

Mr. Tunbridge has arranged for finance through the Commonwealth Bank and will not be taking advantage of the mortgage option included in the contract.

Recommendation

Council agree to the early settlement of the purchase.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance

12/4/83

ITEM 7: (File 625-204)

CORRESPONDENT: HAWKESBURY AUSTRALIAN FOOTBALL CLUB

SUBJECT: IMPROVEMENTS TO COLBEE PARK, McGRATHS HILL

Seeking use of both grounds at Colbee Park, top dressing and spiking of the playing surface, adequate watering facilities, lighting and additional rubbish bins.

Pointing out that there are now 6 teams (2 senior, 4 junior) playing competition and that there is an urgent need for an additional ground.

S.E. REPORT

The club uses the lower field at Colbee Park with top field used for soccer by the Oakville Soccer Club which has 14 teams.

The ground surface is still sparse, although there has been considerable intrusion of paspalum into the couch. There is a need for top dressing of the whole of the area but funds are not available for such work which is best undertaken late spring. Bare spots and depressions are attended to within the bounds of the maintenance vote.

Four large rubbish receptacles have been provided for the grounds and these will be duplicated.

Provision of lighting and facilities for watering of the playing surface would require funds in the order of $160,000 to provide a reasonable facility.

Recommendation:

That the club be advised that Council is only able to provide the one field for Australian Football at this stage, that instructions have been issued for maintenance attention to the grounds, including erection of additional rubbish receptacles and that the request for lighting and additional watering facilities has been referred for consideration, in conjunction with other requests for park improvements, in Council's future capital works programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - INDUSTRIAL CIRCULAR NO. 3/1983 - WAGES PAUSE. C44/2, S205/26.
B2. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - INDUSTRIAL CIRCULAR NO. 4/1983 - SHORTER WORKING HOURS. C44/2, S205/26.
B3. VALUER-GENERAL'S DEPARTMENT - GENERAL VALUATION OF HAWKESBURY. R186/10

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 12/4/83

4. SHIRE CLERK'S REPORT

ITEM 1 : (File P155/7, 823, 825)

SUBJECT : PAULLS PARKING AREA, RICHMOND - CONGESTION

A report was submitted to Council in July, 1982 on the difficulty being experienced by shoppers in parking in this area because of over-use and a recommendation was made that two properties in Francis Street be purchased for $300,000. It was proposed that the two hour restriction apply throughout the whole of the existing parking area with the additional area being unrestricted and therefore available for employees and other all day parkers. The report stated that surveys had indicated that there are about 70 employees' cars parked in Paulls Carpark and that the additional area would accommodate these vehicles.

It was resolved that a further report be submitted and in the debate Councillors expressed the opinion that the opening of the North Richmond Shopping Centre could have some effect on the problem.

The proposal met with criticism and therefore in any re-examination of the parking problem, these criticisms should be considered and this has been done in this report.

Value of the Land

The land was valued on the basis of Commercial 3(a) whereas the existing zoning is Residential 2(c) - units. It was verbally reported that a valuation according to the zoning would be less. I believe that a valuation must take into account the commercial potential of the land because it abuts on to the parking area, the resolutions of Windsor Municipal Council for a Commercial 3(a) rezoning in its Varying Scheme, the enquiries and discussions initiated by Coles for the construction of a K-Mart leading to consideration of plans and approaches to property owners, and advices by Council Officers (both Councils) that this area was a logical extension of the existing commercial area and a major commercial development would be recommended. A valuation on the existing zoning would not only be unreasonable but in my opinion inequitable.

North Richmond Shopping Centre - Effect on Need

Whether retail sales at Richmond have been affected by the new Shopping Centre, I do not know. If retail sales have reduced, the recession would be a contributing factor, particularly in relation to certain goods (electrical, furniture, etc.). However there has been no reduction in use of the parking area and a survey in February compared to the June 1982 survey (the basis of the original report) shows an overall increase in demand.

Average loading over the period of each survey for Paulls and Woodhills parking areas shows :

	Restricted Area % Use	Unrestricted Area % Use
Paulls		
Survey 1 (June 1982)	79.75	84.09
Survey 2 (February 1983)	81.34	83.25
Woodhills		
Survey 1	37.18	40.95
Survey 2	48.35	46.34

SHIRE CLERK'S REPORT

ITEM 1 Continued :

Wilberforce & Glossodia Neighbourhood Shopping Centres - Effect on Need

The Richmond Centre is on a different level of shopping pattern, whereas Hobartville, McGraths Hills, Wilberforce and Glossodia are, and will be for convenience shopping, i.e. within easy distance of home. Neither of the two new Centres will make any noticeable effect on parking demands. Each of these Centres will be the equivalent size of the first stage of the Hobartville Neighbourhood Shopping Centre.

Shoppers Attitudes to Parking and Shopping

The two major shops in Paulls Parking Area provide and depend on bulk shopping with the use of a large number of trolleys. Whilst it is relatively easy to push a trolley to a car within a parking area, it would not be so easy to travel outside, along footpaths, and if necessary, across streets. This would also result in excessive parking in streets with the problems of abandoned trolleys.

Parking Fines - Increase And Attitude

Fines have reached a very high level and it is estimated that they could total $12,000 in 1983 (600 notices). This amount could be increased if Ordinance Inspectors were rostered at the parking areas on more occasions. However, the collection of fees should not be the objective but a satisfactory rotation of user space. If user space is not always available as in Paulls, a rotation of spaces will not be achieved. Drivers will then risk a penalty.

Varying the Restricted/Unrestricted Areas - Paulls & Woodhills

Whilst Woodhills is not used to the same extent as Paulls on popular occasions the use is considerable. Suggestions that there be a 2-hour restriction over the whole of Paulls - which would mean that the unrestricted area in Woodhills and kerbside space would be used by employees and others - should be considered carefully because of possible effect on businesses in that area. The same approach in both areas should generally apply.

Construction of Decked Parking Area

It has been estimated that a two elevated deck parking area would cost $800,000 with one deck $1.46 million. At this stage and for several years, the possibility of constructing one or two decks is very remote. Without substantial contributions, the cost of loans cannot be financed. Also it would be impractical to build one deck at a time because of increased costs and the second and subsequent disruption to businesses in the area.

Options

(a) Increase the number of 2 hour restricted parking bays in both parking areas with an estimated balance of unrestricted in both areas to provide for employees and other users who require a longer period than two hours.

(If this option is pursued the Chief Health Surveyor who is responsible for the supervision of Council parking areas would submit a report with recommended changes.)

(b) Attract and increase the potential for significant increases in parking contributions to be applied to a major parking facility by rezoning the Francis Street properties abutting both parking areas.

(If this option is pursued the Shire Planner would submit a report to Council for submission to the Department and the Planner considers that this action should be instituted initially by the preparation of a retail study.)

(c) Proceed to purchase additional property thereby providing a facility for all day parking. The areas to be rezoned and acquired land sold when Council is in a position to construct the major facility. I do not know nor have I made any enquiries as to whether the two parcels of land are still available for purchase.

(d) Make no change at present and therefore the exisitng overuse of Paulls Parking Area would continue unless some unknown although unlikely factor arises.

Conclusion

I have inspected all parking areas frequently and my only concern is in regard to Paulls. I feel that there are insufficient spaces available to provide a reasonable facility on peak occasions to serve the public's needs and to service the shops in the block particularly the three major shopping centres.

COMMITTEE'S RECOMMENDATION

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

THE INFORMATION BE received and Council Officers submit a report regarding the inadequacy of the restricted areas in both car parks, the question of re-zoning those areas in Francis Street and on the feasibility of providing second level parking.

ITEM 2: (File B23/23)

SUBJECT: 1983/84 LOAN PROGRAMME

The 1983/84 Loan Programme was adopted on 13th December, 1982. It has been necessary to revise this Programme and details are provided below:-

ITEM		ADOPTED PROGRAMME	REVISED PROGRAMME
Acquisition of Property		250,000	250,000
Kerbing & Guttering			
- General Programme	$ 50,000		
- King Road, Wilberforce	$ 30,000	130,000	80,000
Drainage Construction			
- General Programme	$100,000		

ITEM	ADOPTED PROGRAMME	REVISED PROGRAMME
- King Road, Wilberforce $ 50,000	200,000	150,000
Relocation of S.E.S. Building to Boundary Road Reserve	10,000	15,000
South Windsor Netball Courts (2)	25,000	25,000
Bicentenary Park	100,000	100,000
Richmond Ex-Servicemen's Sporting Complex	50,000	95,000
Landscaping - Glossodia Community Hall/ Commercial area		
- Wilberforce Children's Playground/ New Park & Commercial Area		75,000
Purchase of Plant & Equipment	300,000	300,000
Toilet Block - Macquarie Street Parking Area	30,000	30,000
Windsor Mall design	20,000	20,000
Glossodia Community Hall	20,000	20,000
Ferry Master's Cottage - Lower Portland	20,000	20,000
Richmond Park - Underground Watering System		20,000
Recreation Area - Glossodia Stage I	25,000	
Sewerage Investigation - Glossodia/Wilberforce	20,000	
T O T A L - General Fund	1,200,000	1,200,000
Glossodia Water	330,000	330,000
North Richmond Sewerage	220,000	220,000
Clarendon Sewerage	300,000	300,000
	2,050,000	2,050,000

Recommendation:

The Revised 1983/84 Loan Programme be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 12/4/83

ITEM 3: (File R186/1)

SUBJECT: RECONCILIATION OF RATES LEVY AND SEALING OF RATE BOOK

Following the receipt of the Auditor's report for the year 1981 and in accordance with the provisions of Clause 25 of Ordinance 5, and Clause 6 of Ordinance 26, I hereby certify that the entries in the rate book for the year 1981 have been duly completed, that the rates levied as shown on the schedule submitted to this meeting, have been brought to account and that the valuation figures upon which the rates have been levied, have been checked with the valuations as shown in the valuation lists.

I further certify that the list of non-rateable properties as itemised on the schedule submitted to this meeting, has been examined by me, and that such properties are exempt or have been exempted by the Council under the provisions of the Local Government Act.

Particulars of the total amount of the levy, of the arrears in respect of each rate and of the valuations on which the rates were levied are shown in the schedule submitted to this meeting.

Recommendation:

Council affix the seal to the schedules referred to above, incorporating the rate book levies, reconciliation of levy and valuation list from the Valuer General, and the schedule of non-rateable properties for the year 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File R186/1)

SUBJECT: ARREARS OF RATE BOOKS, 1981

In accordance with the provisions of Clause 6(d) of Ordinance 26, the arrears of rates book is submitted to Council with the rates and charges outstanding for 1981 amounting in total to $766,280.59.

The Arrears of Rates Book amount differs to the amount which is shown in the Annual Statements of Accounts as outstanding at 31 December 1981 and the difference is now reconciled for Council's information:

Amount shown in Arrears of Rates Book	$766,280.59
Less section 160C postponed rates and extra charges included in the Arrears of Rates Book	55,423.59
Total rates and charges outstanding 31/12/1981 as per Annual Statements of Account	$710,857.00

Recommendation:

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 12/4/83

ITEM 5: (File R186/1)

SUBJECT: OVERPAYMENT OF RATES AND CHARGES

In accordance with the provisions of Clause 40(b) of Ordinance 26, a list of balances in credit and not refunded from Council's Rates Book is now submitted showing the reason the refund has not been made.

The credits amount in total to $4,634.31. The reasons the refund was not made are set out below:

1. The overpayment amounted to $10.00 or less and it was uneconomical to refund the amount. The amount overpaid appeared as a credit on the 1982 rate notice.

2. Where the overpayment exceeded $10.00, these payments were received in December 1981, and as the report showing the overpayments was not produced by the computer until January 1982, it was not possible to refund the money by the end of 1981.

3. Payments were made in lieu of rates to be levied in 1982 where the ratepayer has elected to pay a proportion of the rates before the levy is made.

Recommendation:

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File R186)

SUBJECT: ABANDONMENTS OF RATES AND CHARGES

In accordance with the provisions of Clause 41(b) of Ordinance 26, the Auditor has certified that rates and charges amounting to $271,547.92 for 1981 may be now written off following resolution of Council.

The amounts being written off are for the following reasons:

Pensioner Rebates	$146,584.27
Rural Re-rates prior to 1981	25,683.57
Deemed Non-rateable	4,960.86
Re-rated on Amended Valuations	86,999.55
Sanitary and Garbage Charges not rendered	1,095.10
Extra Charges	5,146.19
Debts deemed irrecoverable	1,078.38
Total	$271,547.92

The sanitary and garbage service charges were adjusted on properties which became vacant during 1981 or where services were not rendered. The extra charges abandoned are those which relate to the rates outstanding which have been abandoned because of new levies being required.

Recommendation:

It is recommended that rates and charges amounting to $271,547.92 be now written off for 1981.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 5876(c))

SUBJECT: RIVERSIDE PICNIC AREA - MACDONALD VALLEY

Council at its meeting of the 11th January considered an offer by Mr. B. McFarlane for the sale of a one hectare parcel of land to establish a riverside picnic area in the MacDonald Valley. Council resolved that a valuation be obtained.

The parcel of land is a cleared level site approximately 7 km from the Webbs Creek Ferry and with the provision of suitable picnic/outdoor furniture should prove an ideal venue for picnics.

According to Council's Valuer the current fair market value of the property is $5,000.

Recommendation:

An offer of purchase for $5,000 be submitted and all documents be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 3787(c))

SUBJECT: 4 RIVERVIEW STREET, NORTH RICHMOND

At the meeting of Council on 11th January, an offer was submitted by Bennetts Real Estate Pty. Ltd. for this land containing an area of 752m^2 on which stands a two-bedroom cottage. The purchase price asked was $80,000 and the vendor is willing to negotiate. Council resolved that a valuation be obtained.

According to Council's Valuer the current fair market value of the property is $50,000. It is to be noted that the dwelling is very old and in need of significant maintenance and repair both internally and externally.

Recommendation:

An offer of purchase for $50,000 be submitted and all documents be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 12/4/83

ITEM 9: (File 817)

SUBJECT: CHURCH OF ENGLAND HALL - HAM STREET, WINDSOR

Council has been negotiating for the purchase of the Church of England Hall, South Windsor. A valuation of $90,000 was supplied by Council's Valuer and Council resolved at its meeting of 9th November, 1982 to offer this amount for the purchase.

The Church of England has now advised that the parishioners recently carried out improvements to the Hall and it is their desire to recover some of this expenditure.

The Church has now indicated that it is prepared to accept $96,000 for the purchase of the property, and also requests agreement to use the Hall on Friday evenings for a Youth Group on a regular basis for the period of up to two years.

The figure of $96,000 is considered reasonable and the request for use of the Hall for the Youth Group should be agreed to in principle for a period of up to 2 years subject to the other needs and requirements of the community, in which case the matter will be discussed with the Church of England.

Recommendation

That Council purchase the above property for $96,000 and agree in principle to the Youth Group using the Hall on Friday evenings for a period of up to 2 years subject to the needs and requirements of the community.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File B27/8)

SUBJECT: BUSH FIRE SERVICES

Expenditure for the Bush Fire Services in 1982 amounted to $229,799 for which a subsidy from the Bush Fire Council of $125,457 is receivable for that expenditure. This results in a net cost to Council in 1982 of $104,342. The amount provided in the 1982 estimates was a net cost to Council of $75,553 which means that the actual expenditure exceeded the estimates by $28,789.

The trend of the over expenditure was not evident when the Financial Statement form 2A was prepared at 30 September 1982.

It is to be noted that expenditure of $10,740 was incurred for the transfer of the Oakville Brigade from Baulkham Hills Shire. It was indicated at the time of transfer that this amount could be absorbed within the vote.

In view of the over expenditure in 1982, it was necessary to consider the position in relation to 1983. The Engineer has advised that the expenditure for 1983 can be maintained within the vote unless a fire emergency occurs.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 12/4/83

ITEM 11: (File P160-47)

SUBJECT: USE OF SCHEYVILLE CAMP

Mr. A. Cadman, M.P., has written stating that the Department of Administrative Services has commenced an examination of the future uses of Scheyville (former Army training camp). Hawkesbury Agricultural College - that has used the area for the last two years - has discontinued its use and Mr. Cadman has asked Council to give some consideration to the possible future uses.

Scheyville has considerable local historical significance, being established as the Pitt Town Village Settlement or Co-operative Labour Settlement in 1893. The settlement comprised 100 families engaged in an agricultural enterprise on the work and profit shared-by-all basis.

Later an agricultural training scheme was commenced known as the "Dreadnought" scheme and by 1913, 1,200 youths had been trained. In 1929 it was estimated that 8,000 boys had been brought to Australia through the "Dreadnought" scheme, 4,500 of whom trained at Scheyville. In 1940 the farm was used as an anti-aircraft school and occupied by the military until the end of the war. After, in 1949, it was used as a migrant hostel and then in 1965 as the officer training unit for the National Service programme, the last graduation being in 1973.

The area has been inspected by senior officers revealing that a number of the buildings are in an advanced state of disrepair and that some of the services require extensive maintenance, e.g. water supply and roads. It is believed that the Commonwealth intends to remove a large number of the older portable buildings in the near future. The area would be suitable on a regional and local basis for community purposes utilising the buildings and adjoining recreation facilities.

A determination of the future use of the area is not likely to take place for some time due to indecision regarding the second airport site.

Recommendation

That the Department of Administrative Services be advised of Council's interest in administering the area of the former Army camp at Scheyville for regional and local community facilities subject to satisfactory agreement including financial arrangements.

COMMITTEE'S RECOMMENDATION

THE DEPARTMENT OF Administrative Services be advised of Council's interest in administering the area of the former Army camp at Scheyvile for regional and local community facilities subject to satisfactory agreement including financial arrangements and Mr Alan Cadman be advised accordingly.

5. SHIRE ENGINEER'S REPORT

ITEM 1: (File B27/8)

SUBJECT: BUSH FIRE ESTIMATES - 1983/84
BUSH FIRE COUNCIL OF N.S.W.

The estimates for the 1983 Bush Fire Council financial year are now required to be submitted.

Details of a suggested programme are provided below:-

Maintenance and Running Expenses	$ 73,088
Salaries - Fire Control Officer and Assistant	$ 25,238
Four by Four Tanker	$ 38,086
Miscellaneous Equipment	$ 15,240
Sustenance for Fire Crew	$ 500
Training Programme	$ 300
Protective Clothing for Fire Crew	$ 3,000
Supplementary Charges (Levy Bush Fire Council)	$ 22,000
Bush Fire Sheds	$ 12,000
Total	$189,452

The total expenditure provided in this programme is $189,452 and attracts a Bush Fire Council subsidy of $103,137. After transferring an amount from the Bush Fire Equipment Reserve of $34,914 there is a net cost to Council in 1983 of $51,401.

The above programme will enable the existing service to be continued but no provision has been made for extensive fire emergencies. It is to be noted that in 1984 Council will need to provide funds for fire hazard reduction and capital construction of bush fire sheds.

Recommendation:

That the above programme be adopted and submitted to the Bush Fire Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

6. SHIRE HEALTH & BUILDING SURVEYORS REPORT

ITEM 1: (File P155)

SUBJECT: CAR PARKING - COUNCIL ADMINISTRATION OFFICES

It has become evident that owing to long term use of the car parking areas situated to the rear of the Reverend Turner Cottage optimum use of these areas by visitors on business to both Council and the Department of Social Security offices is being denied. In addition, parking of vehicles in the driveway access leading from George Street is becoming prevalent and creating dangerous and obstructive situations.

Accordingly it is felt that parking restrictions as to time should be imposed in relation to these areas and standing of vehicles in the accessway should be prohibited.

Description of the Areas

All those pieces or parcels of land at Windsor in the Shire of Hawkesbury situated on land bounded by George Street, Dight Street, Macquarie Street and Gillespie Place and owned by the Council of the Shire of Hawkesbury being the areas described more particularly hereunder -

1. All those (9) spaces marked for the parking of motor vehicles in the parking area situated to the south of the Library building and generally to the north east of the Reverend Turner Cottage but not including the most north westerly of the marked parking spaces which is to be reserved for the use of vehicles in connection with the library service and as shown on Council Plan No. 746-3; and

2. All those (28) spaces marked for the parking of motor vehicles in the parking area situated generally to the east of the parking area firstly hereinbefore described and generally to the west of the Community and Cultural Centre building and as shown on Council Plan No. 746-3; and

3. The access driveway running from George Street in a generally easterly direction passing to the south of the Reverend Turner Cottage and between the parking areas firstly and secondly hereinbefore described and Council's Administrative and leased offices to its eastern extremity adjacent to the western side of the Community and Cultural Centre building and being between point marked A and B on Council Plan No. 746-3.

Recommendation

That by virtue of the authority given under Sections 270S and 277 of the Local Government Act, 1919, (as amended), Council resolve to impose a two-hour parking restriction in the areas described in (1) and (2) above to be applicable between the hours of 8.00 a.m. and 4.30 p.m., Mondays to Fridays, public holidays excepted, and to prohibit the standing of vehicles in the access driveway described in (3) above.

In adddition, vehicles must stand wholly within the marked parking spaces and drivers should comply with reasonable instructions regarding the movement of vehicles within the parking areas.

The penalty applying to the offence as set out above shall be $20 for each offence and payment be made within 21 days of the Notice being affixed to the vehicle.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P179)

SUBJECT: COUNCIL SWIMMING CENTRES - ADDITIONAL FACILITIES

These swimming centres are of conventional design and while ideal for training purposes, serious lap swimming and competitive water sports, lack the facilities needed to cater for recreational swimmers. Conventional swimming pools have not been developed with recreational swimmers in mind. The main consideration has been to provide a sporting facility which patrons can also use for recreation if they wish. There is a strong market demand for facilities which are designed for water based recreation. Conventional swimming pools do not adequately meet this demand and it is for this reason that the concept of alternative swimming facilities has emerged.

Alternative swimming facilities can be divided into four main types -

1. Recreational facilities added to a conventional swimming facility.

2. Water playgrounds.

3. Leisure or wave pools.

4. Water theme parks.

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Recreational facilities added to existing pools have, according to investigations carried out, consisted mainly of the installations of water slides but no reason can be seen why other worthwhile facilities cannot be included also. For example, water playgrounds with shallow play pools with fountains and sprays and the like for toddlers. These can be incorporated with water guns, miniature water falls, caves and tunnels with flowing water and so on. Such facilities add to the atmosphere created and would, I am sure, prove to be very popular with most age groups and encourage family recreation.

No doubt Council would agree that should something of this nature be done, then it should be done very well. A development which will enhance the appearance and use of the existing facility for many years into the future. Designs and scope of water playgrounds, slides and chutes are limited only by imagination and capital cost and as the capital cost in providing a worthwhile and pleasing development is high, it is felt that Council should seriously consider a joint development with a commercial enterprise in the provision of such facilities.

