Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 13 DEC 1983

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

8th December, 1983

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

Dear Sir :

You are hereby requested to attend an ORDINARY MEETING of the Council to be held in the Council Chambers, Windsor, on TUESDAY, 13th December, 1983 at 7.30 p.m. for the transaction of the following business :

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

Yours faithfully,

R.L.Rawson
Shire Clerk.

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

PRESENT: Councillor G.G. Michael, President, and Councillors F.Y. Denne, P.A. Dunn, S.E. Durrington, J.J. Horrex, J.R. McMahon, J.E. Nicholson, R.F. Rotherham, A.B. Sheridan, C.J. Stanley, F.S. Stevens and R.P. Stubbs.

Reverend N. Pilcher of the Anglican Church, Richmond, on behalf of the Hawkesbury Minister's Fraternal read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

467 RESOLVED on the motion of Councillor Nicholson seconded by Councillor McMahon that the Minutes of the Ordinary Meeting of Council held on Tuesday, 11th October, 1983 having been circulated amongst the members of Council be confirmed.

468 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the Minutes of the Special Meeting of Council held on Tuesday, 4th October, 1983 having been circulated amongst the members of Council be confirmed.

NOTICES OF MOTION

By Councillor J.R. McMahon -

469 RESOLVED on the motion of Councillor McMahon seconded by Councillor Dunn that at the earliest opportunity a comprehensive report be submitted on all facets of the Water Supply Scheme pertaining to Kurrajong-Kurmond area, with particular reference to method of financing, rating, length of time involved in repayment of Water Loan Rate and number of properties benefitting under original scheme.

By Councillor R.P. Stubbs -

470 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that in view of Council's agreement with the Lands Department to release 2,000 residential home sites in South Windsor and of the proposal to develop for home sites in conjunction with Landcom some 6 hectares of land at Richmond, Council write to the Minister for Health stressing the need for improved facilities at the Hawkesbury District Hospital, and in particular the need for a new Maternity Unit on the same site as the Hospital.

471 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that Council amend its previous policy of opposing the siting of Sydney's second airport at Scheyville to include opposition to siting at Londonderry or any other site within or adjacent to the Shire, and that we advise the Minister for Aviation of our objections to the Scheyville and Londonderry sites and our support of the Hawkesbury-Nepean Rivers Basin Anti-Airport Committee's opposition to any site within Sydney's Western Region.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. CIRCULAR 115/83 - ELECTED MEMBERS OF COUNCILS - CONFLICT OF INTEREST. C44/2.

472 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stevens that the Local Government Association be advised that this Council feels that the position of Alderman and Councillor is adequately covered within the provisions of the Local Government Act, 1919.

A2. E. MICKLE - RESIGNATION AND REFERENCE. S1/8P.

473 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that a reference to Mr. Mickle's service be given and the authority of Council be given to the affixing of its Common Seal to that document.

A3. WINDSOR CHAMBER OF COMMERCE - PROCESSION THROUGH WINDSOR 3RD DECEMBER, 1983. A7/10, C40.

474 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that George Street Windsor, Thompson Square, Baker Street and The Terrace be closed on Saturday 3rd December, 1983 from 11.15 a.m. to midday for the purpose of conducting a procession arranged by the Windsor Chamber of Commerce.

A4. MOTORCYCLE RIDERS ASSOCIATION OF N.S.W. - HAWKESBURY DISTRICT SUB-BRANCH - PROPOSED TOY RUN. R190.