While capital costs are high, potential for return on investment is also good and many joint developments have taken place to the advantage of both parties. A recent example of this is the development of "Aqua Thrillway" at Fremantle which was developed on land adjacent to the Municipal pool, that land being leased to the company that constructed the facility and where people who have already entered the pool pay an extra fee to use the "Thrillway". This pool had an annual average attendance of 104,000 and after only a half season with the "Thrillway" operating, attendance had increased to 182,000 and is expected will more than double the previous annual average in a full season. The commercial venture has also benefitted by this association with the Municipal pool which provides a ready-made focus for water recreation activities.

It is believed that the existing swimming centre at Richmond in particular would be attractive to a commercial enterpise wishing to construct such a facility, at least in the first instance, for the following reasons -

1. A relatively large area of land is available within the pool grounds.

2. Attendance at this centre has been quite good. To date this season 99,979.

3. Increasing population of the catchment areas.

4. Less effect from the proposed major "Water Wonderland" development at McGraths Hill.

Should Council resolve to invite tenders in this matter it is felt that while certain guidelines must be laid down defining the areas proposed to be leased, safety factors relating to the operation of the facility, hours of operation, desired features of the facility in general terms, insurance requirements and the like, the specification should generally be open to allow freedom in design by interested tenderers.

The land in question, while owned by Council, is zoned Open Space Recreation Existing on the Windsor Planning Scheme and is similarly zoned in the Draft Local Environmental Plan for the Shire which at present precludes its use for a commercial venture. Appropriate steps would therefore need to be taken to alter this zoning in order to permit such development.

Recommendation

It is recommended -

1. That Council resolve to prepare a Draft Local Environmental Plan for Lot 2, D.P. 202288, East Market Street, Richmond, to allow the land to be used for a "recreation facility" as defined in the Draft Local Environmental Plan for the Shire recently on public exhibition; that the Department be advised that in Council's opinion an Environmental Study is not required and the Department be provided with the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980.

2. That an appropriate Specification as described above be prepared with the view to inviting tenders for the provision of a recreational facility on this land and comprising water slides and chutes and a water playground to be operated in conjunction with the existing swimming centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

The meeting terminated at 1.35 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 29th March, 1983 commencing at 9.30 a.m.

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

Apologies for absence were received from Councillors E.A. Buttsworth and A.L. Knight and were accepted.

The President welcomed to the meeting the first of approximately 100 Year 6 pupils from Hobartville School who would be attending the Committee Meetings throughout the day.

WORKS COST STATEMENT

The Works Cost Statement to 25th February, 1983 be received and the revised estimates of cost be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File E74/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING

Advising that approval has been given for the erection of three (3) street lights in Mawson Place, Somerset and Eldon Streets, Pitt Town at an increased annual charge of $190.32, in conjunction with overhead reticulation works in the area.

S.E. REPORT

The scheme provides for street lighting for development in Pitt Town adjacent to Brinsley Park carried out some years back.

Recommendation

That the Prospect County Council be advised that Council accepts the proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-209)

CORRESPONDENT: MRS V WILSON

SUBJECT: CROWN ROAD, WEATHERBOARD RIDGE, OFF BLAXLANDS RIDGE ROAD.

Stating that fencing encroaches onto the road and suggesting that the road boundaries be surveyed prior to erection of electrical mains in the future.

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S.E. REPORT

The road is a non-public Crown road and as such is not under Council's control. Fencing encroachments on the road do not prevent Prospect County Council, at any time, from erecting poles in the normal position relative to the boundaries. The road serves 5 properties, only two of which are developed at this stage.

The vehicular access is by a bush track and if Council sought to have the road gazetted as a public road, a survey would be necessary to determine the road boundaries and Council would have to enter into an undertaking to the Department of Lands to expend funds on the road within 12 months.

Recommendation

That no action be taken at this time to seek gazettal of the Crown road on Weatherboard Ridge as a public road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File A7/5 & 665-1937)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: UNMADE PORTION OF ROAD - SCHOFIELD ROAD, PITT TOWN FROM OLD PITT TOWN ROAD TO AVONDALE ROAD

Requesting Council widen and tar seal this portion of road.

S.E. REPORT

The unmade section of Schofield Road is 1.6 km in length and to provide for reconstruction and sealing is estimated to cost $150,000.

Representations have also been made in the past for upgrading of the extension of Avondale Road through to Old Pitt Town Road along the more direct route to Pitt Town. Further the connection of Avondale Road to Dural Road past the existing homes is still to be sealed.

Funds are not available for these works.

Recommendation

That the Pitt Town Progress Association be advised that funds are not available for the work and that it be referred for consideration when the 1984 programme is to be determined by Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File A7/5 & 665-1513)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: POTHOLES ALONG OLD PITT TOWN ROAD

Reporting 63 potholes along Old Pitt Town Road between Schofields Road and the bend where the gas pipeline crosses the road and requesting Council's attention to these. They also request a weight limit being placed on this portion of road.

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S.E. REPORT

Old Pitt Town Road serves as a connection between Pitt Town through to Windsor Road via Nelson Road to Parramatta and Sydney. The route is preferred as an alternative to the main road system such that as a result of increased population in the area the traffic density is concerning some of the residents living along the road.

The number of trucks utilising the route has also increased and according to an enquiry on some occasions may consist of vehicles transporting extractive materials. The last section of the road, i.e. Eldon Street past Brinsley Park is a declared light traffic thoroughfare. The matter was discussed with the proprietor of a local trucking company who indicated that he has directed his drivers not to use the road as a through route. He indicated that he experiences considerable problems in gaining access from the Cattai area to the northern suburbs as a result of action to declare many roads light traffic thoroughfares.

The road is an outlet from Pitt Town in flood times and on the basis of shortest distance provides a suitable route for traffic between centres such that it should be so endorsed within Council's road hierarchy.

Maintenance attention has been given to the potholes that developed following a heavy storm in the area.

Recommendation

That the Pitt Town Progress Association be advised that maintenance work has been undertaken to repair the road and that Council considers that Old Pitt Town Road should remain as a communication corridor between Pitt Town and areas to the east.

COMMITTEE'S RECOMMENDATION

THE PITT TOWN Progress Association be advised that maintenance work has been undertaken to repair the road and that the question of Old Pitt Town Road remaining as a communication corridor between Pitt Town and areas to the east be referred to the Local Traffic Committee to discuss the possibility of making it a light traffic road.

ITEM 5: (File 665-804)

CORRESPONDENT: MRS. B. M. SUTER

SUBJECT: BLUE GUM CREEK BRIDGE, HERMITAGE ROAD, KURRAJONG HEIGHTS

Letter and petition requesting Council's consideration of funds being allocated during 1983 to repair the bridge.

S.E. REPORT

Hermitage Road traverses folded rolling hills at the foot of Kurrajong Heights.

The road alignment follows the ridge and serves the Mountain View Close subdivision developed about ten years ago. At Blue Gum Greek the approach on the northern side of the creek bends sharply, to regain the high ground with vision restricted on the inside of the bend by the rising hillside.

The road is provided with a bitumen surface.

To improve the alignment would require construction of a new bridge and acquisition of property for the bridge approaches on the new road alignment. Such action would require a major allocation of funds and in relation to the number of properties served, provide a cost benefit ratio below the need for other roadwork in the Shire.

Width markers have been provided at the bridge while action will be taken to provide appropriate warning signs on the bend, erection of additional guide posts together with maintenance attention to the bridge deck.

Recommendation

That the petitioners be advised:-

1. That it is not possible to improve the bridge approach without major re-alignment of the road and construction of a new bridge and funding is not available for this work.

2. That action will be taken to further delineate the sharp curve on the northern side of the bridge and replace the worn running planks on the bridge deck.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File A7/5 & S196/27)

CORRESPONDENT: PITT TOWN PARENTS' & CITIZENS ASSOCIATION

SUBJECT: UPGRADING OF APPROACH TO PITT TOWN SCHOOL

Requesting Council's consideration in upgrading the pathway from the school gate to the kerb, and perhaps the installation of a pathway along the front of the school. Also asking for improvements to the street lighting.

S.E. REPORT

Clay material on the footpath outside the school constitutes a nuisance. Provision of concrete paving at the school gate and at the bus stop would provide relief. The work is estimated to cost $843 and half cost may be recovered from the Department of Education. Funds are available within the K & G and Footpath Paving vote.

Agreement to installation of a driveway slab at the vehicular entry to the school would provide further amenity. The matter will be taken up with the school authorities.

With regard to lighting, four lights on the basis of one per power pole have been provided in Buckingham Street between Grenville Street and Eldon Street providing street lighting above the normal standard. The lighting is blocked by the heavy tree growth on the property opposite the school and additional lights will not rectify the situation.

Recommendation

1. That paving be provided in Buckingham Street at the bus stop and adjacent the school pedestrian entry to Pitt Town Public School and that subject to the Department of Education meeting half the cost that the sum of $422 be voted for this construction from the K & G Programme.

2. That the Shire Engineer finalise details for vehicular entry with school authorities.

3. Action be taken to trim line growth interfering with street lighting in the vicinity of the school entrance.

COMMITTEE'S RECOMMENDATION

1. PAVING BE PROVIDED in Buckingham Street at the bus stop and adjacent the school pedestrian entry to Pitt Town Public School, the amount of $843 be voted, and that the Department of Education be requested to meet half the cost, being $422.

2. That the Shire Engineer finalise details for vehicular entry with school authorities.

3. Action be taken to trim line growth interfering with street lighting in the vicinity of the school entrance.

ITEM 7: (File M130/16)

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

SUBJECT: MAIN ROAD NO. 184 - BELLS LINE OF ROAD - PROPOSED IMPROVEMENTS AT NORTH RICHMOND

Advising that the Department does concur with Council's proposal to improve the parking by construction of mountable kerbs along the local service road and improvement of the carriageway by sealing the shoulders and provision of kerb and gutter on the nothern side but does not agree to the construction of a median centre line in Bells Line of Road.

S.E. REPORT

This advice is in respect of plans prepared by Council for improvement through the North Richmond commercial area. A copy of the plan with the median deleted will be displayed at the Meeting. Acquisition of property is required from Coffey Holdings and Hanna Match for the extension of the service road. It may be noted that the work could proceed pending the acquisition. Such acquisition is arranged through the Department of Main Roads.

The project is estimated at $61,000 (1983 costs). As part of the work is on the section of the road the responsibility of the Department a proportion of the cost, estimated at 62%, should be sought.

On the basis that this may become available in 1984 Council will need to provide funds (estimated at $25,760) for Council's share of the work.

Recommendation

1. That Coffey Holdings and Hanna Match be advised of the proposal.

2. That the Department of Main Roads be requested to proceed with the acquisition of the land required from Coffey Holdings and Hanna Match, for road widening.

3. That the Council provide an allocation of $25,760 for its share of the work in the 1984 Estimates.

4. That application be made to the Department of Main Roads for a grant towards the cost of the work and that they be advised the Council will be providing its share of the cost in 1984.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 12/4/83

ITEM 8: (File 665-1911)

CORRESPONDENT: MISS S. MOTT

SUBJECT: UNMADE PORTION OF STANNIX PARK ROAD ADJOINING WILBERFORCE-SACKVILLE ROAD

Advising the danger of this portion of unmade road and requesting Council take steps to repair the road and seal the surface.

S.E. REPORT

The southern arm of Stannix Park Road intersects with the main road at an angle with the sealed pavement aligned to provide a right angle junction.

Traffic drives across the unformed part of the road and loose material is scattered across the bitumen.

As delineation of the carriageway utilising guide posts has not proved satisfactory it is proposed that a low mound be constructed to eliminate traffic cutting across the inside of this turn.

The work could be undertaken under the maintenance vote.

Recommendation

That re-alignment of the intersection of Stannix Park Road with Sackville Road (M.R.182) be undertaken to eliminate traffic travelling across the unformed part of the intersection.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 665-1116)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - KEDA CIRCUIT, NORTH RICHMOND

Enclosing plan No. D101891 detailing proposed improved street lighting in the above location. It will involve the installation of twenty (20) 1 x 40 watt fluorescent lanterns on existing wooden poles, representing a total annual charge increase of $1,268.80. The capital contribution required will be $910.00

S.E. REPORT

Development in this area is now well advanced and street lights are needed.

Recommendation

That Prospect County Council be advised to proceed with the installation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 12/4/83

ITEM 10: (File 565-1363)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING IN MERRICK PLACE, NORTH RICHMOND

Advising of the erection of two (2) street lights in Merrick Place, North Richmond at an increased annual charge of $126.88. The locations of the proposed installations are shown on a copy of Plan No. F101892/A.

S.E. REPORT

Houses are now being erected in the street and provision of street lights are required.

Recommendation

That Prospect County Council be advised that Council accepts the lighting scheme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File G95/14)

CORRESPONDENT: THE PROSPECT COUNTY COUNCIL

SUBJECT: LIGHTING BOAT RAMP AND CAR PARK - GOVERNOR PHILLIP PARK, WINDSOR

Enclosing a plan showing details of the proposal and advising that lighting is to be provided at a capital contribution of $7,600, with the annual charges increase being $1,304.16.

S.E. REPORT

A requirement of the Public Works Department for the ancillary works associated with the construction of the boat ramp was the provision of lighting. Prospect County Council have now advised that it will supply three phase 50kVA electricity supply, erection of five (5) 400 watt S.H.P. G.E.C. Sportsflood lanterns in the car park and a 400 watt S.H.P. Magnuliter lantern to illuminate the boat ramp. These lanterns will be erected on wooden poles for a capital contribution of $7,600, the increase in the annual street lighting charges for the supply to these lanterns will be $1,304.16. Funding of the above works can be arranged through the allocation for street lighting and as the works are part of the installation of the boat ramp the expenditure on the capital cost should be subject to subsidy.

Recommendation

That authority be given for the installation of the electricity and street lighting proposed by Prospect County Council and indicated on Plan No. D101895 for a capital contribution of $7,600, such expenditure to be met from the street lighting allocation, and the Department of Public Works be requested to subsidise 75% of this cost in accordance with the original agreement for the construction of the boat ramp facility.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 12/4/83

ITEM 12: (File 665-327)

CORRESPONDENT: MRS. RUSSO & OTHERS

SUBJECT: SEALING OF CHASELING ROAD, LEETSVALE

Stating that there are now four families permanently residing in Chaseling Road, Leetsvale and requesting a length of about 150 metres to be tar sealed.

S.E. REPORT

Council at the last meeting resolved that the connection from Leetsvale to Webbs Creek be its Bicentenary Roads Project where bituminous surfacing would be provided on this new construction.

Recommendation

The petitioners be informed that Council has adopted the construction of Leetsvale Road/Webbs Creek Road as its Bicentenary Roads Project scheduled for completion in 1988 and that the surface of this road will be bitumen sealed as part of the construction.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MACQUARIE TOWNS PRESERVATION SOCIETY - SANDSTONE KERBING & GUTTERING IN HISTORIC TOWNS. R190/2 & H105)

The Society is concerned about further removal of sandstone kerbing and guttering, particularly in George Street between Suffolk and Christie Streets, Windsor.

(S.E. - In the reconstruction of the footpath on the eastern side of George Street between Suffolk and Christie Streets the existing kerbing was removed and replaced with concrete kerbing. The existing kerb comprises of sections of sandstone the majority of which had been surfaced with a concrete compound as the sandstone kerbs had weathered out of a rectangular shape. Further that in respect of the kerbing past Copes Cottage the footway was considerably higher than the natural surface inside the property and the lowered kerb assists in drainage of the land which is critical in this location as there is a basement to this historic building. In these circumstances it was considered that the best selection was the removal of the existing section of worn sandstone and concrete kerbing and replace with a lower profile concrete kerb. The general principle of retaining sandstone kerb where practicable still stands.)

B2. DEPARTMENT OF MAIN ROADS, BLACKTOWN - MAIN ROAD NO. 184 - BELLS LINE OF ROAD - PROPOSED PARKING AT KURMOND SHOPPING CENTRE. M130/16.

Advising that the Department does not object to the rearranged parking or the two way traffic flow within the parking area at Kurmond Shopping Centre.

(S.E. - The plans for the provision of kerbing and guttering together with the parking area at the Kurmond Shopping Centre originally provided for an outlet to Longleat Road. On submission of this proposal to the Department of Main Roads the Department advised that the outlet was not satisfactory and should in fact be directed to Bells Line of Road (M.R. 184). Council, in consideration of this advice at its meeting held on 14th December, 1982, resolved -

"1. that the works as noted on Plan No. M.R. 184-41 associated with the access and car parking for the Kurmond Shopping Centre be not proceeded with; and

2. the Department of Main Roads be asked to amend the plan to allow ingress and egress at both ends of the Kurmond Shopping Centre",

subsequent to which Council's request was forwarded to the Department of Main Roads.

The Department now advises that it would not object to the proposed rearrangement having two way traffic flow within the parking area and designs are now being modified to enable construction works to proceed. On completion of the plans the works will then be programmed.)

B3. WISEMANS FERRY CHAMBER OF COMMERCE - ROAD IMPROVEMENTS. R190.

Urging Council to look at adequately shaling Main Road 181, Settlers Road, Wollombi Road and the Branch Road.

(S.E. - Substantial shaling has been carried out on the roads in the St. Albans Wisemans Ferry area during the first period of this year because of the extremely dry situation prevailing and such works with the advantage of the recent rains should lead to better road conditions in this locality.)

B4. WISEMANS FERRY CHAMBER OF COMMERCE - MAIN ROAD 181 TO ST. ALBANS & BRIDGING HAWKESBURY - MACDONALD RIVERS. B24 & M130/4.

The first letter requesting consideration of bridging of the Lower Macdonald River in conjunction with extensions to Wheelbarrow Ridge Road. The second letter requests a special allocation from the Department of Main Roads for the surfacing of Main Road 181.

(S.E. - This letter in fact refers to two separate issues being

(1) request for more funding for the construction of Main Road No. 181 to unable the early completion of the bituminous surface to St. Albans and

(2) the provision of a bridge spanning the Macdonald River opposite Wisemans Ferry connecting Main Road No. 181 to Settlers Road.

In regard to (1) above Council had previously been in receipt of funds from the Department of Main Roads of $75,000 per annum being Council's allocation for the construction of main roads within its Shire boundaries. The 1982/83 allocation has been reduced to $70,000. Support of Council should be given to the requests by the Wisemans Ferry Chamber of Commerce for more funding of main roads construction within the Shire of Hawkebury and as Council is expending the total construction grant on Main Road 181 an increase of funding would enable the earlier completion of this road. At the present rate of funding it is estimated that the construction period to extend the bitumen seal to St. Albans would be in excess of ten years.

In view of the traffic volumes it is considered that Council should support the bridging of the Hawkesbury River from Wisemans Ferry to the Gosford side as a priority to any other bridging in this locality. Such bridge construction would be an advantage to both residents of the Shire and the general public.)

Works 12/4/83

B5. DEPARTMENT OF MAIN ROADS, BLACKTOWN - BOUNDARY SIGNS. R190/10.

Referring to Council's previous letter in the above matter and advising that the Department will allow a sign indicating "Shire of Hawkesbury" with Council's crest and the population of the Shire. Also advising that signs referred to by Council at Port Stephens Shire at Hexham are located outside the Main Road Reserve and are therefore not subject to the Department's restrictions.

(S.E. - Permission was sought from the Department of Main Roads for the erection of boundary signs as exhibited on the noticeboard, indicating to the travelling public entry into the Shire of Hawkesbury. The Department of Main Roads advise that a restricted sign indicating Shire of Hawkesbury with Council's crest and population of the Shire would be approved.

It is considered that the population of the Shire has little relevance, particularly as this is not static.

Reference to the Department was made to the sign on the entrance to the Shire at Port Stephens at Hexham to which the Department advise that the subject sign was not located on the Main Road Reserve. Following this precedent it would appear that Council may erect the type of sign as indicated on the noticeboard providing such sign is located on private land, and as it is considered that the proposed sign contains minimal verbage advising the travelling public the change in local government boundaries, that such sign should be erected and to this end authority be given to approach private landholders on the boundaries of the Shire for permission to erect such sign.

Investigations are in hand for provision of boundary signs. Submitted for information.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/18; 665-333; M105/13)

SUBJECT: RENAMING CEMETERY ROAD, BILPIN

Council at its meeting held on 10 August 1982 resolved that the road named Cemetery Road, Bilpin be altered to Bilpin Springs Road and that such proposal be advertised in conformity with the provisions of the Local government Act, 1919.

The proposal has been advertised and no objections have been received.

Recommendation

The road named Cemetery Road, Bilpin be renamed "Bilpin Springs Road" and the change of name be notified in accordance with the provisions of section 249 (a) of the Local Government Act, 1919.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-214)

SUBJECT: BICENTENARY PARK - HAM COMMON

The Bicentenary Park Committee has adopted proposals for the regrading of the section of the park between Clarendon Street and the Apex Rest-a-while to provide improved drainage and prepare the area for a further major tree

planting scheme. Installation of water reticulation is required to allow for follow up maintenance to the trees to promote growth and extension of the fencing along the road frontage to eliminate access of vehicles to the area.

The Committee's plans provide for planting of the trees early in May subject to satisfactory weather conditions and completion of the earth works. The improvement of the area as a result of recent rain is most gratifying.

Funds totalling $80,346 are available from the 1982/83 loan allocation to the park and provision of a further $100,000 is proposed in the 1983/84 Loan Programme.

The estimate of cost for the works put forward by the Committee is as follows:

1.	Installation of water service	$ 4,158
2.	Supply and erect post and cable fence	$ 2,846
3.	Erection of information board	$ 1,800
4.	Earthworks and drainage	$42,430
5.	Ground improvements and grass establishment	$ 7,940
6.	Tree Planting (1,050 trees)	$15,540
7.	Contingency	$ 5,632
	Total	$80,346

As there is only now five weeks to May an immediate start is proposed on the regrading and building up of the area.

Recommendation

That the programme of works be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-1601)

SUBJECT: BITUMEN SEALING - PAMELA CRESCENT, BELL BIRD CRESCENT, BOWEN MOUNTAIN

To complete the sealing of the road extension of the rolltop kerb up the eastern side of Pamela Crescent for a distance of 53 metres is necessary.

In addition it will be necessary to regrade the intersection as well as gravel strengthen the area still to be sealed.

The work is estimated to cost $15,000 and unfortunately funds are not available in this years votes for the work.

It is therefore proposed that the work be listed for consideration in 1984.

Recommendation

That the sealing of Pamela Crescent and Bell Bird Crescent, Bowen Mountain be considered in the Roadworks for 1984.

COMMITTEE'S RECOMMENDATION

THE SEALING OF Pamela Crescent and Bell Bird Crescent, Bowen Mountain be considered as first priority in the road works for 1984.

Works 12/4/83

ITEM 4: (File M130/16, 665-1343)

SUBJECT: KERB & GUTTER CONSTRUCTION - MARCH STREET, RICHMOND

K & G has been provided past the properties in March Street, Richmond between Bosworth and Chapel Streets in conjunction with the provision of a full width sealed carriageway.

Due to the need for additional work in providing traffic control, attention to consolidate the subgrade over the stormwater drainage pipeline placed under the line of the K & G on the northern side and the need to maintain access onto the properties the cost of the work is in excess of normal rates for this work.

517.8m of kerb and gutter was placed at a total cost of $33,780.780, unit rate $65.24/lin. metre, while recent rates for K & G average $55.00 per lin. metre.

It is therefore proposed that the property holder be given some compensation for the problems accounted with the work in March Street and that the rate for contributions be fixed at $27.50/lin. metre.

Recommendation

That the rate of contribution for new kerb and gutter placed in March Street between Bosworth Street and Chapel Street be fixed at $27.50 per lin. metre and that half this charge $13.75 per lin. metre be levied for work along property site boundaries.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORTS

ITEM 1: (File C55)

SUBJECT: ROAD PERMIT - COLO HEIGHTS

The Land Board Office have asked if Council has any objection to a road permit being granted to M J Prow of Wheelbarrow Ridge, Colo Heights for a section of Crown road between Portions 24 and 13 in the Parish of Angorawa.

The issue of a road permit does not confer any title to the land, nor stop any authorised public use. It generally only allows for grazing of the area.

Recommendation:

That the Land Board Office be advised that Council has no objection to the proposed permit subject to gates for public access being erected and maintained.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 12/4/83

Minutes of the Local Traffic Committee meeting held at the Council Chambers, Windsor, on Monday, 21st March, 1983, commencing at 10.00 am.

PRESENT

Hawkesbury Shire Council

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

Police Department

Sergeant A. Barnes.
Sergeant M. Roughley.

Department of Main Roads, N.S.W.

Mr G. Bilton.

Department of Motor Transport

Mr K. Pracey

1. E. Strauss - 329 Grose Vale Road (665-722)

Request for double centre line markings between Grose Vale Post Office and Cabbage Tree Road.

IT IS RECOMMENDED that centre line markings be provided in Grose Vale Road between the Post Office and Cabbage Tree Road to provide marking of the centre line between the existing sections of the road that are already marked.

2. Maraylya Progress Association (665-429,A7/6)

Advising disappointment at the decision regarding the Give Way signs at intersection of Pitt Town - Dural Road and Scheyville Road and requesting a meeting with the committee to outline the Association's case.

IT IS RECOMMENDED that a representative of the Maraylya Progress Association be invited to the Local Traffic Committee's next meeting.

3. Mrs W. Ossington - Lot 48 Sirius Crescent (665-1611,665-1916)

Requesting erection of signs at the corner of Stones Road and Port Erringhi Road where vehicles are speeding around the corner.

IT IS RECOMMENDED that:-

a) Curve warning sign be provided on the curve from Stones Road into Port Erringhi Road indicating an advisory speed of 25 kilometres per hour.

b) For the curve near the intersection of Sirius Crescent with Port Erringhi Road, that curve signs be provided indicating an advisory speed of 35 kilometres per hour and that an intersection sign be provided to supplement the above sign to indicate a "T" intersection. NOTE - The erection of these signs is the responsibility of the Council.

4. Hawkesbury Shire Council - Staff Committee (665-731)

Request for extension of the "No Standing" zone in George Street, outside the Council Office, adjacent to the entrance to the carpark, further to the north.

IT IS RECOMMENDED that the "No Standing" zone be moved a further 20 metres to the north.

5. Oakville Progress Association (665-1936, A7/7)

Forwarding petition from the residents on Scheyville Road concerning the movement of large trucks at excessive speed along Scheyville Road.

IT IS RECOMMENDED that the matter be referred to the Police for appropriate attention.

6. Maraylya Progress Association (665-256, A7/6)

Seeking a reduction in the speed limit to 60 kilometres per hour in Boundary Road past the Maraylya Public School.

IT IS RECOMMENDED that the matter be referred to the Department of Main Roads for their consideration.

7. Windsor Chamber of Commerce - Intersection Suffolk & Macquarie Streets, Windsor. (665-1951,A7/20)

Requesting marking of the pavement to provide for left and right turn lanes.

IT IS RECOMMENDED that lane lines and turning arrows be marked on the road pavement.

8. Police Department

Request "Give Way" signs for the intersection of Maguires Road and Cusack Road with Boundary Road.

IT IS RECOMMENDED that "Give Way" signs be provided at the intersection with priority to Boundary Road.

The meeting closed at 10.45 am.

LOCAL TRAFFIC COMMITTEE

THE MINUTES BE received and the recommendations be adopted.

QUESTIONS WITHOUT NOTICE

Councillor Henry enquired regarding the street light over the bridge on Chapman Road.

The Engineer stated that advice had not been received from Prospect County Council regarding that particular street light.

Councillor Michael asked if there was any reason why the area of roadway at the end of the Driftway where it joins Castlereagh Road is not sealed. He stated that this involved about 20m of road.

The Engineer to submit a report.

Councillor McEwan referred to the Colo River in the locality of Joyce Bruce's property and the previous desnagging work carried out. He sated that in the recent fresh in the river there was a fair amount of erosion taking place and the river looked as if it was going to change its course. He asked if the Engineer could investigate further desnagging work.

The Engineer stated that an inspection would be carried out and suggested that this be done with a representative of the Department of Water Resources.

Councillor McEwan referred to his previous request for a report to be brought back on a bush fire shed in the Bowen Mountain area.

The Shire Engineer stated that approval had still not been received from the Land Board Office for the erection of a building on that site as it is Crown land. He stated that as soon as approval is given a shed would be erected.

Councillor Rose referred to the intersection of Lennox and Bosworth Streets concerning the realignment of the road, removal of the power pole and widening of the road opposite the High School. He asked if anything further had been done in this regard.

The Shire Engineer stated that he would bring forward a report on this matter.

Councillor Dunn referred to the planting of additional Crepe Myrtles, and the Chinese Tallows which had been planted in Paull's Car Park and asked if the Engineer would look at both areas particularly the town areas, with a view to replanting and filling in with additional trees to bring them up to a high standard.

Engineer for report.

The meeting terminated at 10.17 a.m.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

(a) Submission 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 $450.00 per unit.

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

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

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

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

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

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

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

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

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

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

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

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

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

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

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

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

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

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

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

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

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

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

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

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

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

B ROAD OPENING APPLICATIONS

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

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

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

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

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

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

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

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

(a) the provisions of:

  (i) any environmental planning instrument;
  (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b).
  (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
  (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;

(b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;

(c) the effect of that development on the landscape or scenic quality of the locality;

(d) the social effect and the economic effect of that development in the locality;

(e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;

(f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;

(g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;

(h) the relationship of that development to development on adjoining land or on other land in the locality;

(i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;

(j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;

(k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;

(l) whether utility services are available and adequate for that development;

(m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;

(n) any representations made by a public authority in relation to that development application, or to the development of the area, and the rights and powers of that public authority;

(o) the existing and likely future amenity of the neighbourhood;

(p) any submission made under Section 87;

(q) the circumstances of the case;

(r) the public interest;

(s) any other prescribed matter.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on 29th March, 1983 commencing at 10.17 a.m.

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

Apologies for absence were received from Councillors E.A. Buttsworth and A.L. Knight, and were accepted.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA 34/83)
APPLICANT:	K. R. & M. M. MAWSON
OWNER:	N. J. & J. E. KENTWELL
LAND & LOCATION:	LOT 831 D.P. 682144 CAMPBELL STREET, NORTH RICHMOND NORTH WEST SIDE OF ROAD DIRECTORY C4 MAP 22
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1) D.L.E.P. - RESIDENTIAL 2(a1)
APPLICATION:	TO ERECT A RESIDENTIAL FLAT BUILDING, CLASS A

S.P. REPORT

Council may consent to the application under the provisions of Interim Development Order No. 3, Colo.

The site plan submitted with the application makes no provision for visitor parking however the submission is in accord with Council's Code for Residential Flat Buildings in all other aspects.

Recommendation

That development consent be granted, generally in accordance with the plan submitted subject to the following conditions:-

1-9. Standard conditions a, c, g, l, p, r, s, t - $450 and v.
10. The provisions of one visitor car parking space in addition to the two garage spaces as indicated on the plan forming part of the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA 457/83)
APPLICANT:	I.S.K. CON INCORPORATED
OWNER:	MULDER & HARRISON
LAND & LOCATION:	LOT 11 D.P. 553674 UPPER COLO ROAD, COLO MAP 14 E2
ZONING:	I.D.O. 3 COLO - NON-URBAN 1(a1) D.L.E.P. - RURAL 1(a1)
APPLICATION:	THE ERECTION OF THREE HOSTEL/CABIN BLOCKS EACH CONTAINING FOUR SELF-CONTAINED UNITS IN ASSOCIATION WITH THE USE OF THE LAND AS A RECREATION ESTABLISHMENT

Development 12/4/83

S.P. REPORT

Council in 1972 granted Development Consent over the land for the erection of a residence, mess hall, bungalows and squash courts subject to conditions. Subsequent to this consent a dwelling house and two of the six approved bungaloes were constructed, the remainder of the approved development not being undertaken.

In July, 1982 Council approved of the establishment of a caravan park over the land which the applicants do not wish to now proceed with and the subject proposal is instead of the approval for the caravan park.

The application is accompanied by a document which looks at design details, service details, flooding, environmental considerations, access, proposed activities, and urban and rural amenity. The cabins are proposed to be of brick or brick veneer construction with colour bond aluminium roofs. The location of these buildings is to be on the southern side of Upper Colo Road and situated above the 1 in 100 year flood frequency level. Each unit of cabins is to have its own water storage tank and septic tank for the disposal of wastes. The siting and design of the cabins appears to have been undertaken with careful consideration to the visual amenity of the site and the surrounding area, the cabins are to be served by an internal road from Upper Colo Road and there are to be 24 car parking spaces provided on site to serve the development. The existing vegetation is to be retained wherever possible and other landscaping is to be provided.

Council has had problems in the past with the applicant on the subject land in relation to the occupation of unauthorised caravans, however, the majority of these vans have now been moved and the applicant has shown his intent to comply with Council's wishes in this regard. Cabin accommodation for uses such as proposed is not to be for the permanent accommodation of people on the land and in this respect it is considered that a condition should be imposed on the approval limiting the time of such occupancy similar to Section 288A(5) of the Local Government Act in relation to the limit of occupancy of caravans, i.e. a person shall not be in occupation of a caravan for more than two consecutive days or sixty days in any twelve consecutive months unless he has a specific consent from Council to the contrary.

The application was not advertised as the land is of considerable area and there are no nearby adjoining owners. Additionally there are similar cabin type developments in Upper Colo Road for similar types of uses.

Recommendation

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

1-14. Standard conditions a, b, c, g, h, i - 24 vehicles, j, k, l, p, s, t - $5,400, v and z.

15. The internal access road to the site be constructed to the satisfaction of the Shire Engineer including a suitable surface and adequate drainage provisions.

16. The proposed hostel/cabin units are not to be used for permanent occupation and in this respect shall not be used for more than two consecutive days or for more than sixty days in any twelve consecutive months by any one person without the prior approval of Council.

17. Each block of units is to have a water supply which is to be to the satisfaction of the Shire Health Surveyor in relation to its method of storage and capacity.

18. Each of the units is to be provided with a septic tank installation to the satisfaction of the Shire Health Surveyor.

Development 12/4/83

COMMITTEE'S RECOMMENDATION

THAT THE APPLICATION be consented to subject to the following conditions:

1-14. Standard conditions a, b, c, g, h, i - 24 vehicles, j, k, l, p, s, t - $5,400, v and z.
15. The internal access road to the site be constructed to the satisfaction of the Shire Engineer including a suitable surface and adequate drainage provisions.
16. The proposed hostel/cabin units are not to be used for permanent occupation and in this respect shall not be used for more than seven consecutive days or for more than sixty days in any twelve consecutive months by any one person without the prior approval of Council.
17. Each block of units is to have a water supply which is to be to the satisfaction of the Shire Health Surveyor in relation to its method of storage and capacity.
18. Each of the units is to be provided with a septic tank installation to the satisfaction of the Shire Health Surveyor.

ITEM 3: (File 233/82)

The following report was presented to the Development Committee on 22nd February, 1983 but was withdrawn on the morning of the Committee Meeting prior to the Committee's consideration of the application.

APPLICANT:	P. & P. GALIS
OWNER:	P. & P. GALIS
LAND & LOCATION:	LOT 8 SECTION W, 326 MACQUARIE STREET, SOUTH WINDSOR. MAP REF 26, B6
ZONING:	W.P.S. - RESIDENTIAL 2(a) DRAFT L.E.P. - RESIDENTIAL 2(a)
APPLICATION:	THE DEMOLITION OF EXISTING SHOP AND RESIDENCE AND THE ERECTION OF A NEW SHOP OF INCREASED FLOOR AREA WITH TWO RESIDENTIAL FLATS ABOVE
OBJECTIONS:	MR. & MRS. D. ASHTON, 328 MACQUARIE STREET P.J. GRIFFITHS, 299 MACQUARIE STREET THE POLICE TRAFFIC BRANCH THE DEPARTMENT OF MAIN ROADS

S.P. REPORT

The application is to completely remove existing shop and residence and to replace with a shop of more than twice the size of existing shop with 2 residential flat units above.

The existing shop enjoys non conforming existing use rights within the zone and Council cannot approve of the development. The applicant has requested support under the provision of State Environmental Policy No. 1. The extent of the proposal is beyond the defined intent of the policy. The existing shop is built up to the road boundary and is totally affected by a D.M.R. road widening notice. The proposed development is set back only 2.5 metres from the re-aligned boundary with car parking on this boundary. While the proposal is to provide six parking spaces, four of these would be ultimately lost due to road widening.

The proposal was advertised and objections were received on the basis of traffic congestion, noise and smell of existing shop. Additionally, the Police Traffic Branch are of the opinion that the proposal "should not be approved due to the obvious increase in Traffic generations of the site whilst maintaining direct vehicular/pedestrian connection to the main road. Further they state that the additional stopping, slowing and turning movements generated can only lead to a deterioration in the safety and efficiency of this important thoroughfare." Additionally, in close proximity to the site and likely to cause additional increased traffic conflict are a public phone box, a post box and a bus stop.

Whilst the proposal would be of better design and aesthetics than the existing old shop the additional area and additional second storey development is considered an overdevelopment of a normal residential sized allotment and accordingly the extension in size and scale of a shop where the existing shop is already of a non-conforming nature is likely to be an undesirable intrusion in the residential locality. There is already a comprehensive shopping centre in the locality with another approved for development and as such there is not considered to be any substantial mitigating factors in the proposed to warrant Council consent.

Subsequent to the withdrawal of the application, from the February Committee Meeting the applicant's agent, Mr. Warren Wilson, has had discussions with Council's Officers concerning the proposal and a joint on-site inspection has taken place. The applicant still wishes the proposal to go ahead as proposed and for the reasons contained within the report it is considered that the application should be refused as per the recommendation to the Committee on 22nd February, 1983.

An indication, however, was given to the applicant that consideration would be given to a "scaled down" proposal with a shop of similar proportions to that existing with limited extension.

Recommendation

The applicant be advised that Council is not able to grant consent to the applications and be invited to submit amended plans for the rebuilding of the proposed shop generally of a similar size allowing for the allowable increase under State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA 33/83)
APPLICANT:	J A SIMMONDS
OWNER:	B A BULLOCK & N W BENNETT
LAND & LOCATION:	LOT 1 IN APPROVED SUBDIVISION OF LOT 9 SECTION 25 AND LOT 1 DP 511050 CLAREMONT STREET, RICHMOND, SOUTH SIDE OF ROAD DIRECTORY E5 MAP 25
ZONING:	W.P.S:- RES 2(a) D.L.E.P RES 2(a)
APPLICATION:	THE ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS A BEING A DUPLEX
OBJECTIONS:	NIL

Development 12/4/83

S.P. REPORT

The allotment of land offered for development is reasonably regular in shape having a frontage to Claremont Street of 33.71m, a depth of 12.2m on the eastern boundary and 20.6m on the western boundary whilst the rear boundary measures 35.575m.

The subject land has an area of 550m^2 and is affected by two easements for sewerage each 2.0m wide that traverse the allotment.

The building proposed on the allotment is to be of two storey construction either full brick or brick veneer with tiled roof. The site plan submitted indicates the building being sited at 6.9m to the Claremont Street frontage in contravention of Council's Code which code requires that Residential Flat Buildings be cited not less than 9m to the road boundary.

The design of the proposed building is such that a greater setback to the road boundary may not be achieved on the allotment without contravening setbacks to side and rear boundaries nominated in Council's Code.

Whilst existing dwellings in Claremont Street are of single storey construction it is considered that the proposed building would have no greater impact than a large two storey single dwelling which is allowable on a reduced setback. Accordingly it is considered that the code should be varied in this respect.

The on-site parking should be redesigned such that all parking is together between the building and the street alignment with a brick or besser block feature wall being provided as a screen and with one only combined entrance/exit point being provided.

No objections to the proposal were received with one letter being received in support of the proposal.

Recommendation

That approval be granted generally in accordance with the plan submitted subject to the following conditions:-

1-8. Standard conditions a, g, l, m, r, s, t - $450 and y.
9. The provision of three (3) car parking spaces, two of which must be covered, such spaces being relocated to the front of the building and including the provisions of one only entrance/exit driveway such spaces to include a brick or "besser block" screening wall to the road and all to be positioned to the satisfaction of the Shire Planner.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

THE SHIRE PLANNER bring forward an overall report on Claremont Street generally.

Dep. 19/4.
DEP

Development 12/4/83

ITEM 5: (File DA 74/83)
APPLICANT: D & I M McCLEAN
OWNER: D & I M McCLEAN
LAND & LOCATION: LOT 64 DP 263381 THRELKELD DRIVE, CATTAI. LOCATED ON THE WESTERN SIDE OF THRELKELD DRIVE.
ZONING: W.P.S:- PT NON-URBAN 1(d) AND PT UNZONED. DRAFT L.E.P:- RURAL 1(a3)
APPLICATION: THE ERECTION OF A COUNTRY DWELLING

S.P. REPORT

The subject property is zoned part non-urban 1(d) and part unzoned. Under the Windsor Planning Scheme, a minimum of 8 ha is required in a 1(d) zone for the erection of a country dwelling. The applicant has requested Council's support to an objection under Standard Environmental Planning Policy No. 1 to allow the dwelling on the subject property, which has an area of 7,894m^2. The property is subject to Hawkesbury L.E.P. No. 31 which allowed the excision of the property. However, the L.E.P. does not include the erection of a dwelling house on the subject property.

The applicant has stated that the subject property is suitable for the erection of a dwelling and will not have any adverse environmental impact on the surrounding areas. In addition, there is sufficient land above 16 metres A.H.D. for the proposed dwelling.

Recommendation

1. Council support an objection against the provisions of the W.P.S.C. that requires 8 ha in Non-Urban 1(d) zones for the erection of a country dwelling, as the requirement is unreasonable and unnecessary in the circumstances.
2. The application be forwarded to the Department of Environment and Planning for determination in accordance with the policy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA 71/83)
APPLICANT: G WHEEN
OWNER: G WHEEN
LAND & LOCATION: PT. POR. 35. PARISH HAM COMMON, OLD KURRAJONG ROAD, RICHMOND. DIRECTORY C9 MAP 9
ZONING: W.P.S:- NON-URBAN 1(b)
RURAL 1(b)
APPLICATION: ADDITION TO ESTABLISHED DWELLING TO PROVIDE FOR DUAL OCCUPANCY.
OBJECTIONS: NIL

S.P. REPORT

The established dwelling stands on a knoll in the flood plain that is, at best, 14m AHD, the floor level of that dwelling being 15m AHD.

The submission proposes an addition at least equal to the existing dwelling in area to the existing dwelling, linked by a walkway, the floor level of which addition is nominated to be RL 15m, the same as the established dwelling.

Development 12/4/83

In view of Council's Code relating to building on flood prone land it is considered appropriate that the floor level of all habitable space in the proposed addition should be at, or above, RL 16m AHD.

Recommendation

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

1-7. Standard Conditions (DA) (a), (g), (l), (r), (t) $257, (v), (y).
8. The level of floors to all habitable space in the proposed addition shall be at or above RL 16m Australian Height Datum.
9. One of the dwellings shall, at all times, be occupied by the registered owner of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 149/82)
APPLICANT:	R & J BRITTAIN
OWNER:	R & J BRITTAIN
LAND & LOCATION:	LOT 1 DP 558227, 11 ROCKS ROAD, OAKVILLE. DIRECTORY D3, MAP 30
ZONING:	W.P.S:- NON URBAN 1(c) DRAFT LEP:- RURAL 1(c)
APPLICATION:	CONVERSION OF THE EXISTING DWELLING BY THE ADDITION OF A DUAL OCCUPANCY DWELLING.
OBJECTIONS:	NIL

S.P. REPORT

The proposal conforms with the "Dual Occupancy" Code, is satisfactory in all respects and may be approved.

Recommendation

Council approve of the application subject to the following conditions:

1-2. Standard conditions (a) and (g).
3. A contribution of $257 towards the establishment of parks and recreation areas.
4. One of the dwellings shall at all times be occupied by the registered owner of the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA 27/83)

This application was presented to the Development Committee of 22nd February, 1983 and was deferred to this Development Committee for inspection.

Development 12/4/83

APPLICANT:	A. M. DODD
OWNER:	B. W. & Y. M. MARSH
LAND & LOCATION:	LOT 2 D.P. 586884 SINGLE RIDGE ROAD, THE SLOPES - NORTHERN SIDE OF ROAD DIRECTORY E3 MAP 8
ZONING:	I.D.O. 3 COLO - NON-URBAN 1(b1) DRAFT L.E.P. - RURAL 1(b1)
APPLICATION:	THE CONVERSION OF PART OF THE EXISTING DWELLING HOUSE FOR USE AS A 'HOME OCCUPATION" BEING THE ESTABLISHMENT OF AN OFFICE AND 2 WAY RADIO COMMUNICATION CENTRE IN ASSOCIATION WITH A WATER BORING BUSINESS.
OBJECTIONS:	5 OBJECTIONS RECEIVED FROM ADJOINING RESIDENTS

S.P. REPORT

The property has been inspected since the last Committee Meeting and appropriate action instituted to rectify the current problems.

The proposal to establish an office and radio communications centre within the established dwelling house to be used in conjunction with a water boring operation may be construed as being a "Home Occupation"; a use permissible within the zone.

The applicant seeks permission to utilise a portable site office for such use pending completion of alterations to the dwelling house to accommodate the "Home Occupation", a request that is considered reasonable in the circumstances.

Since the making of the application there have been numerous objections concerning the proposed as well as the present uses and it appears that the activities applied for are already being carried out, but on a greater scale, without Council's approval. The objections have been supported by photographs and the basis of objection is excessive noise, visual blight and the apparent employment of persons on the site which is oustide the concept of a home occupation.

It appears that the use is more in the nature of a light industry and one which is not permitted within the zone. The use also cannot be classified as a home industry as the storage area of the goods exceeds the maximum 30m^2 requirement.