475 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the application by the Motorcycle Riders Association of N.S.W., Hawkesbury District Sub-Branch, to hold a Toy Run on 17th December, 1983, traversing the proposed route, be approved and the use of Smith Park, Richmond by that Association subject to standard conditions regarding use of reserves, also be approved.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

B1. COMMISSIONER OF TAXATION - TAX EXEMPTION W.S.R.O.C. W275, T215.
B2. COLO HIGH SCHOOL - APPRECIATION FOR COUNCIL'S GIFT OF 10 TREES. A5, C46/2.
B3. HAWKESBURY DISTRICT HOSPITAL - APPRECIATION FOR ATTENDANCE AT ANNUAL GENERAL MEETING. A5.
B4. PENRITH CITY COUNCIL - RESULTS 1983 LOCAL GOVERNMENT ELECTIONS. E73.
B5. BLACKTOWN CITY COUNCIL - ELECTION OF MAYOR AND DEPUTY MAYOR. C50.
B6. PROSPECT COUNTY COUNCIL - ELECTION OF CHAIRMAN AND DEPUTY CHAIRMAN. E74.
B7. HAWKESBURY RIVER COUNTY COUNCIL - ELECTION OF CHAIRMAN AND DEPUTY CHAIRMAN. H102.
B8. RICHMOND HIGH SCHOOL - APPRECIATION FOR DONATION. S196/21, A5.
B9. DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - PROPOSED WORKING PARTY TO EXAMINE EXTENDED VOTING FACILITIES. E73/5.
B10. LOCAL GOVERNMENT ASSOCIATION - PROPOSED WORKING PARTY TO EXAMINE EXTENDED VOTING FACILITIES. E73.
B11. PITT TOWN PROGRESS ASSOCIATION - RIDINGS. A7/5, E73.
B12. LOCAL GOVERNMENT OFFICE - CIRCULAR NO. 3557 - CAPITAL EXPENDITURE REVIEWS OF PROPOSALS BY COUNCILS TO ACQUIRE MAJOR BUILDINGS INCLUDING CIVIC CENTRES. C44/1, 800.