While no objection is raised to the use of part of the dwelling as a home occupation being for a registered business address, the storage of the considerable materials and vehicles associated with the development cannot be construed as being a reasonable adjunct to the occupation.

Clause 57 of I.D.O. 3 provides that Council cannot restrict or prohibit home occupations carried on in dwelling houses, however, this is providing the proposed use conforms with the definition of "home occupation" in the Order which is as follows:-

> 'Home Occupation' means an occupation carried on in a dwelling-house, or a dwelling in a residential flat building by the permanent residents of the dwelling house or dwelling, which does not involve any of the following:
>
> (a) The registration of the building under the Factories, Shops and Industries Act, 1962.
> (b) The employment of persons other than such residents.

(c) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash dust, waste water, waste products, grit, oil or otherwise.
(d) The display of goods, whether in a window or otherwise.
(e) The exhibition of any notice, advertisement or sign other than a notice or sign exhibited on such dwelling-house or such dwelling to indicate the name and occupation of the resident.

The proposal also does not clasify as a Home Industry which is defined as follows:-

'Home Industry' means industry carried on in a building, not being a dwelling-house, or a dwelling in a residential flat building, under the following circumstances:

(a) the building does not occupy a floor space exceeding 30 square metres and is erectd within the curtilage of the dwelling-house or residential flat building occupied by the person carrying on the industry or an adjoining land owned by such person;
(b) the industry does not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
(c) the industry does not involve exposure to view from any adjacent premises or from any public place of any unsightly matter; and
(d) the industry does not require the provision of any essential service main of a greater capacity than that available in the locality.

Recommendation

That the applicant be advised that his proposed use does not fall within the definition of "home occupation" under I.D.O. 3 Colo and consequently cannot be approved by Council and additionally that the use is seen as being of a "light industrial" nature and one which should properly be established in an appropriate industrial zone.

COMMITTEE'S RECOMMENDATION

Mr. Reagan addressed the Committee as an objector to the proposed development, Mr. Taylor, Solicitor, spoke on behalf of the applicant and Mr. Dodd addressed the Committee.

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA 86/83)
APPLICANT:	K. J. HAMILTON
OWNER:	K. J. HAMILTON
LAND & LOCATION:	PORTION 176 PARISH OF WILBERFORCE OLD SACKVILLE ROAD, WILBERFORCE LOCATED ON THE NORTHERN SIDE OF THE ROAD BETWEEN BEECROFT AND CHURCH ROADS. DIRECTORY C5 MAP 24
ZONING:	I.D.O. 3 COLO - PART NON-URBAN 1(b1) - PART NON-URBAN 1(b2) DRAFT L.E.P. - PART RURAL 1(b1) - PART RURAL 1(b2)
APPLICATION:	ESTABLISH A RETAIL AND WHOLESALE PLANT NURSERY

Development 12/4/83

S.P. REPORT

The applicant proposes to retail and wholesale plants from the subject property whish has an area of 1.322 ha. It is also proposed to erect a shade house, plastic igloo and open roofed work area.

The proposal indicates the provision of five off-street parking spaces which is considered adequate for the development. The proposed hours of operation are between 9.00 a.m. and 5.00 p.m. Monday to Saturday and 10.00 a.m. to 4.00 p.m. Sundays.

Under I.D.O. 3 Colo, a retail and wholesale plant nursery is not permitted within a Non-Urban 1(b2) zone. However, the application shows that the development will be conducted within the 1(b1) zone, and therefore may be approved.

Recommendation

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

1-10. Standard conditions a - for all structures, b, c, e, i - 5, l, p, q, v and z.
11. Parking areas, aisles and driveway to be constructed and drained using an approved all weather pavement with the entrance from the public road to the boundary of the property being sealed, all construction being to the satisfaction of the Shire Engineer.
12. The development to be conducted solely within land zoned Non-Urban 1(b1) under I.D.O. No. 3 Shire of Colo.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10:	(File 304/82)
APPLICANT:	HINCHEY & CROSS PTY. LTD.
OWNER:	P. PAULL
LAND & LOCATION:	LOT 1 D.P. 585412, NO. 77 BATHURST STREET, PITT TOWN LOCATED ON THE EASTERN SIDE OF THE ROAD BETWEEN CHATHAM & ELDON STREETS.
ZONING:	W.P.S. - NEIGHBOURHOOD BUSINESS 3(c) DRAFT L.E.P. - NEIGHBOURHOOD BUSINESS 3(c)
APPLICATION:	ERECTION OF FOUR SHOPS AND TWO DWELLINGS ON THE FIRST FLOOR TO BE USED IN CONJUNCTION WITH THE SHOPS.

S.P. REPORT

The proposed shops front Bathurst Street, with a parking area at the rear. The existing produce store and service station is to remain.

The application indicates a total of twelve parking spaces for the development. Two covered spaces are proposed for the dwellings with one visitor's space. The remaining nine spaces are to be used for parking in conjunction with the commercial development. Access to the parking area is available from Bathurst Street, and the applicant indicates a loading and unloading area at the rear of the shops which is adequate.

Development 12/4/83

The development is suitably designed in relation to the adjoining historical building and the site is to be landscaped such as to enhance the overall premises.

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

Recommendation

Approval be granted in accordance with plan No. 681/DAI dated 10th August, 1982 submitted with the application subject to the following conditions:-

1-18. Standard conditions a, b, c, e, f, g, i - 12, j, m, n, p, q, s, t - $300, u - each shop, v, w, and z.
19. The proposed two dwellings to be used only in conjunction with the occupants of the shops.
20. Vehicular ingress and egress to be from Bathurst Street only.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

WP for con.

ITEM 11: (File DA 79/83)
APPLICANT: J. M. WHITTY
OWNER: J. M. WHITTY
LAND & LOCATION: PT. POR 20 PARISH OF ST. MATTHEW
23-27 JOHNSTON STREET, WINDSOR
WEST SIDE OF STREET, BACKS TO HOLLAND PADDOCK CARPARK
DIRECTORY C3 MAP 26
ZONING: W.P.S. - RESIDENTIAL 2 (c)
DRAFT L.E.P. - RESIDENTIAL 2(a)
APPLICATION: USE OF EXISTING DWELLINGS AS PROFESSIONAL OFFICES

S.P. REPORT

Plans submitted with the application propose alteration of the three existing dwellings within the existing building to provide a reception area, four (4) consulting rooms, two (2) storerooms together with amenities on the ground floor and a lobby and five (5) offices on the first floor.

The proposed use generates a demand for on site parking for a minimum of nine (9) vehicles and, although the site plan submitted indicates such a number of spaces, some spaces indicated are dependant upon acquisition of the residue of adjoining land proposed to be used by Council to provide a road link between Johnston Street and Hollands Paddock Car Park. The applicant proposes all vehicular access to the development from that proposed Council road.

In view of the time lag between consideration of the current application and the probable construction of the proposed public road it is considered that the applicant be required to provide all nine spaces on the existing allotment and that, as a temporary measure, access to the land should be from Johnston Street for entrance only and to the public Car Park to the rear for ingress and egress.

Development 12/4/83

The submission proposes the demolition of the skillion appendage at the rear of the building and its replacement with a timber framed weather clad structure attached to the main building.

Having regard to the probable appearance of the completed building and to the requirements of Ordinance 70 that the walls to the building within 3.1 metres of a boundary be fire rated it is considered reasonable that the proposed skillion addition to the building be in full brick construction using a brick that is compatible with that used in the main structure.

Premises were the subject of Hawkesbury Local Environmental Plan No. 47 which permits their use as professional offices, however, the building has a "c" classification on the historical building map referred to in Clause 75 of the Instrument and any consent of Council is subject to the concurrence of the Department. Council has delegations for this concurrence.

Recommendation

A. That approval be granted generally in accordance with the plan submitted subject to the following conditions:-

1. The proposed alteration referred to on the plan submitted, identified as Job Number 83025 dated February, 1983, shall be carried out in full brick construction using bricks that match, as closely as possible, those used in the main structure. Further, the architectural design of the proposed altered portion of the building shall be in keeping with the architectural style of the main structure to the satisfaction of the Heritage Branch of the Department of Environment and Planning.

2. The submission of a building application, supported by plans ans specifications satisfying condition 1 above, that comply with the requirements of Ordinance 70.

3. Provision of a minimum of nine (9) vehicular parking spaces, such spaces to be entirely contained within the allotment upon which the building stands, together with an internal pattern of vehicular paths that ensures that the Johnston Street frontage shall be used for ingress with egress available at the frontage to the public car park. Such pattern shall ensure that all vehicles enter and leave the premises in a forward direction.

4. Parking areas, aisles and driveways to be constructed, drained, sealed and marked to the requirements of Councils Engineer, having regard to the possible temporary nature of the facility, full details to accompany the building application.

5-10. Standard conditions b, g, l, p, v and w.

11. The concurrence of the Department of Environment and Planning.

B. THAT THE APPLICANT be invited to submit a revised car parking and access lay out if and when alternate access is available to the land.

C. THAT COUNCIL EXERCISE its delegations from the Minister for Planning and Environment and grant concurrence as required by Condition No. 11 above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 12/4/83

ITEM 12: (File DA 100/83)
APPLICANT: R. L. FERGUSON
OWNER: R. L. FERGUSON
LAND & LOCATION: PART LOT 1 SECTION 19, WINDSOR ROAD, WILBERFORCE
CNR. KING STREET & WINDSOR ROAD
ZONING: I.D.O. 3 COLO - PART RESIDENTIAL 2(a1)
- PART NON-URBAN 1(b2)
DRAFT L.E.P. - PART RESIDENTIAL 2(a1)
- PART RURAL 1(b2)
APPLICATION: EXTENSION TO COMMERCIAL PREMISES

S.P. REPORT

The applicant proposes enclosing the existing roofed slab at the rear of the store and incorporating the area with the established general store.

The established general store is a non-conforming use that enjoys existing use rights and Council may approve an extension of the premises by a maximum of 10 per centum of the floor area that existed at the appointed day. The proposed extension is within that limit.

The proposed extension generates a demand for two (2) vehicular parking spaces, a total of thirteen (13) spaces in all, however, twenty four (24) such spaces are within the development site.

Recommendation

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

1-6. Standard conditions a, b, c, p, q and w.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File DA 322/82)
APPLICANT: MONIER LTD.
OWNER: CROWN *P. SCOTT
LAND & LOCATION: BED OF HAWKESBURY RIVER (PERMISSIVE OCCUPANCY 1981/8), LOT 1, D.P. 582215 FREEMANS REACH
ZONING: UNZONED AND NON-URBAN 1(d)
APPLICATION: EXTRACTION OF SAND AND GRAVEL FROM THE BED OF THE HAWKESBURY RIVER WITHIN A 1,800m SECTION EXTENDING DOWNSTREAM FROM THE DEFINED TIDAL LIMIT.

S.P. REPORT

At the meeting of Council's Development Committee on 8th February, 1983 the following recommendation was adopted.

"That the application for the extraction of sand and gravel from the bed of the Hawkesbury River at Freemans Reach by Monier Limited be refused on the grounds of:

1. The predicted noise level emanating from the proposed extraction operation would not meet the requirements of the Noise Control Act administered by the State Pollution Control Commission.
2. The possible adverse environmental effects on the Hawkesbury River system.
3. The possible adverse effects on the amenity of the area by the haulage of extracted material from the site."

Subsequently the resolution of Council at its Ordinary Meeting of 8th February, 1983 was,

"That Council concur with the request of Abbott Tout Creer and Wilkinson, solicitors, for Monier Limited, to defer a decision on the development application for one month pending resubmission of details regarding noise, transport and the river regime."

Council has since received the submissions referred to in its resolution. These are:-

1. Assessment of Noise Impact of Proposed Sand and Gravel Extraction from Freemans Reach, Hawkesbury River.
   Prepared by Louis A. Challis and Associates Pty. Ltd.
2. Assessment of the Effect of Material Extractions on Water Quality and River Regime.
   Prepared by Resource Planning.
3. Submission on Preferred Access Route and Traffic Density Considerations.
   Prepared by R. Newton, Development Manager, Construction Materials Division, Monier Limited.

The noise impact report prepared by Louis A. Challis & Associates has been forwarded to the Department of Environment and Planning and the State Pollution Control Commission for comment. To date the State Pollution Control Commission has been the only authority to reply and the text of their advise is printed below.

"In our previous advice we indicated that by modifying the proposal in a major way it might be possible to reduce the noise impact. However, the acoustic report does not discuss the likelihood of any reduction in noise emissions that could result from any such change. In other words the basic proposal has not been significantly altered.

We have discussed the noise impact report with the consultants and would like to make the following comments in relation to that report:

1. There are some errors in the report in respect of distance attenuation, and we still believe that the predicted noise levels at the affected residences will be excessive in relation to the existing background levels.
2. We believe it will be extremely difficult to control the dragline operations 'carefully' without constant supervision and it has been our experience that chain noise cannot be eliminated by rubber treatment.
3. We reiterate our previous statement that we do not believe we can issue a Section 27 approval under the Noise Control Act, 1975 for this proposal."

As Council forwarded the Louis Challis report to the Department of Environment and Planning over a month ago and the submissions in respect of transport and the river regime over two weeks ago, it can only be assumed that the Department stands by its previous letter to Council, that is, the Department of Environment and Planning, pursuant to Clause 15 of I.D.O. No. 3 - Shire of Colo, does not concur in the extraction of sand and gravel from P|O| 1981/2, bed of the Hawkesbury River, Freemans Reach.

Development 12/4/83

Council has received recent correspondence from the Department of Public Works concerning both the Monier and Bridge Sands applications. The Department is concerned that dredging already undertaken upstream and downstream at Cordners Corner may substantially change the characteristics of flood behaviour, particularly up to the bank full stage. The Department states that this could have the undesirable effect on floodwaters eroding Cordners Corner, or increasing flood levels downstream of the dredged area or most likely increasing the erosive power of floodwaters opposite Cordners Corner at the Breakaway. It was also stated that a study shopuld be undertaken to assess whether dredging is likely to change salinity levels or effect the stability of the Terrace cliff face.

After consideration of the three additional submissions it is clear that considerable doubt remains as to the acceptability of the adverse environmental impacts which would be occasioned by Monier's proposal. Therefore the recommendation of the Development Committee at its meeting of 8th February, 1983 should stand.

Recommendation

That the application for the extraction of sand and gravel from the bed of the Hawkesbury River at Freemans Reach by Monier Limited be refused on the grounds of:

1. The predicted noise level emanating from the proposed extraction operation would not meet the requirements of the Noise Control Act administered by the State Pollution Control Commission.
2. The possible adverse environmental effects on the Hawkesbury River system.
3. The possible adverse effects on the amenity of the area by the haulage of extracted material from the site.
4. Not being in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Mechare

ITEM 14: (File DA 110/83)
APPLICANT: A. B. SHERIDAN
OWNER: A. B. SHERIDAN
LAND & LOCATION: LOT 3 D.P. 241978 CHURCH ROAD, WILBERFORCE
LOCATED ON THE WESTERN SIDE OF THE ROAD
BETWEEN MACQUARIE STREET & OLD SACKVILLE ROAD
DIRECTORY C3 MAP 24
ZONING: I.D.O. 3 COLO - RESIDENTIAL 2(a1)
DRAFT L.E.P. - RESIDENTIAL 2 (a1)
APPLICATION: USE PART OF THE EXISTING DWELLING AS A HOME OCCUPATION FOR THE PURPOSES OF A BUILDING CONSULTANT.

S.P. REPORT

The applicant proposes to use a partially enclosed rear verandah in the existing dwelling house for a home occupation being for a building consultant. The applications complies with the requirements of I.D.O. No. 3 Colo, and may be approved.

Development 12/4/83

Recommendation

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

1-4. Standard conditions a - for any alterations, b, c and h.
5. Compliance at all times with the definition of "Home Occupation" as contained in I.D.O. 3 Colo.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:	(File DA 84/83)
APPLICANT:	P. L. LEE
OWNER:	TEBA PTY. LTD.
LAND & LOCATION:	LOT 20 D.P. 17017 RIVERVIEW STREET, NORTH RICHMOND SOUTH WEST CORNER RIVERVIEW STREET & PITT LANE DIRECTORY D5 MAP 22
ZONING:	I.D.O. 3 COLO -, RESIDENTIAL 2 (a1) DRAFT L.E.P. - RESIDENTIAL 2 (a1)
APPLICATION:	TO USE PART OF THE EXISTING DWELLING HOUSE AS PROFESSIONAL CONSULTING ROOMS.

S.P. REPORT

The applicant proposes the establishment of professional consulting rooms for a medical practitioner in part of the existing dwelling house, a use permissable within the zone subject to Council's approval.

The existing building is considered capable of being adapted for the proposed use.

The proposed use would generate a demand for a minimum of three (3) on site car parking spaces and, although the submission does not indicate such parking, ample space is available on the allotment to accommodate the requirement.

Recommendation

That approval be granted in accordance with the plans submitted with the application subject to the following conditions:-

1-6. Standard conditions a, b, c, h, i - 3 and v.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16:	(File DA 106/83)
APPLICANT:	WINDSOR GLASS & GLAZING
OWNER:	E. NEDELA
LAND & LOCATION:	LOT 12 D.P. 244920 DOWLING PLACE, WINDSOR
ZONING:	W.P.S. - GENERAL INDUSTRIAL 4(a) DRAFT L.E.P. - GENERAL INDUSTRIAL 4(a)
APPLICATION:	TO USE UNT 2 OF THE FACTORY UNITS ON THE SUBJECT LAND FOR THE CUTTING AND PROCESSING OF GLASS PRODUCTS.

Development

12/4/83

S.P. REPORT

The subject unit is vacant being one of four new units recently approved by Council. The applicant proposes the cutting and processing of glass products from glass sheets, there will be two employees and there are adequate provisions on site for parking and loading and unloading of vehicles.

The application conforms with the provisions of the Windsor Planning Scheme and may be approved.

Recommendation

The application be approved subject to the following conditions:

1-6. Standard conditions a - for any proposed alterations, b, c, e, p, and q.

7. The factory unit is not to be occupied until such time as the items indicated in Council's final inspection notice of January, 1983 have been complied with.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File DA82/83)
APPLICANT: P. CLARK
OWNER: R. J. CLARK
LAND & LOCATION: PART PORTION 234 PARISH WILBERFORCE
SINGLETON ROAD, WILBERFORCE
DIRECTORY D2 MAP 24
ZONING: I.D.O. 3 - NON URBAN 1(b1) & 1 (b2)
DRAFT L.E.P. - RURAL 1(b1) & 1(b2)
APPLICATION: THE USE OF THE PART OF THE EXISTING DWELLING AS A "HOME OCCUPATION" FOR A HAIRDRESSER

S.P. REPORT

The subject use was established many years ago and the applicant now seeks formal consent to enable the necessary registration with the relevant licensing authorities. There is adequate on site provisions for parking and no objections are seen to the proposal.

Recommendation

Council consent to the proposed development subject to the following conditions:

1-4. Standard conditions a - for any internal alterations required, i - 2, p and q.

5. The development at all times complying with the definition of "home occupation" and as defined in Interim Development Order No. 3, Colo.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 12/4/83

ITEM 18:	(File DA 85/83)
APPLICANT:	K. G. POWE
OWNER:	K. G. POWE
LAND & LOCATION:	LOT 4 D.P. 569026 OLD PITT TOWN ROAD, OAKVILLE
ZONING:	W.P.S. - NON URBAN 1(c) DRAFT L.E.P. - RURAL 1 (c)
APPLICATION:	THE ERECTION OF A MUSHROOM GROWING SHED IN ADDITION TO TWO EXISTING SHEDS
OBJECTIONS:	NO OBJECTIONS RECEIVED AS A RESULT OF ADVISING ADJOINING AND ADJACENT OWNERS.

S.P. REPORT

The subject land has an area of 2.8 ha. contains two large existing mushroom sheds and the proposal is to provide a third shed, complete with a concrete slab for manoeuvring of trucks and other vehicles associated with the use. The proposed shed is situated 300 metres approximately from the road frontage and 22 metres from the nearest side boundary. The proposal is allowable within the zone with Council's consent and no objection is seen, subject to there being no composting on the property apart from that used in the mushroom spawn mix.

Recommendation

Approval be granted subject to the following conditions:

1-7. Standard conditions a, b, c, g, p, v and w.
8. The proposed shed being used for the growing of mushrooms only and composting is not to take place other than that associated with the mushroom spawn for use on the premises.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19:	(File DA 80/83)
APPLICANT:	WALTER KULLEN & ASSOCIATES PTY. LTD.
OWNER:	KURRAJONG & DISTRICT HOSPITAL SOCIETY
LAND & LOCATION:	LOT 2A, VOL. 7805 FOLIO 218 & LOT 1 D.P. 500717 OLD BELLS LINE OF ROAD, KURRAJONG SOUTH SIDE OF ROAD DIRECTORY C8 MAP 21B
ZONING:	I.D.O. 3 COLO - SPECIAL USE 5(a) HOSPITAL
APPLICATION:	CONVERSION, ADDITION AND ALTERATION OF KURRAJONG DISTRICT HOSPITAL INTO A 30 BED NURSING HOME
OBJECTIONS:	NO OBJECTIONS HAVE BEEN RECEIVED FOLLOWING ADVICES TO ADJOINING OWNERS

S.P. REPORT

The land offered for development is irregular in shape, has an area of 7252m^2 and is considered adequate to contain the proposed development.

The submission proposes the construction of additions to the front elevation of the existing hospital building to accommodate 17 beds and the refurbishment of the existing building to provide accommodation for a further 13 beds, a total of 30 beds.

Development 12/4/83

Plans submitted with the application indicate an on site parking area for visitors sufficient to provide for the parking of six (6) vehicles which number is considered adequate for the purpose. That same plan indicates a separate on site area for staff parking which area should be sufficient to provide one (1) car parking space for each two (2) employees.

The proposal is satisfactory in all respects and may be approved.

Recommendation

That development consent be granted in accordance with the plans submitted with the application subject to the following conditions:-

1-7. Standard conditions a, b, c, g, i - 6 for visitors, p and v.
8. Compliance with the requirements incorporated in the report from the Board of Fire Commissioners concerning the premises dated 18th December, 1981.
9. Access and facilities for the disabled shall be provided in accordance with the provisions of Part 53.10 and Specification No. 9 of Ordinance 70.
10. The provision of an on site area for the parking of staff vehicles at the ratio of one (1) car parking space for each two (2) employees.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(FILE DA 16/83, S83/13)
APPLICANT:	J W & K L DESMOND
OWNER:	AS ABOVE
LAND & LOCATION:	LOT 7 DP 248337 AND LOT 6 PP 977276 TERRACE ROAD & BRAHMA ROAD, NORTH RICHMOND
ZONING:	I D O 3 COLO:- NON URBAN 1(b1) DRAFT L E P RURAL 1(b1)
APPLICATION:	AN ADJUSTMENT OF BOUNDARIES INVOLVING SUBDIVISION

S.P. REPORT

The subject land consists of two lots, one being a rectangular rural lot of approx 2 ha. having frontage to Brahma Road and containing an existing dwelling and the other lot being only some 4 - 5 metres wide and 527 metres long running the length of the lot fronting Brahma Road, and the length of an adjoining lot to the rear and ending with frontage to Terrace Road. This long narrow lot would not in itself have a right to development by the erection of a dwelling due to its shape.