B13. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SEMINAR - ELECTED MEMBERS. C48.
B14. YVONNE WHALAN - APPRECIATION FOR DONATION TOWARDS AIR FARE. A5.
B15. RICHMOND GOLF CLUB LIMITED - TWELFTH ANNUAL STATEMENT AND BALANCE SHEET. L127/1.
B16. DEPARTMENT OF MAIN ROADS - WEBB'S CREEK FERRY SERVICE, TENDERS FOR OPERATION. F81/3.
B17. CHIEF INSPECTOR OF POLICE - HIGHWAY PATROL OF SINGLETON ROAD. P176, 665-1927.
B18. PREMIER OF NEW SOUTH WALES - LOCAL GOVERNMENT REPRESENTATION OF THE RESTRUCTURED WATER BOARD. M134.
B19. MINISTER FOR TERRITORIES AND LOCAL GOVERNMENT - GENERAL REVENUE ASSISTANCE FOR LOCAL GOVERNMENT IN 1983/84. G95.
B20. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL REVENUE SHARING REAL TERMS MINIMUM GUARANTEE. C44/2.
B21. LOCAL GOVERNMENT ASSOCIATION - SPECIAL CONFERENCE 18TH OCTOBER, 1983 - CONFERENCE STATEMENTS AND RESOLUTIONS. C44/2, L128/5.
B22. GEOGRAPHICAL NAMES BOARD OF N.S.W. - PROPOSED NAME OF A RESERVE. 625-10,C50/3.
B23. HAWKESBURY PARENTS CENTRE - APPRECIATION FOR DONATION. A5.
B24. HAWKESBURY RIVER COUNTY COUNCIL - CONTRIBUTION. H102.
B25. STATE POLLUTION CONTROL COMMISSION - WATER QUALITY IN THE HAWKESBURY-NEPEAN RIVER. H100.
B26. MINISTER FOR PLANNING & ENVIRONMENT - NON-METALLIC MINERAL RESOURCES REGIONAL ENVIRONMENTAL STUDY. P160/31.
B27. CROWN LANDS OFFICE - JOINT VENTURE ARRANGEMENTS FOR CROWN LAND AT BLIGH PARK ESTATE, WINDSOR. P160/46, DA340/83.
B28. TELECOM AUSTRALIA - CAPITAL EXPENDITURE FOR 1983/84 FINANCIAL YEAR. T216.
B29. PUBLIC WORKS DEPARTMENT, METROPOLITAN DISTRICT OFFICE - FLOOD MITIGATION - 1983/84 MAINTENANCE PROGRAMME. F84/2.
B30. SYDNEY COLLEGE OF ADVANCED EDUCATION - CONFERENCE CENTRE, SPRINGWOOD ROAD, YARRAMUNDI. DA 343/83.
B31. NATIONAL AUSTRALIA DAY COMMITTEE - AUSTRALIAN OF THE YEAR AND YOUNG AUSTRALIAN OF THE YEAR AWARDS. A9/3.
B32. PARLIAMENT OF NEW SOUTH WALES LEGISLATIVE ASSEMBLY - LAND TAX THRESHOLD. T215/3.
B33. DEPARTMENT OF SOCIAL SECURITY - HAWKESBURY SHIRE FAMILY DAY CARE SCHEME. C43/6.
B34. DEPUTY PREMIER OF NEW SOUTH WALES - EMPLOYMENT PROJECT. G95/33.
B35. DEPARTMENT OF LEISURE, SPORT AND TOURISM - REPORT ON VACATION PLAY CENTRES BLUE MOUNTAINS AREA - AUGUST/SEPTEMBER 1983. C43/8.
B36. LOCAL GOVERNMENT OFFICE - DEPARTMENT OF LOCAL GOVERNMENT & LANDS - CIRCULAR NO. 3556 - ACTION COMMITTEE ON LOCAL GOVERNMENT RECORDS AND FORMATION OF A WORKING PARTY TO FORMULATE A RECORDS DISPOSAL SCHEDULE FOR LOCAL GOVERNMENT. C44/1.
B37. MRS C DIBLEY - PROPOSED HOUSING FOR AGED AND DISABLED PERSONS - BOWMAN STREET, RICHMOND. DA 311/83.
B38. BOARD OF FIRE COMMISSIONERS - APPOINTMENT OF SENIOR FIRE BRIGADE OFFICERS. F83/1.
B39. THE AUSTRALIAN BICENTENNIAL AUTHORITY - APPRECIATION. C40/2.
B40. THE LAND NEWSPAPER LIMITED - ANTHONY HOY, CHIEF OF STAFF - APPRECIATION. A5.
B41. STATE POLLUTION CONTROL COMMISSION - NOISE FROM POWER BOATS, HAWKESBURY RIVER. H100/6.
B42. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3561 - CEMETERIES AND BURIALS. C44/1.
B43. METROPOLITAN WASTE DISPOSAL AUTHORITY - ANNUAL REPORT FOR THE YEAR ENDED 30TH JUNE, 1983. G90/13.
B44. LETTERS FROM 25 PUPILS OF MACDONALD VALLEY PUBLIC SCHOOL - APPRECIATION. C46/2, S196/16.
B45. ROYAL AUSTRALIAN AIR FORCE - CLOSURE OF PERCIVAL/DIGHT STREETS, RICHMOND. 665-422, 665-1627.

B46. DEPARTMENT OF MAIN ROADS - BICENTENNIAL ROAD PROGRAMME. M130/28.
B47. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 10/1983.

476 RESOLVED on the motion of Councillor Stevens seconded by Councillor Horrex that letters B1 - B47 be received and appropriate replies forwarded where necessary.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

477 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that the accounts be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General	27681-28371	6,658,424.77
Trust	1733-1759	700,095.65
Main Roads Trust	262233	220,000.00
		7,578,520.42

4. SHIRE CLERK'S REPORT

ITEM 3 - 1984 BUDGET

478 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that when preparing the 1984 Estimates the officers be guided by the need to keep rates to a minimum consistent with efficiency and necessary progress in the Shire. In any event, any increase deemed necessary to be not greater than 9.3% of the 1983 levy. The Estimates when brought forward include items which have been considered fit for inclusion and the reasons they have not been included.

In the preparation of the Estimates the Shire Clerk regard, as a matter of primary consideration, the need to maintain existing levels of Council employment and in giving effect to this, take every advantage of State and Commonwealth Employment Schemes and funding.

479 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stevens that Items 2 to 7 of the Finance Committee's Report dated Tuesday, 25th October, 1983 as recorded on Pages 1 to 2 of the Minutes of the Finance Committee be adopted with the exception of:

Shire Clerk's Report Item 3 - 1984 Budget

which has already been considered by Council, Minute No. 478.

WORKS COMMITTEE'S REPORT - 25TH OCTOBER, 1983

CORRESPONDENCE ITEM 4 - LOWER PORTLAND SCHOOL OF ARTS. R190, 665-209, 665-2310.

480 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that the Secretary of the Lower Portland School of Arts be advised in the terms of the Shire Engineer's report that:

1. Suitable signs will be erected to inform motorists of the wallaby hazard and that two gaps will be provided in the safety fence at appropriate locations to allow an escape route for trapped wallabies.

2. The request for part re-grading of Blaxlands Ridge Road will be considered for inclusion in a future Works Programme.

3. The future up-grading of a one (1) km section of Wheelbarrow Ridge Road commencing at the Green Road intersection is to be the subject of a detailed investigation and further report to Council in the latter part of this year. In the meantime, improvements be carried out with funds from Council's $10,000 p.a. vote for Wheelbarrow Ridge Road.

4. In relation to Wheelbarrow Ridge Road, Council take action to remove the protruding dangerous rock that exists.

LOCAL TRAFFIC COMMITTEE

ITEM 6 - DEPARTMENT OF MAIN ROADS - DUFFYS BUS LINES. 665.243

481 RESOLVED on the motion of Councillor McMahon seconded by Councillor Dunn that an investigation be carried out of the possibility of siting a bus terminal at the rear of the shops in the car parks.

482 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Works Committee's Report dated Tuesday, 25th October, 1983 as recorded on Pages 1 to 8 of the Minutes of the Works Committee be adopted with the exception of:

Correspondence Item 4 - Lower Portland School of Arts

which has already been considered by Council, Minute No. 480.

WORKS COMMITTEE'S REPORTS - 13TH, 20TH & 27TH OCTOBER, 1983

483 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the Works Committee's Report dated Thursday 13th October, 1983, Thursday 20th October, 1983 and Thursday 27th October, 1983 as recorded on pages 1 and 2 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

DEVELOPMENT APPLICATIONS

ITEM 1 - P.S. GRAHAM & ASSOCIATES - PART POR. 67 PARISH NEPEAN, SPRINGWOOD ROAD, YARRAMUNDI - EXTRACTION OF ALLUVIAL SOIL AND SUBDIVISION CREATING LOTS OF NOT LESS THAN 10HA EXCEPTING ONE OF 5.6HA TO BE DEDICATED TO COUNCIL AS PUBLIC RESERVE. DA13/83.

Moved by Councillor Horrex seconded by Councillor Sheridan that consideration of the application be deferred pending inspection.

484 An amendment was moved by Councillor Dunn seconded by Councillor Rotherham that Council approve of the development of Part Portion 67, Parish of Nepean by the extraction of soil and subdivision subject to:

1-5. Standard conditions 1, 2, 3, 18 and 24.
6. Excavations shall not take place on the river bank at a level of less than three metres above normal low flow level of the river. Trees and grass, growing at a level of less than 3 metres above normal low flow level, along the toe of the bank shall remain.
7. The excavated area shall be graded to an even slope from the top of the bank to the limits of excavation at the edge of the river bank.