The applicant is attempting to rely on this lot and adjust the boundaries between this and the 2 ha. lot so as to end up with 2 lots, each capable of separate development.

Clause 22(1) of No. 3 deals with adjustments of boundaries and in particular, subclause (f) of clause 22(1) which states that "nothing... shall prevent subdivision for the purposes of -

the adjustment of the existing common boundaries between the allotments of the holding of any one owner provided that no additional allotments are thereby created and provided that no allotment becomes as a consequence of the adjustment capable of subdivision under this Order:"

It is considered that the proposal is outside the spirit of the above in that the clause is intended to apply to the existing lots which are each capable of separate development prior to the adjustment. To apply the clause in any other way would result in considerable difficulties in allotment planning for the Shire in that it could be extended to adjustments of small parcels created by road severance, road realignment etc. If this were the case the only criteria would be that each lot was a separate lot at the appointed day of the planning order and there would be, literally, hundreds of such cases.

The long strip of land in question was purchased comparatively recently by the applicants and the reason at that time for purchase was that it was cheaper to buy the land with a fence already erected than to not buy it and build a fence on the existing boundary.

If the proposal should not be dealt with as an adjustment of boundaries then the lots are beneath the minimum prescribed 10 ha. and accordingly the application should be refused.

Recommendation

That the application be refused for the following reasons:

1. The proposal is precluded by clause 19(2) of No. 3 in that each lot proposed is less than the required minimum 10 ha.
2. The proposal is not one which conforms with the requirements of clause 22(1) and as such is not one which can be dealt with as an adjustment of boundaries.
3. The proposal is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA 64/83, S83/22)
APPLICANT:	VIMTEST PTY. LTD.
OWNER:	J. W. BARRY
LAND & LOCATION:	PORS 347 & 348 PARISH WILBERFORCE MACQUARIE, CHURCH & GEORGE ROADS, WILBERFORCE DIRECTORY D5 MAP 24
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1) D.L.E.P. - RESIDENTIAL 2(a1)
APPLICATION:	SUBDIVISION CREATING 14 RESIDENTIAL ALLOTMENTS

S.P. REPORT

The submission proposes subdivision of the land creating fourteen (14) lots two (2) of which are hatchet shaped. The submission conforms with the requirements of Clauses 19(3), 21(2) and 21(3) of the Instrument.

Development 12/4/83

George, Church and Macquarie Roads are presently sealed however the pavement to Church Road is off centre and the sealing of the shoulder of that road would be tantamount to the proposal for half road construction. Kerb and guttering should be provided to the full road frontages of the development.

The general slope of the land is such that inter allotment drainage would be necessary, such drainage should be protected by appropriate easements.

The proposal generates a demand for recreational space which is not provided within the subdivision and a contribution should be sought in lieu of this provision.

Recommendation

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

1-4. Standard conditions (subdivision) 2, 8 ($11,635), 9 and 12.
5. Provision of splay corners at the George and Macquarie Roads intersections.
6. Provision of kerb and guttering to the full frontages to George, Church and Macquarie Roads.
7. Provision of inter-allotment drainage together with the appropriate easements to the satisfaction of Council's Engineer.
8. Provision of sealed shoulders from existing road seal to the kerb for the full frontage to George, Church and Macquarie Roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP ✓

ITEM 3: (File DA 115/83)
APPLICANT: A M FASHER
OWNER: M & J FASHER
LAND & LOCATION: PORTION 378, PARISH WILBERFORCE, CREEK RIDGE ROAD, WILBERFORCE. DIRECTORY 42, MAP 11.
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
DRAFT L.E.P. - RURAL 1(b1)
APPLICATION: SUBDIVISION INTO TWO ALLOTMENTS INTO APPROXIMATELY 8.5 HECTARES.

S.P. REPORT

The subject land has an area of 17 hectares and, as such, is beneath the minimum prescribed area for a 2 lot subdivision. The applicant has accompanied his application with a letter of objection under State Environmental Planning Policy No. 1 stating that the minimum 10 hectare provisions are unreasonable and unnecessary in the circumstances of his case due to the array of lot sizes within the locality and, also, that the land falls within an area identified in Council's Rural Lands Assessment as being capable of further subdivision.

Development 12/4/83

Whilst this area in the Rural Lands Assessment was not one which the Minister for Planning and Environment has consented to, this assessment applied to Council's request for a 4 hectare minimum area and as the proposed allotments are twice that size, it is considered reasonable in the circumstances. As the allotments fall more than 10% below the minimum required, Council cannot consent to the proposal but can support the matter to the Department of Environment and Planning for their determination.

Recommendation

A. Council support the application and forward it to the Department of Environment and Planning for its determination in accordance with the State Environmental Planning Policy No. 1.

B. Should the Department concur to the proposal, it be approved subject to the following conditions:-

1-5. Standard conditions under the Environmental Planning & Assessment Act. 2, 4, 8($320), 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SE

ITEM 4: (File S82/68)
APPLICANT: BENNETTS REAL ESTATE PTY LIMITED
OWNER: H & E WELLER
LAND & LOCATION: LOT 1 DP 26515 & LOT 12 DP 606968 BELLS LINE OF ROAD, KURRAJONG
ZONING:
APPLICATION: RE-ALIGNMENT OR ADJUSTMENT OF BOUNDARIES TO CREATE TWO LOTS - ONE WITH AN AREA OF 2020 SQ. METRES AND THE OTHER LOT OF 13.07 HECTARES

S.E. REPORT

Existing Lot 1 is of rectangular shape with a frontage of 30m and a depth of 40m. Lot 12 constitutes 12.9ha of non urban land to the rear. The applicant seeks to subdivide by adjustment of boundaries, creating a residential lot within the non urban zone with hatchet access 4.5m wide through to main road. It also would furnish a main road frontage for the non urban zone sufficiently wide for a future road.

Under existing status, a house could be built on Lot 1 and the owner required to construct his access on the eastern or down hill side immediately adjacent to the access serving Kurrajong Motel where sight distance is maximum possible in the circumstances.

The subdivision proposal sites the hatchet access on the western or uphill side directly against a vertical shale face on the side boundary such that there is totally inadequate visibility westwards. The section of main road is not subject to 60km/h limit and the travelling public would have inadequate safe stopping distance.

Development 12/4/83

Recommendation

It is recommended that the application to subdivide Lot 1 DP 26515 and Lot 12 DP 606968 be not approved for the reasons that:

1. The proposed frontage of 4.5m for the smaller lot is considered inadequate.

2. The access of the proposed lots to Bells Line of Road (Main Road No. 184) have inadequate sight distance for the safe movement of vehicles to and from the proposed lots.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

WP

ITEM 5: (File DA 119/83)
APPLICANT: K. R. M. BENNETT
OWNER: K. R. M. BENNETT
LAND & LOCATION: PART PORTION 102, LOT 1 D.P. 554590, 1/2 D.P. 9148 VINCENTS ROAD, KURRAJONG
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
DRAFT L.E.P. - NON URBAN 1(b1)
APPLICATION: SUBDIVISION BY AN ADJUSTMENT IN BOUNDARIES CREATING 8 RURAL/RESIDENTIAL SIZED ALLOTMENTS RANGING IN AREA FROM 1.2 HA TO 2 HA IN AREA

S.P. REPORT

A similar consent was issued by the former Shire Council in March, 1979, which consent has now lapsed. The present application seeks to renew this consent albeit with slightly re-arranged internal boundaries which are considered to be satisfactory.

Recommendation

The application be approved subject to the following conditions:

1-4. Standard conditions for subdivision under the Environmental Planning & Assessment Act 2, 4, 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA 487/82, SB2790)
APPLICANT: R. K. CAMBRIDGE
OWNER: C. & J. M. CARLSTROM
LAND & LOCATION: PART LOT 1 D.P. 223514, LOT 1 D.P. 248156 & LOTS 171/172 D.P. 41037 THE SLOPES ROAD, NORTH RICHMOND
ZONING: I.D.O. 3 - NON URBAN 1(b1)
DRAFT L.E.P. - RURAL 1(b1)
APPLICATION: RELOCATION OF BOUNDARIES INVOLVING SUBDIVISION

Development 12/4/83

S.P. REPORT

The applicant proposes the complete relocation of a small triangular lot having an area of approximately 160 square metres and not presently having a development right by virtue of its small size and inability to obtain the required boundary setback for any buildings. This lot is proposed to be completely relocated and increased in area to 4,000 square metres (1 acre) with the residual allotment being 2.6 hectares. The smaller existing allotment apparently is the residue of an old parish portion remaining after a road realignment on Slopes Road.

However, Clause 22(1)(f) of Interim Development Order No. 3 Colo provides that Council may consent to, "the adjustment of the existing common boundaries between the allotments of the holding of any one owner, provided that no additional allotments are thereby created, and provided that no allotment becomes of a consequence of the adjustment capable of subdivision under this Order". Whilst no additional allotments are to be created, it is considered that the spirit of this clause only applies to existing allotments where, prior to subdivision, they each have a development right which is not the case in the subject proposal. Additionally, Section 90 of the Environmental Planning & Assessment Act provides that Council shall take into consideration any draft environmental planning instrument that is in the course of preparation, and the amalgamating Hawkesbury Draft Local Environmental Plan provided that boundary adjustments between common properties are not permitted if the proposal increases by more than 10% the area of any existing allotment and, as such, the proposal is outside the provisions of the Draft Local Environmental Plan.

Recommendation

The application be not consented to for the following reasons:-

1. The subdivision is contrary to Clause 19(2) of Interim Development Order No. 3, Colo, in that it creates allotments each less than the minimum 10 hectares required within the zone.
2. The subdivision is contrary to Clause 22(1) of Interim Development Order No. 3, Colo, in that it does not conform with an adjustment of boundaries within this Clause.
3. The proposed subdivision is contrary to Clause 16 of the amalgamating Draft Hawkesbury Local Environmental Plan, as amended, in that it increases the area of one of the existing allotments by more than 10% of its existing area.
4. The proposal is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted. Roland Veale

WP

ITEM 7: (File DA 95/83)
APPLICANT: M. READ
OWNER: M. READ
LAND & LOCATION: LOT 5 D.P. 547157 No. 678 GEORGE STREET, WINDSOR
ZONING: W.P.S. - RESIDENTIAL 2(d)
DRAFT L.E.P. - PART RESIDENTIAL 2(a)
- PART RURAL 1(b)
- PART OPEN SPACE 8(a)
(SUBJECT TO A COUNCIL OBJECTION TO THE ZONES WHICH LEAVES THE SUBJECT PROPERTY ENTIRELY RESIDENTIAL)
APPLICATION: SUBDIVISION OF 15 RESIDENTIAL SIZE ALLOTMENTS IN TWO STAGES

Development 12/4/83

S.P. REPORT

Council at its meeting in January, 1983 approved subdivision over the subect land into six residential allotments and a seventh for open space, and this subject application is in lieu of the approved previous application and in light of revised zones for the area by way of objection to the Draft Local Environmental Plan. These revisions, in essence, retain the existing residential zone applicable to the land currently under the Windsor Planning Scheme and which consequently allows for residential subdivision in the manner proposed. Whilst the land is subject to flood inundation in the 1:100 year flood frequency, the land is capable of development in accordance with Council's Code for Building on Flood Lands.

Stage 1 of the development seeks to create five lots on the George Street frontage and Stage 2 seeks to create an additional eleven lots fronting a new road ending in a cul-de-sac and being an extension of Bradley Road. The subject land adjoins other land which Council has recently supported in principle for cluster housing pending further information from the applicant to that development. The subject proposal makes a pedestrian access from the cul-de-sac to the adjoining land and, in this respect, would compliment the adjoining development.

The development does not provide for space for recreation and this would have to be by way of a contribution to Council in lieu of.

Recommendation

Council approve the staged subdivisions as proposed subject to the following conditions:

Stage 1

1-5. Conditions for subdivision under the Environmental Planning and Assessment Act 2, 4, 8 - $2,240, 9 and 12.
6. The provision of a contour survey covering each lot showing that the finished level of the land after all necessary earthworks are at a minimum of 13.5 metres A.H.D.
7. Interallotment storm water drainage to be provided to the lots fronting George Street.
8. The provision of reticulated water and sewerage to each lot.
9. The provision of K & G to each lot to the satisfaction of the Shire Engineer.

Stage 2

1-5. Conditions for subdivision under the Environmental Planning and Assessment Act 2, 4, 8 - $6,160, 9 and 12.
6. Provision of downstream drainage from each lot to the satisfaction of the Shire Engineer.
7. The provision of a contour survey covering each lot showing that the finished level of the land after all necessary earthworks are at a minimum of 13.5 metres A.H.D.
8. The provision of reticulated water and sewerage to each lot.
9. The construction of the cul-de-sac extension from Bradley Road to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 12/4/83

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

IT IS RECOMMENDED that the letter in this section be received and an appropriate reply forwarded where necessary.

B1. DEPARTMENT OF ENVIRONMENT AND PLANNING - DUAL OCCUPANCY - NON URBAN AREAS OF THE FORMER WINDSOR MUNICIPALITY. 160/25

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File 182(c))

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN VOLUME 2559 FOLIO 117 UNNAMED ROAD OFF SOUTHERN SIDE OF BELLS LINE OF ROAD, KURRAJONG

The Draft Local Environmental Plan seeking to make subdivision of the above land has finished its exhibition period in accordance with the Environmental Planning & Assessment Act, 1979, with no objections being received.

Recommendation

That the draft 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 2: (File 2849(c))

SUBJECT: THE ABRAHAM KUYPER CHRISTIAN EDUCATION ASSOCIATION LIMITED - 82 KURRAJONG ROAD, KURRAJONG

The correspondent has requested Council's approval to the temporary storage of five demountable modules each 10' by 25' on the above land. The modules when erected comprise two demountable class rooms.

The reasons for requiring the temporary storage are that the correspondent is seeking to establish a new school within the Shire, that the class rooms became available to the Association and were purchased with this resultant school in mind, however, will not be able to be used for a period of approximately six months pending the Association's finding of a suitable location and submission of the relevant applications to Council.

Whilst there are no provisions under Interim Development Order No. 3 whereby Council can issue formal development consent for the temporary storage it is considered that such short storage time will not unduly effect the local environment.

Development 12/4/83

Recommendation

That Council raise no objection to the temporary storage for a period of six months as requested.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File H105/1)

SUBJECT: THOMPSON SQUARE PRECINCT, RESTORATION PROPOSALS

The Heritage Council of New South Wales has submitted a report on restoration proposals for the Thompson Square precinct. The report has been prepared by the firm of architects, Fisher Lucas and follows a concept plan for the future development of the Square which was commissioned by Council in conjunction with the New South Wales Planning and Environment Commission in 1975.

Since Council considered the 1975 report little has been done to effect the restoration of the Thompson Square precinct. No. 82 George Street (opposite the Macquarie Arms) has recently been restored, Hawkesbury Plumbing Supplies have attached appropriate signwriting to their shopfront and Council has carried out works on the Hawkesbury Museum.

The following are the items that constitute the Thompson Square Precinct:-

Nos. 1 and 3 Thompson Square - C1837 (The Doctor's House)
No. 5 Thompson Square - C1830 (Cottage)
No. 7 Thompson Square - C1820 (The Hawkesbury Museum)
Macquarie Arms Hotel - 1815
No. 82 George Street - C1860 (Cottage)
No. 74 George Street - C1880 (The A. C. Stearn Building)
Nos. 70 and 72 George Street - C1920 (Hawkesbury Plumbing Supplies)
Nos. 64, 66 and 68 George Street - C1850 (partly occupied by the Angus & Robertson Bookshop)
No. 62 George Street - C1830 (Estate Agents Office)
No. 17 Bridge Street - C1840 (Cottage)
Former School of Arts - 1861
No. 10 Bridge Street - C1860 (Lilburndale)
No. 6 Bridge Street - C1840 (Cottage)

It is one of the oldest public squares in Australia and remains a notable example of nineteenth century townscape.

Of most importance for the Shire is that Thompson Square is a living testimony to its development since Governor Lachlan Macquarie visited the area in December 1810. On 7th December 1810, Macquarie instructed his surveyors to form a small square within the existing village which he later named Thompson Square in honour of the recently deceased Andrew Thompson, Justice of the Peace and Principal Magistrate for the district. In 1790 Andrew Thompson was convicted of robbery and sentenced to transportation for 14 years. He arrived in Sydney in 1792 and was pardoned in 1798. The report notes that,

"by the time of the arrival of Governor Bligh in 1806 he had become the wealthiest settler in the Colony and was associated with many of the earliest commercial and agricultural developments in the valley."

Thompson Square's relationship to the Hawkesbury River is an important aspect of its historic value. Situated at the eastern end of what is still today the town's commercial centre, it runs form the ridge upon which George Street is situated down to the banks of the Hawkesbury River which forms its northern boundary. This riverbank was the site of Windsor's wharf in the days when the primary mode of transport for the produce of the area was by river. It is reported that Thompson himself played an important part in the rescue of settlers in the devastating floods of 1806 and 1809 which resulted in a decline in his health.

Fisher Lucas have detailed restoration proposals for the Thompson Square precinct in their 1981 report. The brief for this report only allowed consideration of a selected group of buildings fronting Thompson Square, specifically Nos 62, 64-68, 70-72 and 74 George Street, No. 17 Bridge Street and the former School of Arts, Bridge Street.

Priorities and planning contained in the report are as follows with estimates at 1981 costs:-

Priorities and Phasing:

1.	Restoration of the verandah to No. 64 - 68 George Street together with its shopfront	$72,700
2.	Restoration of verandah to No. 74 George Street	32,200
3.	Restoration of verandah to cottage at No. 17 Bridge Street	21,700

The report states that the restoration of these verandahs would have the greatest immediate impact on the Square as a whole, and should therefore be considered as top priority.

4.	Restoration of loggia to former School of Arts	$29,500
5.	Fencing to Bridge Street including cottage at No. 17 and Estate Agent's office at No. 62 George Street	21,200
6.	Remaining work as specified	18,000
		$195,300

The following recommendations are presented to Council in the interest of the concept plan prepared by Fisher Lucas in 1975 as well as their restoration proposals documented in 1981:-

1. Building Restoration

The report provides a detailed description of restoration proposals for certain buildings in the Thompson Square precinct, with emphasis on the eastern frontage of George Street. It omits consideration of restoration proposals for the Macquarie Arms and Lilburndale, two historic buildings of significant scale and character. The importance of these buildings, particularly the Macquarie Arms, is such that they should be documented in the phasing of any proposed restoration works. This report however recognizes the priorities and phasing of restoration work identified by Fisher Lucas and seeks to add the restoration of the Macquarie arms and Lilburndale to the list of proposed works.

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The report correctly identifies the restoration of verandahs as having the greatest immediate impact on the Square. This work would appear to represent the best return for an initial investment. In addition restoration of the School of Arts and appropriate fencing along the Bridge Street frontage would seem to offer a good return in terms of visual relief for a relatively modest outlay.

Unlike the buildings considered in the report (1981), the restoration of the Macquarie Arms and Lilburndale will probably require greater public investment to overcome conflicts with their existing uses. Appropriate restoration for these buildings will require a reduction in their floor space as well as major works, the costs of which have not been documented. However the historic significance of these buildings (particularly the Macquarie Arms) is such that the necessary works should be scheduled even if financial constraints necessitate their phasing in the long term. Therefore, this report concurs with the priorities and phasing of restoration work as listed by Fisher Lucas with the proviso that restoration of the Macquarie Arms and Lilburndale be scheduled after that listing as funds become available.

2. Planting

The existing George Street frontage to Thompson Square from No. 62 (Roche Real Estate) to No. 74 (A.C. Stearn building) is very exposed to the West and has some fairly hard lines which offer little visual relief. The concept plan prepared by Fisher Lucas in 1975 contained a comprehensive documentation of landscaping proposals for the precinct. Fisher Lucas responded to the harshness of the George Street frontage by proposing the planting of a London Planed tree (Platanus X acerifolia) outside Nos 64 - 68. This proposal was omitted from the 1981 restoration proposals, presumably on the assumption that the area would have to be utilised for parking. Given the harshness of the George Street elevation the siting of a London Plane tree in fromt of Nos 64 - 68 is necessary to improve this frontage even if it is at the expense of 1 or 2 parking spaces. This report therefore advocates the adoption of the landscaping plan from the 1975 Fisher Lucas concept plan.

3. Signs

The 1975 plan documents proposals for street signs in and around the precinct which are compatible with the history of the precinct. Currently a proliferation of modern reflective metal signs has contributed to a depreciation in the character of the Square. These signs include a host of Council and Department of Main Roads signs on the corner of Bridge Street and George Street. It is recognised that the standardised nature of these signs cannot be altered to suit a particular area but it would seem to appropriate to relocate or even omit these signs where they are unnecessary. In this regard the sign on the corner of Bridge Street and George Street containing the words "shopping centre" seems unnecessary in terms of its conflict with the precinct.

It is recommended that a report be prepared with the view to absolutely minimising the number of modern signs in the precinct.

4. Services Above Ground

It is considered desirable that where service wires have not been placed underground this be done and that necessary modern intrusions such as television antennae be placed in positions where they have no visual impact on the Square.

5. Power Boat Clubhouse

It is recommended that the existing unsightly club house building should be demolished and that the tree planting within this area be reinforced with a species such as White Cedar. The provision of park bench seating to this area is also recommended.

Recommendation

That Council adopt the above recommendations and the principle of the restoration of Thompson Square, recognises the national importance of the Square and seek funding for the restoration of the buildings and the public works from State and Federal sources with a view of having the project completed by the Bicentenary year, 1988.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATIONS be adopted.

ITEM 4: (File DA 445/81)

SUBJECT: EXTENSION TO MOTEL - COLONIAL MOTELS PTY LTD, GEORGE STREET, WINDSOR

Council at its meeting on 11 August 1981 granted approval for the erection of a motel containing 24 units on land being Nos 47-49 George Street, Windsor, also having frontage to the Hawkesbury River (former Hawkesbury Bakery). That approval was for 2 two storey buildings across the lot and parallel to George Street with a single storey service building containing kitchen, stores and staff rooms between the motel units.

There have been discussions with the applicant's architect regarding the building with particular attention paid to the aesthetics as viewed from the river. This has resulted in an amended plan proposing a terraced design that conforms to the variation to the Windsor Planning Scheme gazetted to allow the development.