8. The surface of the area of operations shall be progressively regrassed and maintained to prevent erosion.
9. The open burning of vegetation cleared from the area to be extracted is prohibited. Such material should be removed to a land-fill tip site.
10. Sufficient topsoil should be maintained such that a minimum coverage of 0.5 metres can be attained over the whole site as part of the restoration programme.
11. Earthworks such as sediment basins, retarding basins, perimeter banks and diversions should be seeded and, if necessary, mulched immediately they are constructed.
12. Topsoil stockpiles should be located outside hazard areas such as drainage lines and should be protected from erosion by covering with a mulch or temporary vegetation.
13. Stabilisation measures should be applied on each disturbed section before the next section is opened up.
14. All disturbed areas should be revegetated within 30 days of final land shaping.
15. Unsealed roads are to be watered regularly, and internal roads are to be sealed for a distance of 30 metres inside the property boundary, to preclude the emission of dust caused by vehicle movement or wind action. Any stockpiles should be wetted down to eliminate windbourne dust.
16. The applicant is to submit an initial amount of $600 being to cover Council's costs in monthly inspection of the property with such fee being on an annual basis and subject to normal inflationary increases commencing 1st January, 1984.
17. The applicant is to prepare a program of works that is to the satisfaction of the Shire Engineer which program shall incorporate a plan of management including extraction and restoration time schedules and methods. The program of work shall include any plans, cross sections, etc. that the Shire Engineer may reasonably require.
18. The applicant is to obtain separate approval as may be required under the following Acts:

    Soil Conservation Act, Clean Waters Act, Water Act, Clean Air Act, Noise Control Act and Rivers and Foreshores Improvement Act,

    and evidence of such approvals is to be received by Council prior to the commencement of any works.
19. The applicant is to dedicate to Council, as Public Reserve and free of all charges, 5.6ha of land as delineated on the map forming part of Local Environmental Plan No. 65 such dedications to take place at the expiration of works on the land, or within four (4) years of the date of approval whichever first occurs.
20. The subdivision into 10ha allotments of the residual land after dedication referred to in 14 above shall be subject to a separate development application at that time.
21. The proposed extraction being limited to a period not exceeding four years.
22. The applicant shall before commencing operations lodge with Council a cash bond or bank guarantee for $30,000.00 so that Council shall be fully compensated in the event of any expense being incurred by the Council in respect of rectification by it of any matter referred to in the conditions of consent.
23. The applicant shall provide and at all times maintain proper and convenient closet accommodation and urinals for the persons employed in the operations and shall ensure such closet accommodation and urinals are at all times clean and sanitary and do not pollute the river.

The amendment was carried.

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

SHIRE PLANNER'S REPORT

ITEM 9 - HOLLANDS PADDOCK CAR PARK - REQUEST FOR REZONING. M134, P160.

Moved by Councillor Stanley, seconded by Councillor Horrex, that this Council write to the Metropolitan Water Sewerage and Drainage Board that:

1. Council will under Division 4 of Part III of the Environmental Planning and Assessment Act make a Local Environmental Plan to amend the "Special Use and Parking" and "Residential A" sections of the land known as Hollands Paddock and adjoining land referred to in the letter and Plan No. 411520 from the Board to "Business 3(a2) - Comprehensive Redevelopment".

2. Council also advise the Metropolitan Water Sewerage and Drainage Board that it is prepared to re-negotiate the period required to terminate the licence existing between the two parties should a sale of the subject property be made to Girvan Bros. Holdings Pty. Ltd.

485 An amendment was moved by Councillor Nicholson seconded by Councillor Stevens that the matter be deferred to the next Development Committee meeting pending a further detailed report.

Councillor Rotherham foreshadowed a further amendment.

The amendment was carried.

The amendment then became the motion.

An amendment was moved by Councillor Rotherham seconded by Councillor Dunn that Council write to the Metropolitan Water Sewerage and Drainage Board advising that if the land is to be submitted for sale then Council wishes to purchase it with the question of rezoning to be a matter for discussion with the Department of Environment and Planning following its transfer.

The amendment was lost.

The motion was then put and carried.

486 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that the Development Committee's Report dated Tuesday, 25th October, 1983 as recorded on Pages 1 to 9 of the Minutes of the Development Committee be adopted with the exception of:

> Shire Planner's Report Item 9 - Hollands Paddock Car Park - Request for Rezoning

which has already been considered by Council, Minute No. 285.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

1. ESTABLISHMENT OF COMMUNITY SISTER CITY COMMITTEE.

487 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that:

1. Council formally resolve that a Sister City relationship be established between Temple City, California, and the Seal be affixed to all necessary documents.

2. An amount of $200 be contributed to the Sister City Committee to assist that organisation in its establishment.

2. REPORT BY COMMUNITY ARTS OFFICER. S205/10.

A. Macquarie Towns Acquisitive Art Exhibition

488 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Dunn that the entry fees for the 1984 Macquarie Towns Acquisitive Art Exhibition be raised from $3 to $5 per entry, and the balance of the report be received.

3. REPORT BY TOURIST PROMOTION OFFICER. S205/11.

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

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

490 RESOLVED on the motion of Councillor Horrex seconded by Councillor McMahon that the report be received.

5. COMMUNITY EMPLOYMENT PROGRAMME SEMINAR. G95/29. G95/30.

491 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that the report be received.

6. SOUTH WINDSOR INDUSTRIAL ESTATE. 802.

The Shire Clerk advised that Item 4(d) of his report should be amended to read:

(d) Where the industrial development is completed to the satisfaction of Council within 18 months of the exchange of Contracts and the outstanding principal is paid within that time, all interest charges paid under the mortgage to be refunded at that time. The Council's decision regarding completion of the development is to be final.

492 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the marketing plan as outlined in the Shire Clerk's report be adopted, subject to the amendment of Item 4(d) as above.

7. CHILDRENS SERVICES - 5 YEAR PLAN

493 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the 5 year plan for Childrens Services be received and that the recommendations contained in that report be implemented at the appropriate time, and that Mr. Peter McVay be complimented on the excellent preparation of the document.

494 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that a report be brought forward on the needs of all children within the Shire with special needs.

8. BUSINESS PAPER - FORMAT

495 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that the proposed format of the Business Papers be adopted.

9. COUNCIL COMMITTEES - APPOINTMENT OF PRIVATE CITIZENS. C50/2.

496 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that:

a. Tourist Promotion Committee

Messrs. C. Sullivan and A. Hendrikson be invited to become members of the Committee.

b. Bicentenary Park Committee

Messrs. A. Biggs, R. Cambridge, I. McEwan, R. Miller, C. Todd and N. Wenzel be invited to become members of the Committee.

c. Bicentenary Art Exhibition and Gallery Committee

Invitations be forwarded to Messrs. T. Hayes, M. Doyle, C. Parker, B. Jones and W. Wells to become members of the Committee.

10. CONTRACTS AND DOCUMENTS FOR EXECUTION.

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

Notice of Resumption	...	Approval to resume land being Lot 5, DP633291 between Chatham and Liverpool Streets, Pitt Town having an area of 1324 square metres, for the purpose of replanning, or resubdivision of existing parcels of land and selling or leasing the whole or any portion of such land in one or more lots - untraceable owners.
Notice of Resumption	...	Approval to resume land being Lot 1, DP634652 Richmond Road, Clarendon having an area of 1303 square metres or thereabouts for the purpose of selling or leasing the whole or any portion of such land in one or more lots - Hawkesbury Race Club.
Application for Overdraft limit	...	Commonwealth Trading Bank of Australia - General Fund $800,000.

11. REPORTS, MINUTES, ETC. OF OTHER COMMITTEES AND ORGANISATIONS. C50/3.

498 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the reports, minutes, etc., be received.

12. GENERAL ELECTION - 24TH SEPTEMBER, 1983. E73.

499 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stanley that the report be received.

13. DEPARTMENT OF YOUTH AND COMMUNITY SERVICES - ACCOMMODATION. 853 C51.

The Shire Clerk advised that a letter from the Department of Youth and Community Services had been received late this afternoon, which he read to the meeting and is printed in full hereunder:

"Subject: Proposed Community Welfare Office at Windsor

There is a need for this Department to provide a localised service to the communities of Windsor, Richmond, and their respective environs. Currently, such residents are serviced from Penrith Office which presents real problems of accessibility.