Recommendation

That Council consent to the amended plan being incorporated in the development consent being No. 438/81 issued on 12 August 1981. Further, that the applicant be advised that Council will accept dedication of the area indicated as open space on the Planning Scheme and pay all reasonable survey and legal costs.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA 499/82)

SUBJECT: LOCAL ENVIRONMENTAL PLAN - "BELLBIRD COTTAGE" KURRAJONG HEIGHTS - ESTABLISHMENT OF A REFRESHMENT ROOM - LETTER FROM PIETER HUVENEERS

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The correspondent has requested Council's support to the preparation of a draft local environmental plan to allow use of the existing "Bellbird Cottage", adjacent to and on the same side of Bells Line of Road as Bellbird Hill Lookout, for a refreshment room. In support of his request, the correspondent indicates that the Lookout is a renowned tourist attraction for which, however, there are no refreshment facilities provided. He suggests that the establishment of a refreshment room would compliment the site and be similar in its activities and use to those provided near the "Three Sisters" in Katoomba. He proposes to use, wherever possible, local produce and considers that the establishment of a refreshment room on the subject site would not create any additional adverse vehicular movements, other than that already existing due to the Lookout, even though he proposes access via Bells Line of Road.

The matter was referred to the Traffic Authority of New South Wales who in turn referred the matter to the Department of Main Roads which Department has advised, in part, as follows, "... the proposed development at this location could not be supported due to the adverse effect on traffic movement at the intersection of Bells Line of Road and Bellbird Avenue.

It is considered that, as this section of Bells Line of Road at Bellbird Avenue is one of only two sections on Bellbird Hill that has been provided with a passing lane, a potential rear end accident situation could arise if there were to be overtaking vehicles conflicting with others turning right into Bellbird Avenue.

It is also considered that as the proposed development is on the opposite side of Bells Line of Road to an existing retail nursery that an adverse pedestrian movement across Bells Line of Road would develop."

The Department further considers that on street parking would occur on Bells Line of Road, which practice would also be detrimental to traffic flow and pedestrian safety and, accordingly, it is considered that Council should not support the local environmental plan for the proposed use. Additionally, there are a number of refreshment rooms in the Kurrajong Heights area which appear adequate for present tourist development.

Recommendation

The correspondent be advised that Council is not prepared to create a local environmental plan for the use as proposed and for the reasons embodied in the report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP

ITEM 6: (File P160-46)

SUBJECT: WINDSOR SOUTH URBAN RELEASE

The Minister for Planning and Environment advised Council in October 1982 that he had decided to announce the release of Crown land at Windsor South for urban development. The release of the land was subject to:

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1. The provision of water services to the satisfaction of the Metropolitan Water Sewerage and Drainage Board.

2. The provision of sewerage services by Council.

3. Hawkesbury Shire Council preparing a local environmental plan for the area.

A Steering Committee was formed in December 1982 in accordance with the Department's procedure for release areas consisting of the Shire Planner and representatives of the Department of Environment and Planning, Crown Lands Office and the Land Co-ordination Unit.

To date a substantial amount of work has been undertaken for the release including the completion of an environmental assessment currently being finalised for publication, market assessment, sewerage investigations, preparation of a concept plan and draft local environmental plan.

It is to be noted that the area currently zoned non urban above the 1 in 100 year flood frequency that exists between the northern boundary of the Crown land and the southern boundary of the existing residential zone has been included in the concept plan.

It is now appropriate for the Council to make the formal resolutions as required regarding the preparation of the local environmental plan and study. It is also considered desirable to give the area an identity similar to that of other large subdivisions, eg. Hobartville. The total population to be contained in the area will vary depending upon the amount of medium density housing and lot size, but it is expected to be around 9,000 persons.

It is suggested that the name Bligh be used for the estate.

Recommendation

That Council resolve to prepare a draft local environmental plan for the Windsor South urban release and advise the Department that in its opinion an environmental study is required. Further, that the area of the release be known as BLIGH.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File P160-41)

SUBJECT: PROPOSED RESERVATION FOR OPEN SPACE - JAMES RUSE CLOSE

In the Draft Local Environmental Plan adopted by Council land has been reserved for Open Space (8a) that will enable a connection between Howe Park and Deerubin Park along Rickaby's Creek. The land is in private ownership (the reason for the reservation) being part of some of the lots that front James Ruse Close, i.e. some of the residential lots fronting James Ruse Close own a larger area to the rear and generally within the flood plain.

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Owners of two of the properties have approached Council expressing their concern regarding the reservation and the fact that their existing uses could be curtailed and the land resumed. The principle in reserving the land (adopted by Council 1978) and the method of purchase has been made known to them.

As a reservation Council is bound to acquire the land upon demand by the landowner or, alternatively, if no demand is made then the acquisition takes place when required by Council and through the normal procedures of negotiation prior to any thought being given to resumption.

The land should be reserved and become part of the open space corridor along the river frontage of the town. There is no immediate need for the land and, provided the uses carried out thereon do not conflict with the residential occupations adjoining, nor compromise the future open space, then no objection can be seen to the land remaining in private ownership at this time.

Recommendation

That the owners of the land reserved for open space fronting Howe Park be advised that Council has no intention of acquiring the land at the present time and raises no objection to the continuation of its use for purposes that do not adversely affect the adjoining residential area and do not compromise its future intended use.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

List for Jean to sign

ITEM 8: (File P160/35)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

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

Applicant	Land
M. Crismale	Lot 2 Clergy Road, Wilberforce
Ian Dale & Associates Pty. Ltd.	Lot 2 Lower Colo Road, Lower Portland
C. T. Hawken	Lot 13 Old Bells Line of Road, Kurrajong
Ezy Kit Homes	Lot 2 Walmsley Road, Lower Macdonald
J. Porter & T. Vander	Lot 147, No. 159 Spinks Road, Glossodia
J. R. & N. J. Cooper	Lot 4 Tennyson road, Tennyson
R. McDaniel	Lot 303 Nightingale Square, Glossodia
Huxley Homes	Lot 4 Single Road, Wilberforce
Beechwood Homes	Lot 50 The Boomerang Freemans Reach
J. Stevenson	Lot 164 Boomerang Drive, Glossodia
R. C. Small	Lot 3 Duke Road, Wilberforce
Huxley Homes	Lot 466 Lt. Bowen Road, Bowen Mountain
S. Cross	Lot 551 Comleroy Road, East Kurrajong

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Applicant	Land
A. & A. Lockley	Pt. Por 186 Blaxland Ridge Road, Kurrajong
Lister Constructions	Lot 45 Slopes Road, Kurrajong
M. Frost & R. Mara	Lot 53 Lt. Bowen Drive, Bowen Mountain
C. H. Caulfield Pty. Ltd.	Lot 27 Pamela Crescent, Bowen Mountain
T. Manders	Lot 6 Blacktown Road, Freemans Reach
O'Mara Constructions P/L	91 Smiths Lane, Freemans Reach
Orlit Homes	Lot 24 Jacqueline Place, Kurmond
Huxley Homes Pty. Ltd.	Lot 12 Elizabeth Street, North Richmond
E. N. Barry	Lot 1 Church Road, Wilberforce
Beechwood Homes	Lot 24 Mountain View Close, Kurrajong Hills

Applicant	Land & Application
A. C. Williams	Lot 6 Wheelbarrow Ridge Road, Colo Heights - erection of agricultural shed.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP

ITEM 9: (File DA 20/83)

SUBJECT: C W LAMB - 130 FRANCIS STREET, RICHMOND

The correspondent requests Council's support to the creation of a local environmental plan to allow use of the whole of the existing dwelling on the land for commercial premises.

Council at its meeting of 8 February 1983 approved use of part of the dwelling on the basis of a "home occupation" for an accountancy practice, and what the correspondent now desires is for the entire building to be utilised for these and other professional services and similar to the adjoining property utilised by Shaddick Baker & Paull, Solicitors, which was rezoned prior to the amalgamation of the Councils for this use.

The property backs on to Council's carpark, and there is sufficient land onsite for the accommodation of a number of vehicles which would be adequate to serve the development and which could have access to the carpark or to Francis Street. Such assessment would be made at the time of the required subsequent development application.

The correspondent has indicated that he does not propose to alter or enlarge the existing dwelling, except for renovations, and that he proposes to provide additional landscaping which would enhance the appearance of the property. Whilst the land is zoned residential, the character of the area is changing to that of low-key commercial uses and to medium density residential uses and, accordingly, no objection is seen to the correspondent's proposal.

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Recommendation

1. That Council prepare a draft local environmental plan over the subject land, such that the entire building on the land may be utilised as commercial premises and that, in Council's opinion, an environmental study is not required prior to preparation of the draft plan.

2. That the matter be forwarded to the Department of Environment and Planning for its assessment in accordance with Section 54(4) of the Environmental Planning and Assessment Act, 1979.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP

ITEM 10: (File P160-35)

SUBJECT: RURAL LANDS PROPOSALS

In 1981 Council prepared and forwarded to the Department of Environment and Planning a document entitled "Rural Lands - An Assessment" that contained various policies of Council denoting its attitude towards the development of the rural lands of the Shire. Late in 1982 as a result of submissions, the Minister for Planning and Environment advised that Council could proceed with the preparation of local environmental plans for areas at Blaxlands Ridge and Wilberforce. These were adopted for submission at the last meeting of Council. In addition, an area at Kurrajong Heights was approved for release subject to detailed study and this is at an advanced stage at this time.

The Department, by letter of 9 March 1983, have now advised, in part, as follows:

> "I refer to your letter of 8 December 1981 submitting Council's Rural Lands Assessment proposals and subsequent discussions between officers of the Department and Council.
>
> The proposals were also among the matters discussed at the meeting of a Council deputation with the Deputy Premier and the Minister for Planning and Environment on 26 August 1982. The Minister's subsequent advice of 22 October referred to the study of rural residential development in the Sydney region being finalised by the Department and the constraints identified in that work.
>
> The study has now been completed with the presentation of a report by Wellings Smith and Byrnes. The consultant's study is considered a regional overview which establishes the issues related to the provision of rural residential development subject to detailed studies being undertaken by the responsible Council to resolve any physical or servicing constraints not apparent at the regional level. Council's own Assessment already provides much of this necessary information.
>
> The Department reported on the matter through the Urban Development Committee to the Housing Committee of Cabinet which adopted recommendations.

The Housing Committee has also requested Council to specify explicit water supply responsibilities in Section 149 Certificates issued for rural residential development outside the Metropolitan Water Sewerage and Drainage Board's present serviced areas."

The study identifies areas for further development within the Shire including those subject to the recent plans and a small area in the south eastern corner of Oakville adjacent to the Chain of Ponds and a proposed Special Uses area on the plan accompanying the study being the second airport site. It is known that insufficient water capacity is in the area and this is not likely to alter until amplification takes place for the Vineyard residential release. No action in this area is considered warranted until that time.

Of the other areas involved in Council's Rural Lands Strategy the area south of Bells Line of Road to the Grose River between Kurrajong and North Richmond is affected. Part of that area is indicated as prime agricultural land with the remainder as land unsuitable to development on topographical grounds. On a regional basis these conclusions are reasonable, however, on a detailed local basis arguments exist to counter both issues. These arguments are detailed in the Rural Lands Assessment and basically reduced to the existing size and pattern of land ownership, existing and potential agricultural pursuits with the overriding constraints indicated in the report and the servicing available and likely to be available within the area. All these issues are discussed in detail in Council's report and support the principle of small holding development within identified guidelines.

The areas in the Freemans Reach/Glossodia locality are part of a future urban option and a decision is not likely on any further releases until a second airport site is determined.

At this time it is considered that the issue of the release of the area south of Bells Line of Road to the Grose River and between Kurrajong and North Richmond should be released for small holdings on the basis identified in Council's report. Servicing of the lots will need to be shown with the major issue being that of reticulated water. For the area outside any expected reticulated supply, being that generally south of Grose Vale Road, adequate provision will be made in the proposed local environmental plans with renewed representations made to the Department of Environment and Planning and Water Board regarding the area north of Grose Vale Road. Representations to the Board for detailed technical analysis are not well received when there is insufficient support from the Department of Environment and Planning. In this regard, Council will need to press and identify the reasons for its proposed release of the area between Bells Line of Road and Redbank Road, Kurrajong and North Richmond to achieve this support.

Recommendation

That Council receive the report from the Department of Environment and Planning, proceed with further detailed analysis of its findings, and press for the release of the area between Bells Line of Road and the Grose River and Kurrajong and North Richmond on the basis indicated in the Rural Lands Assessment, including representations to the Metropolitan Water Sewerage and Drainage Board for amplification of the Kurrajong Water Supply commensurate with the release proposed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 11: (File P160-41)

SUBJECT: LATE ITEMS FOR THE DRAFT LOCAL ENVIRONMENTAL PLAN FOR THE SHIRE OF HAWKESBURY AMALGAMATING THE EXISTING PLANNING INSTRUMENTS

1. Sunset Properties Pty Limited, Referring to Submission No. P8

The correspondent wishes to withdraw the submission No. P8.

2. Council Submission No. C44. Additional Subclause to Clause 44 of the Document

Clause 44 refers to the acquisition of reserved land. Under the Clause, Council is responsible for the acquisition of any reserved land for any purpose on demand by the owner. Council Submission No. C44 recommends the amendment of Clause 44 so that Council is not solely responsible for acquisition.

Legal advice has been given by the Department of Environment and Planning that Clause 44 should be amended by inserting an additional subclause setting out details of the responsible authorities for reserved land.

Recommendation

(3) For the purpose of subclauses (1) and (2) the responsible authority for reserved lands specified in Column I of the Table shall be that set out opposite such reservation in Column II of the Table.

TABLE

COLUMN I	COLUMN II
8(a) open space	Council and Department of Environment & Planning
8(b) arterial and main road proposals	Department of Main Roads
8(c) arterial and main road proposals	Department of Main Roads
8(d) local road proposals	Council
8(e) local road widening	Council
8(f) special uses - school	Department of Education
- hospital	Department of Health
- substation	Prospect County Council
- sanitary	Council
- various treatment works	Council and Metropolitan Water, Sewerage & Drainage Board
- drainage reserve	Council
- pumping station	Council and Metropolitan Water, Sewerage & Drainage Board

3. Department of Education. Refer to Submission No. G8

The Department has advised that Ministerial approval has not yet been obtained to acquire properties reserved for school purposes within the Shire. Therefore, a written undertaking to acquire reserved properties on demand has not been given by the Department.

See No. 2 above regarding an alteration to Clause 44 of the document making the Department of Education responsible for the requisition of reserved land 8(f) Special Uses (Schools).

4. Department of Health - Late Submission No. G115

Nature of Submission:

Stating that to the Department's knowledge, there is only one property contained in the draft Plan that is reserved for Special Uses - Hospital, and which has not yet been acquired. This property is known as No. 312 George Street, Windsor. The Department has advised that acquisition of the property is no longer desired and therefore the reservation should be withdrawn.

Report:

The following properties in George Street, Windsor are shown reserved on the maps: Lot X and Y FP 163621, Pt Por. 21, Parish of St Matthew, Lot A and B MPS 9779, and Lots 1 and 2 DP 605013.

Council's records indicate that the Department owns all the above properties except Lot X and Y FP 163621 and Lot 1 DP 605013 (No. 312). As the Department have advised that they no longer require Lot 1 DP 605013, it is considered that this reservation should be removed and the property be zoned Special Business 3(b) as recommended in Submission No. P20. Lots X and Y FP 163621 are subject to I.D.O. No. 19 - Municipality of Windsor which allows the properties to be used for furniture storage and retailing. The Department have indicated verbally that they no longer require these two properties and it is considered that a Special Business 3(b) zoning is suitable which conforms with the adjoining property. It is considered that the remaining properties, owned by the Department should be zoned Special Uses 5(a) Hospital.

Recommendation

The submission be received. Lot X and Y FP 163621 and Lot 1 DP 605013 George Street, Windsor be zoned Special Business 3(b) and Lot 2 DP 605013, Lots A and B MPS 9779 and Pt Por. 21 Parish of St Matthew, George Street, Windsor be zoned Special Uses 5(a) Hospital.

5. DMR - Late Submission No. G116

Nature of Submission:

Stating that the road widening scheme at Bridge Street, Windsor, beyond that already acquired, has been abandoned and should be deleted from the draft plan.

Report:

The reservation 8(c) along Bridge Street should be deleted and the new boundaries adjusted in accordance with the Department of Main Roads advice.

Recommendation

The submission be allowed. The 8(c) reservation on the northwestern side of Bridge Street between George Street and Fitzroy Bridge be deleted and the road boundaries be adjusted in accordance with the plan obtained from the Department of Main Roads and the land be zoned in accordance with the adjoining zones.

6. Department of Main Roads - Late Submission No. G117

Nature of Submission:

Stating that the proposed deviation of Main Road No. 184 across McGraths Flats at Windsor has been abandoned and should be deleted from the draft plan.

Report:

The reservation 8(b) for the proposed deviation should be deleted in accordance with the Department's advice and the land zoned in accordance with the adjoining zones.

Recommendation

The submission be allowed. The 8(b) reservation for the proposed deviation of Main Road No. 184 across McGraths Flats be deleted and the land zoned in accordance with the adjoining zones.

7. Department of Main Roads - Late Submission No. G118

Nature of Submission:

Stating certain approved plans and widening schemes are not included. Stating that where the scale of the maps permit, they should be amended in accordance with that information. The majority of these matters involves road widening and reservations that have now been acquired. However, other matters raised include:

A. The extension of Freeway No. 2 from the Nepean River to Hawkesbury Road near Riverside Drive;
B. Main Roads Nos 181, 182 and 182 north of Wilberforce, should be shown as arterial roads and protected by appropriate rural zonings;
C. The number of the rural zones adjacent to the eastern side of Main Road No. 182 between Wilberforce and the Hawkesbury River at Windsor, and the Eastern side of Main Road No. 181 immediately south of Cattai Creek, should be included on the maps;
D. The hatching indicating the escarpment preservation and environmental areas extends across existing road reserves boundaries and parts of sheets 2 and 3 of the maps.

Report:

It is considered those road widening matters raised by the Department, not being widenings by realignment, should be shown as reservation 8(c) on the maps of the draft plan. Those reservations shown on the plan that have now been acquired should be deleted and shown as road. It is considered that Main Road No. 182 North of Wilberforce should be shown as an arterial road on

the maps and protected by the appropriate rural zonings which prohibit traffic generating uses. Regarding the hatching on the maps to indicate the environmental protection and escarpment preservation areas, it is considered that these should extend over Main Road Reserve Boundaries. Main Road 181 north of Wiseman's Ferry should remain as exists without the arterial road zonings. The matters in C above have been taken care of by including the zoning number on the maps.

Recommendation

I. The submission be allowed in part;

II. Those road widenings that the Department requested should be included in the draft plan, apart from widenings from realignment, be shown as reservation 8(c) where the scale of the maps permit;

III. Those reservations for road widenings that have now been acquired, be shown as roads;

IV. The extension of Freeway No. 2 from the Nepean to Hawkesbury River Road near Riverside Drive be reserved 8(b) as indicated on the map supplied by the Department;

V. Main Road No. 182 north of Wilberforce be shown as an arterial road and land within 400 metres of the road be zoned as Rural 1(b2) where at the present it is zoned Rural 1(b1);

VI. The hatching indicating the escarpment preservation and environmental protection areas be extended across existing road reserve boundaries on all maps.

8. Department of Main Roads - Late Submission G119

Nature of Submission:

Stating that the Department considers that the draft plan would benefit from the inclusion of an objective which recognises the interdependence of land use and transportation. Suggesting the following wording for such an objective:

"To provide a safe and efficient transport network connecting land use activities inside and outside the Shire".

Report:

The objective suggested by the Department is not suitable for inclusion in the draft plan, but is, rather, an objective suited to a State Policy or Regional Policy.

Recommendation

The submission be disallowed.

9. Department of Main Roads - Late Submission No. G120

Nature of Submission:

Stating that the Department is concerned at the omission of Clause 32 of the Model Provisions, and that transport terminals are of limited use in zone 1(b2).

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Report:

Clause 32 of the Model Provisions relates to the prohibited use of land for the purposes of extractive industries or transport terminals within 400m of the main or arterial road in a rural zone. This Clause was omitted because the provisions were contained elsewhere in the draft plan. However, transport terminals have been inadvertantly omitted from column V of the table for the zone Rural 1(b2).

Recommendation

The submission be received. Transport terminals be included in column V of the table to Clause 9 for the zone Rural 1(b2), thus making this use prohibited.

10. Department of Main Roads - Late Submission No. G121

Nature of Submission:

Stating that the list of prohibited uses under Rural 1(b2) zones provides inefficient protection for a main road. Stating that bulk stores, junk yards, motor show rooms, recreation establishments, roadside stores, service stations, shops, transport terminals and warehouses should be prohibited.

Report:

It is considered that the above uses suggested by the Department, should be prohibited in all rural zones with main road frontages, i.e. Rural 1(a1), Rural 1(b) and Rural 1(b1).

Recommendation

The submission be allowed. The following purposes be included in column V of the tabled Clause 9 for the zones Rural 1(a2), 1(b) and 1(b2), thus making them prohibited:

Access other than to a use permissible under columns II or IV; advertising structures; boarding houses; bulk stores; bus depots; bush rock removal; caravan park; power repair stations; commercial premises other than veterinary establishments; community centres; extractive industries; gas holders; general stores; generating works; industries other than home industries; junk yards;kiosks other than those associated with a purpose permissible under column IV; light industries; liquid fuel depots; mines; motor showrooms; offensive or hazardous industries; parking other than that associated with the purpose permissible under column II or IV; quarries; reception facilities; recreation establishments; recreation facilities; refreshment rooms; residential flat buildings other than residential flat buildings class A or units for aged persons; retail plant nurseries; riding schools; roadside stalls; road transport terminals; rural industries; sawmills; service stations; shops; stock and sale yards; timber yards; transport terminals; warehouses.

11. Department of Main Roads - Late Submission No. G122

Nature of Submission:

Development 12/4/83

Stating that the Department notes that Council is nominated in Clause 44 as the acquiring authority for reserved land in reservations 8(b) and 8(c). The Department is agreeable to being the authority responsible for acquisition reserved at the Department's request for future main road work. If nominated as the acquiring authority in respect of land reserved 8(b) and 8(c), the Department would oppose provisions similar to Clause 44 which amounts to unfitted acquisition on demand. Stating that the reference to reservations 8(b) and 8(c) should be deleted from 43 and 44, and a new subclause introduced to provide for acquisition by the Commissioner for Main Roads of land reserved 8(b) and 8(c) only after the owner has been refused development approval as a consequence non-concurrence of the Commissioner and has requested in writing the acquisition of the land in question. Stating that this amendment would meet the requirements of sections 27 and 30 of the Environmental Planning and Assessment Act.

Report:

Clauses 43 and 44 refer to the acquisition of reserved land. Under clause 44 where a purpose is prohibited or Council has refused development consent, the responsible authority must acquire the land on demand by the owner.

It is considered that the Department's suggested should not be included in the draft plan. It is possible that the Commissioner may give concurrence to a development solely on the grounds that the Department does not wish to acquire the land at that time.