A large percentage of this Department's operation is the provision of welfare assistance to destitute persons and families. It is obviously very difficult for such clients to travel to Penrith for assistance. Other services provided by this Department include the investigation of neglected children (children at risk), the supervision of children in foster and charitable homes, the adoption of children, supervision of probationers, and school truants. There are many other facets of departmental services too numerous to mention, suffice to state that the Hawkesbury Shire residents would benefit greatly by having a departmental Community Welfare Office located in Windsor.

This need has been recognised by a number of community groups and individuals from the Hawkesbury Shire who have made Ministerial representations in an effort to obtain a better service from the Department. The Minister of Youth and Community Services has also acknowledged this need and has approved in principle for an Office to be located in Windsor.

It is understood that accommodation could be made available by the Hawkesbury Shire through this Department's use of the historic Rev. Turner's Cottage. The Department plans to have a full staff complement of six persons located in Windsor and this cottage would be ideal for this purpose.

You are formally advised that the Department is interested in securing this accommodation and desires to commence negotiations to this end. Your favourable consideration for Departmental use of the subject dwelling would be appreciated. I am willing to address the Council on this issue, in person, should it be considered desirable."

500 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that the Department of Youth and Community Services be granted a lease of The Reverend Turner Cottage for a term of 3 years with a 3 year option for renewal at a rental of $100 per week until 30th June, 1984 and $250 per week for the next year with the rent to be reviewed at two year intervals. All necessary documents to be completed under Seal of Council.

SHIRE ENGINEER'S REPORT

1. ROADS RECONSTRUCTION.
2. UNEMPLOYMENT RELIEF WORK.
3. STORMWATER DRAINAGE.
4. DEPOT CONSTRUCTION.
5. FOOTPATH CONSTRUCTION.
6. MAINTENANCE.
7. PARKS AND GARDENS.
8. SEWER CONSTRUCTION - CLARENDON.
9. BUILDINGS.

501 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the reports be received.

10. GOVERNOR PHILLIP PARK - HONEYWELL BRIDGE TO BRIDGE WATER SKI CLASSIC. C51/25, 625-205.

502 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that permission be given to the New South Wales Water Ski Association to conduct activities associated with the Honeywell Bridge to Bridge Water Ski Classic on 20th November, 1983, and Governor Phillip Park be closed for the P.M., Saturday, 19th November, and Sunday, 20th November, 1983, for this purpose. Further, that permission be granted for the sale of spirituous liquors on Sunday, 20th November. Charges proposed - $4 entry fee per adult and $1 per child.

11. MUSEUM - THOMPSON SQUARE, WINDSOR. C51/18.

503 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that application be made to the Premier's Department for a grant toward the estimated cost of $70,000 for the repair, restoration and refurbishing of the foundations and basement of the Hawkesbury Museum, Thompson Square, Windsor, in accordance with the works approved by the Heritage Council of New South Wales.

12. CAPITAL ASSISTANCE PROGRAMME 1983/84 - APPLICATIONS FOR FINANCIAL ASSISTANCE TO DEVELOP SPORTING AND RECREATIONAL FACILITIES. G95/15.

504 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that:

a) Application to the New South Wales Department of Leisure, Sport and Tourism be made in respect of Hawkesbury Shire Council projects:

PRIORITY 1:	Upper Colo Toilet Amenities	
	Project cost	$45,000
	Grant application	22,500
PRIORITY 2:	Colo Heights Reserve Toilet Amenities	
	Project cost	$25,000
	Grant application	12,500

b) The following community applications to the New South Wales Department of Leisure, Sport and Tourism be recommended:

1. Windsor Leagues Club
   Project: Construction and furnishings of a Clubhouse at South Windsor

Project cost	$335,000
Government grant sought	150,000
Applicant contribution	185,000

2. Windsor Polo Group
   Project: Development of new grounds, irrigation pipes, holding yards, unloading ramp, sealing and children's play area.