Recommendation

The submission be disallowed.

12. Further Report - Submission No. P11. Lots 9 and 10 DP 251795, Francis Street, Richmond. Mrs C Dibley

At the meeting of 8 March 1983, Council requested a further report on this matter. The correspondent requested that the subject lots be included within the item of the environmental heritage for "Clear Oaks". The correspondent stated that subject lots are a park and are viewed as integral to the historic homestead and are included in the permanent conservation order for "Clear Oaks".

Under the draft Local Environmental Plan, it is proposed that the subject be zoned open space 6(a) recreation existing. The only likely development on the subject land in the future, would be landscaping of the public reserve. If the land was included in the item of the environmental heritage for "Clear Oaks" then any development would require the concurrence of the Director. Therefore any landscaping of the reserve would require the involvement of the Heritage Council. Council is a responsible authority and would consider the effects of any proposed landscaping of the reserve on the amenity of the heritage item. In addition, Clause 40 of the draft plan, requires Council to take into account the extent to which a development would effect an item of the environmental heritage. It is therefore considered that the subject lots should not be included within the item of the environmental heritage for "Clear Oaks".

Recommendation

Submission No. P11 be disallowed.

13. Further Report. Submission Nos P7, P18 and P24. Various Parts of Lots (Proposed land from Kable Street to Baker Street - between George Street and Macquarie Street), Windsor and the Masonic Temple, Kable Street, Windsor. Mr L C Taylor, Hawkesbury Valley Motors Limited and Lodge Richard Coley No. 156

At the meeting of 8 March 1983, Council requested a further report on these matters. Both correspondents objected to the proposed reservation 8(d) Local Road Proposed. Mr Taylor's objection was on the grounds that the land fronting George Street may be developed to contain a large complex which would need the proposed land area to be covered by some form of building. Lodge Richard Coley No. 156 objected on the grounds that if the road was constructed, the existing historic building would need to be demolished.

The purpose of the proposed zoning is to enable a laneway to be constructed which would ensure rear access for commercial properties when redevelopment occurs. Mr Taylor argues however, that a large complex is envisaged and the laneway would hinder the development of such complex. However, if the proposed local road reservation was deleted from the draft plan, and at a future date development of small shops occurred, there would be no access to the rear of such shops. If the proposed reservation of the laneway remained on the draft plan, and a development application was received proposing a large complex, then under Clause 43 of the draft plan, Council may grant consent for a development over the reserved land. In addition the laneway is necessary for the proposed mall in George Street, enabling access to all shops fronting the proposed mall.

Lodge Richard Coley No. 156 objected to the proposed laneway because it would require the demolition of the existing historic building. However, it is possible to reduce the area of the reservation to miss the building.

It is therefore considered that the reservation 8(d) local road proposed should remain with its width reduced adjacent to the Masonic Temple.

Recommendation

1. Submission No. P7 be disallowed.
2. Submission No. P18 be disallowed.
3. Submission No. P24 be allowed in part. The reservation 8(d) local road proposed be reduced to the area between the building and the southern boundary and the remaining land be zoned Special Uses 5(a) Masonic Lodge.

14. Late Submission Portions 12 and 13 Parish of St Matthew, Fairey Road, South Windsor. R k Cambridge on behalf of Mr L Peel. Submission No. P30

The correspondent objects to the zoning of the subject land. Under the Windsor Planning Scheme, the land is zoned part Open Space 6(a) Recreation existing and part Non Urban 1(a). The proposed zoning under the draft Local Environmental Plan is part Open Space 6(a) Recreation Existing, part Reservation 8(f) Pumping Station, part Reservation 8(a) Open Space (Parks and Recreation) and part Reservation 8(d) Local Road Proposed and part Rural 1(a).

The reason for the reservation for the pumping station is to enable future servicing for the South Windsor area. The Shire Engineer has advised that this reservation is no longer required. The local road reservation was to allow future straightening of Fairey Road. However, the Shire Engineer has advised that the existing alignment of Fairey Road is more suitable because the reserved land is more liable to flooding. The reason for the open space reservation was because the land is low and lies between the proposed local road reservation and the existing road.

As the Shire Engineer has advised that those reservations are no longer required it is considered that the existing Rural 1(a) zone should remain.

The Local Road Reservation 8(d) should be removed from Lot 118 and be replaced by the Local Open Space zoning.

Recommendation

1. The submission be allowed. Portions 12 and 13 Parish of St Matthew, Fairey Road, South Windsor be zoned Rural 1(a).

2. The Local Road Reservation 8(c) be removed from Lot 118 Fairey Road and the Lot 118 be zoned totally as Open Space Reservation Existing 6(a).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATIONS BE adopted.

ITEM 12: (File P160-40)

SUBJECT: STATE ENVIRONMENTAL PLANNING POLICY NO. 4 - NOTICES OF INTENT TO DEVELOP

The following applications have been received and processed in accordance with the Policy:

Applicant	Property	Proposed Development
J. & R. Lindsey	Lot 15 DP 240411 Cedar Ridge Road, Kurrajong.	2 lot subdivision
R.K. Cambridge & Co.	Lot 1 DP 623859 & Part Portion 70, Hibberts Lane, Freemans Reach.	Adjustment of boundaries
C. & A. Delkou	Lot 1 DP 235012 Castlereagh Road, Agnes Banks.	2 lot subdivision
Bennetts Real Estate	Lot B DP 372540 Edwards Road, Richmond.	2 lot subdivision
S.F. & P.A. Parmenter	Lots 4 & 17 DP 586368 East Kurrajong Road, East Kurrajong.	Adjustment of boundaries
M. & E. Minturn	Lots 1 & 2 DP 600248 Hermitage Road, Kurrajong.	Adjustment of boundaries

Development 12/4/83

Applicant	Property	Proposed Development
Mrs. G. Dollin	Por. 124 McMahons Road, Kurrajong.	2 lot subdivision
F. Maiden & E Sheeny	171-173 Windsor Street, Richmond.	Change of use wallpaper shop to hardware shop.
M. Vincent	171-173 Windsor Street, Richmond.	Change of use tile shop to camping shop.
R.K. Cambridge & Co.	Lots A & B DP 331621 West Market Street, Richmond.	2 lot consolidation
C. Bolten	199 George Street, Windsor.	Change of use electrical repair shop to arts and crafts shop.
R.K. Cambridge & Co.	Lot B & Lot 2 DP 624170 Grandview Lane, Kurrajong.	Adjustment of boundaries
H. Voelker	105 George Street, Windsor.	Change of use Real Estate agent to a video shop.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File P160-2)

SUBJECT: EXTENSION OF POLICY FOR DEVELOPMENT ON FLOOD LIABLE LANDS

As a result of an application to carry out bank stabilisation works involving the extraction of material, a report was presented to the meeting on 8th February, 1983 recommending the preparation of a policy dealing with such matters.

The preparation of the code has involved the review and research of a large amount of data and indicated that at least two major reports dealing with the matter generally are to be published in the near future. So as not to compromise these reports, the code produced deals with the specific subjects of bank stabilisation/agricultural improvement in the flood plain of the Nepean/Hawkesbury generally between Yarramundi and Sackville. The recommendations are based on facts derived from various technical reports and mainly the December 1980 report dealing with the Hawkesbury valley flood plain by Gutteridge Haskins & Davey for the State and Commonwealth Governments.

Development 12/4/83

As indicated in the code, it is proposed to develop a comprehensive flood plain strategy from publication of the additional reports. This will entail the total area below the 1:100 year flood frequency for all of the Shire. Currently comprehensive mapping is being undertaken for the areas not accurately defined.

Implementation of flood plain management for the area will be a task of considerable magnitude. The consequence of initiating some options such as those in the proposed code point to the need for detailed planning, engineering and environmental studies before final adoption of such strategies. However, the data collected and presented in studies to date forms a solid basis for scheme evaluation and management strategies.

As Council is well aware, flood plain management in the valley is, at present, the concern of numerous bodies and authorities. Many of these bodies are single purpose and were established before there was any real appreciation of the interaction occuring between the elements comprising the environment of the flood plain. The implementation of management strategies requires a co-ordinated approach to eliminate policy conflicts, duplication of control and thus be fully effective.

Briefly the policy recognises and supports the undertaking of bank stablisation/agricultural improvement works. Where these are proposed to be undertaken in accordance with basic acceptable criteria, i.e. bank stablisation - no channel widening, rock toe, face batter of around 1 in 4 (as in other works in the area), then development applications could be submitted and considered for approval on that basis, i.e. bank stabilisation. However, where the proposal extends to other criteria due to some requirement of the landowner, e.g. to establish recreation facilities, etc., then the application should include the additional use as part of the proposal and have this considered. Therefore, if the works involve a resultant land grade flatter than that required for normal bank stabilisation and includes the extraction of material, then the application should be dealt with accordingly. This enables the consideration and imposition of conditions on these matters external to the operations, e.g. transport of material, rate of extraction, noise, future land use. A similar situation exists for agricultural improvement works.

Recommendation

The code be forwarded to appropriate authorities for comment and advertised for public comment in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

COMMITTEE'S RECOMMENDATION

MR. CHAMPION BE permitted to address the Committee.

Mr. Champion addressed the Committee.

THE CODE BE forwarded to appropriate authorities for comment and advertised for public comment in accordance with the provisions of the Environmental Planning and Assessment Act, 1979, subject to the last sentence of paragraph 4, page 3, of the Code being amended to read "The upper bank may be stabilised by sloping back and grassing the surface to a slope of not less than 1 vertical to 5 horizontal".

ITEM 14: (File 72/83)

SUBJECT: PROPOSED URBAN RELEASE - NORTH RICHMOND

R K Cambridge and Co. have made a submission on behalf of Kemsley Pastoral Co. requesting Council support for the preparation of a Draft Local Environmental Plan for urban purposes generally in accordance with the strategy adopted by Council.

SHIRE PLANNER'S REPORT

ORDINARY MEETING - 12TH APRIL, 1983.

The Shire Clerk,
WINDSOR.

1. USE OF PREMISES WITHOUT CONSENT - 160A GEORGE STREET, WINDSOR. DA 349/82

As a result of a commercial use being an escort agency established and operated without consent on the first floor of premises at 160A George Street, Windsor, action was instituted in the Land and Environment Court seeking an injunction and appropriate declarations.

As a result, the Court on Friday, 8th April, 1983, made orders, the effective terms of which are as follows:

- All commercial use of the premises to cease forthwith.
- A development application for any use to be carried out to be submitted within fourteen days.
- Cessation of commercial use to be maintained until that application has been determined.
- Council's costs to date to be paid.
- Matter stood over until 8th June, 1983, with liberty to restore to the list on forty eight hours notice.

IT IS RECOMMENDED THAT the report be received.

2. PROPOSED ROAD RESERVATION ON LAND BETWEEN KABLE STREET AND BAKER STREET, WINDSOR - LODGE RICHARD COLLEY.

Reference is made to Item 13 of the submissions for the Draft Local Environmental Plan, page 43 of the Development Committee matters.

A meeting was held on Monday, 11th April, 1983, with two of the three Trustees of the Lodge present with the Shire President, Shire Clerk, Health Surveyor and Shire Planner. As a result of discussions it was decided to favour the original Council proposal to reserve all of the land involved occupied by Lodge Richard Colley and the reservation. This allows for continued occupation by the Lodge as they desire and/or acquisition by the Council at the appropriate commercial value when the necessary roadway requires construction. The alternative proposed to the Development Committee necessitates substantial alteration to the land of an unspecified nature without final design, whereas the original proposal of Council allows for the existing use to continue and/or acquisition and construction on a basis agreed to by both parties involved.

IT IS RECOMMENDED THAT the objection to the road reservation on the basis of discussions with the Lodge Trustees be disallowed.

G.M. McCully,
SHIRE PLANNER.

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G.M. McCully,
SHIRE PLANNER.

Council has adopted the area as a part of its residential release strategy. The Minister has advised that there are constraints prohibiting the areas release at this time, particularly that of services. It is known that the water treatment plant requires augmentation for the full release to proceed. If the release is to proceed, then the current procedures are for a steering committee to be formed with representatives of the appropriate release bodies preparing the release. This is the method that was adopted for the Windsor South release following the Minister's advice.

Setting up of the committee with the subsequent work load at this time is not warranted when it is known sufficient services are not available to the site and the release is not supported by the government until such services are available.

Recommendation

R K Cambridge be advised that the subject land is within Councils adopted residential release strategy, however, Council is not in a position to prepare a Local Environmental Plan for the reasons given in the report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File P155/4)

SUBJECT: COMMUTER PARKING - RAILWAY STATIONS

Discussions have been held with officers of the State Rail Authority on the subject of commuter parking as a result of Councils adopted urban development programme and its desire to provide commuter parking at the various railway stations in the Shire.

Richmond - Additional commuter parking at Richmond railway station is dependent upon the result of railway land proposed for lease by tender. It is understood that part of the tender is the provision of additional commuter parking to the State Rail Authority's requirements.

East Richmond - The State Rail Authority has requested an up to date construction cost for the proposed commuter parking area at the East Richmond station. The plan for this parking area was prepared in 1979 to contain 41 spaces but did not continue due to lack of funds for its construction by the Authority at that time. The current estimated cost for the construction of this parking area is $35,000 and Council would be willing undertake the work at the Authority's cost.

Windsor - Negotiations are continuing with the State Rail Authority and Hawkesbury District Hospital to develop an additional commuter parking area between the railway line and the Fitzgerald Memorial House on the north eastern side of the station. This parking area could accommodate 55 vehicles and Council will be advised as these negotiations continue.

In regard to a commuter parking area on the south western side of the station, with the relocation of the proposed tennis courts to South Windsor, use of part of the railway land and the rationalisation of the cemetery boundaries, a parking area containing approximately 350 spaces can be

achieved. This parking area would need to be developed in the future as the South Windsor release area progressed, staged to meet demand. Pedestrian access from this area to the northern side of the railway line and to the station could be provided by a tunnel under the railway in the lower section of the site.

Recommendation

1. That the State Rail Authority be advised that the construction cost of a 41 space parking area at East Richmond Station is $35,000 and Council would be willing to undertake the work at the Authority's cost.

2. That Council adopt the plan for the commuter parking area on the south western side of the railway line at Windsor, forward a copy to the State Rail Authority for comment and take steps to rationalise the boundaries of the cemetery in Church Street so that the boundaries are confined to headstones existing on the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEP Vic

ITEM 16: (File 209(c))

SUBJECT: MR & MRS BARNSTABLE - APPLICATION FOR A LOCAL ENVIRONMENTAL PLAN TO ALLOW USE OF THE EXISTING BUILDING AS A GUEST HOUSE AND RESIDENCE. LOT A, BELLS LINE OF ROAD, KURRAJONG HEIGHTS -
I.D.O. 3 COLO/NON URBAN 1(b4)
DRAFT L.E.P. /RURAL 1(b4)

Council, at its meeting of 11 August 1981 considered a proposal for six (6) guest rooms and a restaurant on the subject land and resolved that:-

> "Upon submission of amended plans showing the three upstairs guest rooms only and deletion of the restaurant, Council support the preparation of a Local Environmental Plan to vary the provisions of I.D.O. 3 Colo to permit use of part of the premises as a guest house. "

The applicants subsequently submitted a revised submission proposing a total of seven guest rooms, the restaurant being deleted.

The amended application was referred to the Traffic Authority of N.S.W. for comment and the authority has now advised that they have no objections providing no further increases are applied for in the number of rooms.

The amended proposal is considered reasonable in the circumstances and worthy of Council's support.

Recommendation

That Council support the preparation of a Local Environmental Plan to vary the provisions of I.D.O. 3 Colo to permit use of the premises as a guest house having a maximum of seven (7) guest rooms, the information as required by Clause 5 of the Regulations be supplied and the Department of Environment and Planning be advised that in Council's opinion an environmental study is not required.

Development 12/4/83

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Henry asked if it was possible to advertise the amalgamation of land in old system titles.

The Shire President stated that a policy would have to be decided upon in the first instance.

Councillor Horrex referred to the proposal to establish a bush fire shed at the old Grose Vale School and asked if any information had been received from the Department of Education.

The Shire Engineer advised that an indication had been given by the Department of Education that they were putting the land in the hands of the Homesites Division of the Housing Commission for sale and that representations had been made to the Department to excise part of the land for bush fire purposes.

Councillor Horrex suggested that Council develop its own land for this purpose.

Councillor Nicholson asked if the Shire Clerk could make an approach to the Federal Government for the use of the old army barracks in Bosworth Street for a youth centre.

The Shire Clerk stated that Windsor Municipal Council had forwarded many letters regarding the future use of these premises and a further letter had been forwarded within the last few days. He stated that letters had also been forwarded to Mr. Alan Cadman.

The meeting terminated at 12.39 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 12TH APRIL, 1983

The President and Councillors.

Gentlemen :

1. INVESTIGATION OF SISTER CITY PROPOSAL. C50/10

A meeting of the Sister City Committee was held on Tuesday, 15th March and was attended by the four representatives, being - the President, Councillors Dunn and Horrex, and the Shire Clerk.

The President, who is the Deputy Chairman of the Australian Sister Cities Association, advised that a meeting of the Executive Committee of the Sister Cities Association had taken place at Townsville on 11th March. The Executive Committee considered the next function programme, establishment of a Secretariat, Federal funding and incorporation. If the application for Federal funding over a period of 3 years is successful, it is proposed that the office of the Secretariat be established in Canberra with the Australian Council of Local Government Associations.

This Council is a member of the Association and it is being joined by Councils from various parts of Australia. It is anticipated that membership will substantially increase over the next few months.

Hawkesbury - United Kingdom

At the Ordinary Meeting on 13th April, 1982, it was asked if the Committee when considering Sister City proposals could look at the idea of entering into a relationship with Hawkesbury in the United Kingdom.

The Village of Hawkesbury is in South Gloucester and comes within the Local Government authority of Gloucestershire County Council. It is proposed to forward a letter to the County Council seeking further information concerning the Village of Hawkesbury.

Sister City Relationships - New South Wales Local Government Authorities

A number of Councils in New South Wales have established relationships with other countries and those who have established relationships in America are shown hereunder :

Albury	Merced, California
Bega Valley Shire	Littleton, California
Blue Mountains City	Flagstaff, Arizona
Cootamunda Shire	Hemet, California
Dubbo City	Clawson, Michigan
Goulburn City	El Cajon, California
Grafton City	Roanoke Rapids, North Carolina
Great Lakes Shire	Stroud City, Oklahoma
Hastings Shire	Canisteo, New York
Inverell Shire	Tulare, California
Kempsey Shire	Easton, Merryland
Manilla Shire	Manilla, Iowa
Manly Municipality	Selma, California
Newcastle City	Arcadia, California
Orange City	Orange, California
Sutherland Shire	Lakewood City, Denver Colorado
Sydney City	San Francisco
Tamworth City	De Kalb, Illinois
Tumut Shire	Morris, Illinois
Wagga Wagga City	Leavenworth, Kansas
Wingecarribee Shire	St.Helens, Oregon
Young Municipality	Golden, Colorado

Although more cities and towns in New South Wales have joined with cities and towns in America than elsewhere, Sister City relationships have been popular in Japan, China, Papua New Guinea, and other countries in South East Asia.

The Sister Cities International is in Washington D.C., and the President is Mr.Richard Neuheisel. Mr.Neuheisel was at the previous conference and he became friends with representatives of this Council at that conference.

Hawkesbury Shire Proposals for Sister City Relationship

The members of the Committee favoured the idea of establishing a relationship with a Canadian City and because of the same name and its historical origin believed that a link should be established with Windsor in Ontario, Canada. A letter has already been forwarded and it is anticipated that the proposal will be acceptable to the Council of that City. If agreement is reached it is proposed that a meeting take place of representatives of schools, service clubs, sporting organisations, business and industry within this area.

IT IS RECOMMENDED that the report be received.

2. BUSH FIRE APPEAL. A7

The Hawkesbury Shire Bush Fire Appeal was established following the recent fires in Victoria and South Australia and to date an amount of $9,500 has been collected. The first distribution of funds has been made on a 2:1 basis - 2 Victoria and 1 South Australia - in view of the greater financial loss sustained by Victoria.

$6,200 has been forwarded to the Natural Disasters Relief Committee in Melbourne and $3,100 to the Premier's Bush Fire Relief Fund in Adelaide. The balance of the moneys held will be distributed at the close of the appeal.

IT IS RECOMMENDED THAT the report be received.

3. 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 March, 1983 :

Date of Engagement	Purpose	Person or Body Responsible for Engagement
2/9/16/23 & 30th March	Bridge Games	* Hawkesbury District Bridge Club
8th March	Concert - Senior Citizens Week	* Hawkesbury Shire Council
12th March	Wedding	* Clr.C.Sullivan
18th March	Wedding	* Mr.D.Edgar
19th March	Dinner	* Hawkesbury Toastmistress Club
25th March	Social Gathering - Bush Fire Captains	* Hawkesbury Shire Council
26th March	Wedding	* Mr.J.Sales
26th March	Wedding	* Mr.M.Phillips

* Paying Functions.

IT IS RECOMMENDED that the report be received.

4. SECTION 527 COMMITTEE FOR MANAGEMENT OF POWELL PARK. 625-25

A letter has been received from Dr.G.F.Taylor, Secretary of the Powell Park 527 Committee, advising that a public meeting took place at the C.W.A. Hall, Kurrajong Heights at 8.00 p.m. on Friday, 18th March and an election was held for nominations for appointment by Council to a Section 527 Committee. The nominations are :

A.Atkinson	P.Peck
Mrs.J.Atkinson	L.Quinlan
C.Carlstrom	Clr.R.F.Rotherham
Clr.J.J.Horrex	J.Smail
C.Kick	Dr.G.F.Taylor
D.Markow	J.Wheeler
L.Nicholson	

At the meeting, the following business was discussed and decided upon :

1. A plan of Management will be formulated at the first Committee Meeting for presentation to Council.

2. Council is to be asked if the 527 Committee can tender for jobs to be done at Powell Park. In the meantime Council is to be requested to spend no additional funds on facilities at Powell Park until the meeting between the 527 Committee and Council.

3. Considerable discussion about proposed improvements.

The people of the area are to be congratulated on taking the initiative to convene a meeting and elect nominees for appointment by the Council.

It will be noted that 13 people have been elected as nominees and it is felt that this number is too great for a Management Committee. However in the guidelines and policy directions issued by Council to 527 Committees there is no reference to maximum numbers for Committees and it is proposed that this question be examined before the appointment or re-appointment of 527 Committees following the Triennial Elections. In the meantime it is believed that the number proposed should be appointed.

Council is expending funds on maintenance of the grounds and it is assumed that the public meeting resolution that no further moneys be spent on facilities is in regard to improvements only.

IT IS RECOMMENDED THAT the following people who were elected at the meeting on Friday, 18th March be appointed to the Section 527 Committee:

Name	Address
A.Atkinson	Bells Line of Road, Kurmond
Mrs.J.Atkinson	Bells Line of Road, Kurmond
C.Carlstrom	The Slopes Road, Kurmond
Clr.J.J.Horrex	Lt.Bowen Drive, Bowen Mountain
C.Kick	37 Bellbird Avenue, Kurrajong Heights
D.Markow	5 Carters Road, Kurrajong
L.Nicholson	Wards Road, Kurrajong Heights
P.Peck	Bells Line of Road, Kurrajong Heights
L.Quinlan	Bells Line of Road, Kurrajong Heights
Clr.R.F.Rotherham	Comleroy Road, Kurrajong
J.Smail	Coach House Place, Kurrajong Heights
Dr.G.F.Taylor	Bennett Lane, Kurrajong Heights
J.Wheeler	Bellbird Avenue, Kurrajong Heights.

5. SENIOR CITIZENS WEEK, 1983 - REPORT BY COMMUNITY ARTS OFFICER. C45/20

Senior Citizens Week was held throughout New South Wales from 6th to 13th March. The week was to have begun with a concert in the new Sydney Entertainment Centre on Sunday, 6th, for which the Council had received seventy tickets to be distributed throughout the Shire. Council was providing free buses to leave Windsor and Richmond to transport ticket holders. However the concert was postponed because the building was not finished.

Art and craft items had been gathered from individuals and the Senior Citizens Centre, Tuesday and Friday Friendship Clubs, during the week prior to Senior Citizens Week to enable an exhibition to be mounted on the Monday morning. This exhibition was held in Windsor Library from Monday, 7th to Sunday, 13th March. Unfortunately, problems of display space were encountered but this is being examined and should not recur next year. Mr.Sydney Sheldon, of the Friday Friendship Club, who has just had his poems published, gave a talk on poetry and reminiscences of the area in the Library on Monday, 7th. This was recorded by 2VTR-FM.

The Senior Citizens free concert and afternoon tea was held on Tuesday, 8th March. Mr.Roy Waterson, who produces Senior Citizens shows for the Premier's Department was engaged, and the concert was a great success. Artists were first-class and much appreciated by the audience. A subsidy of $500 was received from the Premier's Department towards performing fees, and donations of $100 each were received from the Richmond Ex-Servicemen's Club and the Windsor Lions Club. Transport was arranged for all those unable to drive or to use public transport, either with volunteers or with buses from Daruk Boys Training School, San Miguel Family Life Centre, and the Hawkesbury Area Rehabilitation Service. Groups from Richmond Nursing Home, Tuesday and Friday Friendship Clubs (for Frail Aged), Senior Citizens Centre (Richmond) attended. St.John of God Hospital could not attend this year due to a celebration being held that day at the Hospital. Transport and assistance with afternoon tea was given by women's organisations in the area.

The Glossodia Neighbourhood Centre Committee held a free luncheon on Wednesday, 9th for Senior Citizens in Glossodia and surrounding areas, with entertainment by the local Irish Dance Group. The Senior Citizens Centre (Richmond) held a social afternoon on Friday, 11th and invited the newly-formed Wisemans Ferry Senior Citizens' organisation. Entertainment was provided by members and Peter Oldham, Puppeteer.

Community awareness of Senior Citizens Week is growing, due to the events organised and the promotion undertaken by Council. This is shown by the events organised outside the Council - the two abovementioned, bingo day with special prizes held at North Richmond Sporting Club, and the Senior Citizens Dinner held during that week by Kurrajong Rotary Club.

IT IS RECOMMENDED that the report be received.

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

In accordance with the provisions of Clause 45A, Ordinance 26, I hereby certify that the State of Accounts Work as at 31st March, 1983, is as follows :-

(a) Rates and Charges.

Comparison with the same collection period for 1982 and 1983 is as follows:-

	1982	1983
Collectable	7,303,796	8,227,137 (Est.)
Collected	2,008,754	2,439,635
	27.50%	29.62%

A detailed recovery programme has been implemented for 1983 and the Debt Recovery Officer and his assistant are working full time on recovery action. The recovery action for 1983 has commenced and 1,180 letters have been forwarded to ratepayers who had arrears outstanding as at 31st December, 1982.

Action has commenced to issue summonses and to date 50 summonses have been issued and this action will continue and it is anticipated that increased numbers of summonses will be issued following the due date for payment.

The number of ratepayers electing to pay by the four instalment levy has increased from 5,500 for 1982 to 6,500 in 1983. Other ratepayers who have also made arrangements to pay off rates in addition to those mentioned above, amount to 1,500 in 1983 compared with about 450 in 1982.

(b) Cash Book

All listings of receipts and payments completed to 31st March, 1983.

(c) Banking

Bank reconciliation completed to 31st March, 1983.

(d) Unpaid Accounts

All invoices received have been checked and certified to 31st March, 1983.

(e) Stores and Materials

Summarised, posted and reconciled with General Ledger to 31st March, 1983.

(f) General Ledger

Posted to 31st March, 1983. Work necessary to achieve a general ledger trial balance is proceeding satisfactorily.

A concentrated effort is currently being made to finalise the 1982 Annual Statements of Account. Councils auditor has been advised of this position, and has agreed to attend as from the 26th April, 1983 for the purpose of finalising the 1982 audit.

IT IS RECOMMENDED that the report be received.

7. WESTERN SYDNEY AREA ASSISTANCE SCHEME 1982/83. C45/16.

Projects funded this financial year within the Shire include:

PROJECT NAME	GRANT	PROJECT PROPOSAL
Community Development Worker, Richmond Neighbourhood Centre	10,603	Employment of outreach community development worker from the Richmond Neighbourhood Centre and who will carry basic administrative work of the Centre
Hawkesbury Community Transport Service Glossodia Community Information and Neighbourhood Centre	5,500	Development of new community transport (bus & rail) services across Hawkesbury Shire, printing of information brochures of legal rights and public procedures for appeals, Government structures, where to get help and assistance etc.
Hawkesbury Shire Council's Community Access Bus	14,500	Purchase of one twenty-two seater Toyota Coaster. To be available to local community organisations on application to Council.
Frail Aged Equipment Programme	1,000	Purchase equipment for a community based day care centre for the aged.
Hawkesbury Shire Council's Community Recreation Activities Programme	5,664	Employ two local community artists to act as catalysts and consultants in the development of a papier mache maze at McGraths Hill and a concrete sculpture at South Windsor
Community Development Worker, Glossodia Community Information and Neighbourhood Centre	10,503	To employ a programme co-ordinator or co-ordinators to set up and administer a children's activity centre (after school and occasional care) youth club activities and adult education programme as well as purchase equipment.

A Committee consisting of: Shire Engineer, Community Project Officer, Youth Recreation Officer, and Engineering Clerk has been formed to manage the Community Bus Project. This Committee has met and action is in progress to acquire the bus and make it available to local community organisations. A further report will be submitted by the Committee giving details of proposed conditions of use.

IT IS RECOMMENDED that the report be received.

8. BUSH FIRE SHEDS. B28/7, B28/14, B28/18.

Approval was given by the Bush Fire Council for the construction of the following bush fire sheds -

LOCATION	YEAR OF APPROVAL	TOTAL COST	COUNCIL COST	GRANT
Mountain Lagoon	82/83	22,000	15,215	6,785
Grose Vale	81/82	22,000	15,215	6,785
Upper Colo	80/81	16,000	12,230	3,770

Difficulty has been experienced in acquiring suitable sites for these sheds and construction has not been able to proceed.

There is a possibility that the sites for Mountain Lagoon and Grose Vale may be able to be finalised this year and therefore it is proposed that provision be made in the Capital Works Programme for the construction. There is considerable doubt whether the Upper Colo site will be finalised for some considerable time and therefore the construction of that shed should be considered when the site is available.

In regard to the Grose Vale site a letter has been forwarded to Mr. K. Rozzoli, Member of the Legislative Assembly for Hawkesbury, requesting him to make representations to try and finalise the provision of a site at the former Grose Vale School. An offer has been received from the Board of Education to locate this shed at their Excaliber property and this will be considered in light of the negotiations with the Department of Education for the Grose Vale School site.

IT IS RECOMMENDED that provision be made in the Capital Works Programme for the construction of bush fire sheds at Mountain Lagoon and Grose Vale.

R.L. Rawson,
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 12TH APRIL, 1983

The Shire Clerk,
WINDSOR.

1. GENERAL

As a result of good rain 19th - 21st March, there was an increased flow along the Hawkesbury River System. The bridges MR503 over the Colo River and MR570 over the Nepean at Yarramundi were inundated with disruption to traffic.

The rain provided some relief from the prolonged dry conditions prevalent in the area with a return to growth conditions on parks and roadside verges.

2. ROAD RECONSTRUCTION

MR181 Webbs Creek - St. Albans
Gravelling of a further 900 m has been completed and Council is now awaiting the results of the Department of Main Roads tests prior to proceeding to sealing of the pavement.

Cedar Ridge Road
Work has commenced on earthworks and pavement gravelling over a 1 km length from the end of the existing bitumen to provide for extension of the dust free pavement.

Plimsoll Street, McGraths Hill
Extension of the centre traffic lanes through to Wolseley Road has been completed ready for sealing.

3. RESEALING

The resealing of roads as approved by Council has been completed as per the 1983 works programme.

4. UNEMPLOYMENT RELIEF SCHEME

George Street, Windsor , Christie Street - Suffolk Street
Kerb and Gutter has been completed and it is anticipated that the placement of the interlocking block footpath pavement will be finished about the day of the Council Meeting. The team will then move to the Terrace Road, North Richmond project.

5. MAINTENANCE

MR519 Comleroy Road , MR182 Sackville Road
Work is in progress on pavement reconstruction 3.5 - 3.75 km from Bells Line of Road while the work on MR182 Sackville Road, 3.4 - 3.6 km has been completed.

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MR181 St. Albans Road
Gravel resheeting has been completed between 25.6 - 26.4 km.

Kerb and gutter is being provided along King Street, Wilberforce, repairs to kerb and gutter have been made in Church Street, Windsor and stormwater drainage pipelines extended Cnr George Road, Wilberforce and Castlereagh Road and Castlereagh Road opposite Bora Place.

Desnagging operations are in progress along Rickaby Creek under the flood mitigation maintenance programme.

Amongst roads subject to maintenance attention was substantial work on Upper MacDonald Road and work on Old Pitt Town Road, Yarramundi Lane, Bowen Mountain Road, Comleroy Road, Longleat Lane and Reedy Road, Maraylya.

6. BRIDGES MAINTENANCE & REPAIR

Running planks are being placed on the low level bridge at Upper Colo and repairs are programmed for bridges Hermitage Road and Comleroy Road.

7. PARKS AND GARDENS

Mowing equipment is now busy following the recent rain and work has proceeded to convert sporting fields for winter use.

Trees have been replaced at the Hawkesbury Tennis Centre, in the Council carparks and attention given to the Plane trees in Chapel Street, Richmond.

Attention has been given to Colo Heights Reserve including reforming of the access road.

Construction of the play structure suitable for handicapped children in Richmond Park is now proceeding.

Work is underway to provide the second turf wicket at the Richmond Ex-Servicemen's Sporting Complex.

8. BUILDINGS

Work has been completed at the toilet blocks at Bilpin and Bowen Mountain.

Maintenance matters have been attended to at Toxana, Glossodia Community Centre, Richmond Neighbourhood Centre, amenities block Tamplin Field and toilet block at Central Colo.

9. SEWERAGE

Installation and commissioning of the two new pumps at Pump Station 'C' has been completed.

Seals and wear rings have been replaced in two pumps at Pump Station 'A' and one pump at Pump Station 'E' whilst the seals were replaced on the lines in the sludge pump at the Treatment Works.

Three main line sewer chokes were cleared during the month.

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10. SOUTH WINDSOR MULTI-PURPOSE CHILDREN'S CENTRE

The tenders received for the building have been forwarded to the architects Davey, Brindley and Vickery Pty. Ltd. The report on the tenders will be presented to the meeting.

11. REPORT OF STATE EMERGENCY SERVICES

A divisional exercise was carried out on the 20th March, 1983 where a simulated air crash affected the Windsor High School and a nearby factory premises resulting in some 30 casualties and rescue units from the local service in the division participated. During the time of the exercise there was a constant heavy rain and whilst the conditions were uncomfortable, (particularly for the casualties), the exercise proved valuable in relation to the performance of the service as a whole.

The heavy rain continued through the day giving rise to a more real situation with preliminary flood warnings being issued in the P.M. and river rises occuring throughout the following Monday, 21st March, 1983 which resulted in the closing of the Yarramundi Bridge on the Springwood Road and the bridge over the Colo River at Upper Colo and also on the main Singleton Road. The bridges were open to traffic early on Tuesday morning, 22nd March, 1983. Due to the amount of debris and the river rise, the ferry services at Sackville and Lower Portland were discontinued. In view of the predicted minor type of flooding, the local headquarters at Wilberforce was activated on Monday evening to control operations regarding the expected flood waters. Throughout this period, the Warden Service, under the Chief Warden, Colin Ogden monitored the river behaviour.

Application for the position of Controller have been requested from members and a report on this matter will be submitted to this meeting.

12. GOVERNOR PHILLIP PARK - BOAT LAUNCHING RAMP

In the location of the boat launching ramp, beach areas were developed on either side of the ramp to allow boats when launched to be beached whilst the car and trailer are being parked.

It has been noticed that these beach areas now are being utilised by swimmers who are taking advantage of the only available beach areas in this locality. This practice is extremely hazardous particularly in view of the spate of serious injuries being occasioned to swimmers in boating accidents and as this facility has been provided primarily for the use by boats, prohibition of swimming from these beaches should be enforced. IT IS RECOMMENDED THAT:

a) Swimming from the boat launching ramp and/or the adjacent beaches be prohibited.
b) That signs prohibiting swimming be erected in this vicinity.
c) The boat launching ramp attendant be required to police this prohibition.

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13. SUBDIVISION APPROVED UNDER DELEGATED AUTHORITY

S83/7
Applicant: P.M. McCartney
Owners: C.J. & C.C. Borrett
Portion 216 Stannix Park Road, Ebenezer
Subdivision creating two (2) lots

S83/14
Applicant: Bennetts Real Estate Pty. Ltd.
Owners: M. Watson
Lot 36 D.P. 7565 and Lot B of part Portion 88
Bells Line of Road, Kurmond
Subdivision creating two (2) varied lots

S83/16
Applicant: R.K. Cambridge and Company
Owners: Nutesi Pty. Ltd.
Lots A & B D.P. 331621 Windsor Street, Richmond
Consolidation into one lot

S83/17
Applicant: Hawkesbury Shire Council
Owners: Hawkesbury Shire Council
Lot 21 D.P. 583775, Lots 1 & 2 D.P.22843e
Macquarie Street, Windsor
Subdivision creating two (2) lots

14. SUBDIVISION APPLICATION

S82/73
Applicant: G.W. Evers
Owners: G.W Evers
Proposed Subdivision of Lot 2, D.P.558605,
Kurrajong Heights.

This is a subdivision proposal situated to the rear and side of the Kurrajong Heights Post Office, with frontage both to Bells Line of Road and Douglas Road.

The reserve of this latter road is only 15 m wide.

Near the junction with Bells Line of Road, there are two mature Pine trees and two magnificent Camphor Laurels, these latter two growing close to the centre line of Douglas Road with branches spreading virtually the whole width of the reserve.

Further down Douglas Road there is a fine Kurrajong growing exactly on the centre line with branches spreading over 3/4 of the reserve.

Near to the intersection with Spring Street there is a good specimen of Turpentine growing on the south side with branches spreading to beyond the centre line.

A special road design has been developed by Council staff (drg No. 408/1) to fit a variable width carriageway round these trees and this has been suggested to the applicant.

This design was submitted to Prospect County Council with the request that they develop a reticulation arranged to preserve these specific trees. They have responded to the effect that they will require to clear a 6.3 metre wide path either side of their selected pole line.

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Having regard to the various factors, the most expedient method of preserving the trees is to require undergrounding of power supplies in Douglas Road.

IT IS RECOMMENDED THAT the application to subdivide Lot 2, D.P. 558605, Bells Line of Road, Kurrajong Heights, creating six(6) residential lots be approved subject to:-

1 Compliance with conditions of Development Consent No. 218/1982.

2 - 9 Standard conditions A (Subdivision)
(i) (iii) (v) (vi) (vii) (viii) (ix) (x) (xi)

10 - 15 Standard conditions B (Road opening)
(i) (ii residential road) (iii) (vi) (vii) (viii)

16 The construction of kerbing and guttering generally on the north side of Douglas Road but with limited lengths on the south side in the vicinity of major trees, substantially in accordance with Council Draft Design No. 408-1.

17 The specific and definite preservation of:

Two camphor laurels at ch. 10
One kurrajong at ch. 50
One turpentine at ch. 107

as further identified on drg 408-1.

18 The reticulation of Douglas Street to be by underground installation.

19 The submission of a certificate from Telecom that satisfactory arrangements have been made for a service system which will not affect the designated trees.

20 The construction of flexible pavements 6 metres wide on Bells Line of Road and variable width in Douglas Road with thickness to be designed after geotechnical investigation.

The application of hot bitumimous flush seal:-

First Coat	Bitumen	1.08 l/sq m	at	10 mm	at 109m^2/T
Second Coat	Bitumen	1.08 ./sq m	at	5 mm	at 109m^2/T

21 The Shire Engineer may vary the requirements on Bells Line of Road frontage, if it can be shown that a satisfactory pavement can be merged into the existing old road surface.

22 The submission of a letter from the downstream land owner consenting to the stormwater discharge system proposed by the design and agreeing to the construction of any downstream protective works necessary to prevent erosion or similar problem.

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15. MR A. V. JURD - RETIREMENT

Mr A. V. (Mat) Jurd retired from Council services on 16th March, 1983, completing twenty eight years of service. Presentation from Council has been made and it is proposed that a Testimonial of Service be given under the Common Seal of Council.

IT IS RECOMMENDED THAT authority be given to affix the Common Seal of Council to the Testimonial of Service for Mr A. V. Jurd on completion of twenty eight years service with this Council.

R. F. Cranston,
SHIRE ENGINEER.

SHIRE HEALTH & BUILDING SURVEYOR"S REPORT

ORDINARY MEETING 12/4/83

The Shire Clerk
WINDSOR

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of March 1983. Applications received during March 1982, shown in brackets:

No.		Type of Building	Estimated Value	
38	(29)	New Dwellings	$1 764 931	($1 270 609)
41	(42)	Additions to Dwellings	306 243	(327 341)
2	(1)	Residential Flat Buildings	168 762	(1 500 000)
35	(29)	New Buildings other than Residential	533 590	(246 508)
4	(4)	Additions to Buildings other than Residential	232 800	(29 500)
11	(6)	Swimming Pools	69 007	(32 560)
2	(-)	New Dwellings containing Dual Occupancy Unit	55 000	(-)
-	(-)	Additions to Dwellings - Dual Occupancy Unit	-	(-)
133	(111)		$3 130 333	($3 406 518)

Building applications received up to the end of March 1983. Approvals for the corresponding period during 1982 shown in brackets:

No.		Type of Building	Estimated Value	
89	(83)	New Dwellings	4 116 082	($3 703 303)
110	(113)	Additions to Dwellings	772 084	(858 837)
2	(2)	Residential Flat Buildings	168 762	(1 740 000)
68	(85)	New Buildings other than Residential	2 106 179	(1 131 427)
10	(16)	Additions to Buildings other than Residential	245 008	(285 500)
28	(26)	Swimming Pools	157 792	(167 330)
5	(-)	New Dwellings containing Dual Occupancy Unit	171 000	(-)
-	(-)	Additions to Dwellings - Dual Occupancy Unit	-	(-)
312	(325)		$7 736 907	($7 886 397)

ACTING CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 12TH APRIL 1983

The Shire Clerk,
WINDSOR.

1. LOCAL HISTORY CONSULTANCY. L125/7, G9511.

Mr Bernard Sargeant will be the Consultant for the above project. Special Grant funds of $2,250 from the 1981/82 allocation will be used to fund this project. Mr Sargeant will commence the project on April 4th and it is expected will complete it by Mid-May.

Close consultations are being held with Ms Baiba Berzins, Mitchell Librarian and Mrs Carol Yuen, from the Public Libraries Division, throughout this project.

It is hoped that the aims and objectives for the local history collection and services that will be developed for Hawkesbury may have wider significance for other public libraries in N.S.W.

For Council's information.

2. LERN PROGRESS REPORT

LERN continues to provide support material and information to the 33 members in the Network and it is pleasing to report that the frequency of use has increased as the figures below show.

Since moving into the new quarters at Wilberforce, a good many staff visits from schools have taken place.

Fifteen principals have inspected the audio visual stock and the information files. Five schools have sent their entire staffs to the unit and two others have held their staff meetings there.

Apart from schools there have been visits from the Department of Education's Professional Services Centre (Parramatta) - namely the consultants in Primary Sciences and Aboriginal Studies.

Interest from interstate resulted in an inspection of the unit, and some of the schools that use LERN, by both South Australian and Victorian Consultants.

LERN has also been used as a venue for meetings. Notably the inaugural meeting of the Windsor Inspectorates computer users group, where an overflow of 26 people representing 15 schools were accommodated in the fire control training room. Regular monthly meetings are to be held by this group whose activities are to be co-ordinated by the network.

The Colo Adult Education Centre has also made use of the facilities where over 40 tutors attended a seminar on "How to Teach Adults". This was held on the 12th March where afternoon lectures were followed by a barbecue which, in turn, was followed by workshops and a plenary session.

LERN was also involved in the setting up of the Hawkesbury Adult Literacy Scheme - which now has 13 students and a support group of 28 tutors.

Other progress has centred around the purchase of an Apple II Computer. This facility has already been in heavy demand by both schools and members of the community. It's projected use will be predominately in the fields of abstracting information, compiling subject lists, and in practical demonstration of hands - on introductory courses.

The unit has also upgraded it's sound recording equipment to allow the production of audio tape-slide presentations. We are currently collecting material for:

A. States of Australia;

B. Aborigines;

C. Primary Science;

D. The Local Area;

E. Local Government;

F. Computer Literacy.

LERN was fortunate enough to enjoy the services of three graduate diploma librarians from Kuringai CAE during 1982. It is hoped that we will be able to attract further students from CAE's. An indication has already been given that trainee teachers will be making use of LERN in the area of kit assessment.

Another student used LERN as part of her final year submission towards a degree. A copy of her report is available for inspection at LERN.

LERN has also contributed both expertise and materials to various displays both in and outside Council.

Statistics

	1981	1982	1983
Number of kits borrowed from central collection	July-Dec	Jan-Dec	Feb-Mar
	214	1115	667
Interschool use of LERN	361	1376	360*

*does not include 300 books lent to Hawkesbury High School.

Comparitive Statistics

Feb/March 1982:1983
= $\frac{667}{306}$ = 218% increase

IT IS RECOMMENDED THAT the Report be received.

P. Poulson
ACTING CHIEF LIBRARIAN