Project cost	$10,250
Grant sought	5,250
Applicant contribution	5,000

3. Maraylya Tennis Club
   Project: Construction of a shelter shed at Maraylya Park

Project cost	$10,500
Grant sought	5,000
Applicant contribution	5,500

   Note: Council's assistance is sought as guarantee of loan to applicant of $4,500.

4. Oakville United Soccer Club
   Project: Floodlighting of Colbee Park, McGraths Hill

Project cost	$12,000
Grant sought	6,000
Applicant contribution	3,000
Contribution sought from Council	3,000

5. Windsor Tennis Club
   Project: Reconstruction of Tennis Club Shelter Shed at Windsor Tennis Courts

Project cost	$28,000
Grant sought	14,000
Applicant contribution	2,000
Contribution sought from Council	12,000

c) The following applications are not recommended for the reasons given on the individual items.

1. Bowen Mountain Park Committee
   Project: Extensions to Bowen Mountain Park and development of park facilities

Project cost	$60,000
Grant sought	30,000
Contribution sought from Council	30,000

   Reason for not recommending: Significant fund involvement and no provision made in Council's finances for same.

2. Richmond Little Athletics
   Project: Floodlighting Tamplin Field

Project cost	$12,000
Grant sought	6,000
Contribution sought from Council	6,000

   Reason for not recommending: 50% of the expenditure is from Council's finance. This project should probably be a Council project with a priority among other works.

3. Camp Berringa Grose Vale
   Project: Swimming pool, multi-purpose playing area and amenity building

Project cost	$51,760
Grant sought	25,000
Applicant contribution	25,880
Contribution sought from Council	6,000

Reason for not recommending: This project is not recommended on the basis that Council is requested to contribute to this development and it is not considered that there is sufficient community utilisation.

4. Hawkesbury District Tennis Association
Project: Upgrading of floodlighting for 14 tennis courts at Richmond

Project cost	$30,000
Grant sought	15,000
Applicant contribution	10,000
Contribution sought from Council	5,000

Reason for not recommending: These facilities already exist, advantage of replacement would be in cost of operation and should be considered in a future programme.

13. POLICY FOR THE REDUCTION OF RISK OF LOSS OF LIFE AND/OR PROPERTY FROM THE EFFECT OF BUSH FIRES. B27/16.

505 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that the policy outlined in the policy document for the reduction of the Risk of Loss of Life and/or property from the effect of Bush fires by Implementing Control on development and Reduction of Flammable Material Surrounding Residences, be approved.

14. PUBLIC RESERVE - LOT 22 D.P. 513364 WINDSOR ROAD, VINEYARD. 625-208.

506 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that Lot 22 D.P. 513364 Windsor Road, Vineyard, be named DEEIMBA RESERVE.

15. SUBDIVISION APPLICATION - PART PORTIONS 63 AND 64 PARISH PITT TOWN, PITT TOWN ROAD, MCGRATHS HILL. S83/80.

507 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stanley that approval be given to the subdivision of part Portions 63 and 64 Parish Pitt Town, Pitt Town Road, McGraths Hill, creating 29 residential sized lots and a new road, subject to the following conditions:

1.-8. Standard conditions (A Subdivisions) (i), (iii), (iv), (v), (vi), (vii), (ix) and (x).
9-15. Standard conditions (Road Opening) (i), (ii) Residential, (iii), (v), (vi), (vii) and (viii).
16. The submission of a letter from the downstream landowner consenting to the varied stormwater discharge.
17. The provision of a dust-free surface to the access track over Lot 17.
18. The dedication free of cost to Council of a site for a sewage pumping station being Lot 31 within Lot 30 and provisionally sited approximately 90m northwest of Lot 1 or elsewhere as may be negotiated.
19. The provision of an all-weather track and turning "tee" between the new road and the pump station.
20. The establishment of a right of carriageway and easement for services over the pump station access.

21. The establishment of an "easement for pumping" over the rising main wherever it passes through private property.
22. The payment to Council of a contribution in respect of existing carrier mains, pump station and rising mains into which sewage from this subdivision will discharge.
23. That any fee or charge which has been adopted by Council on an annual basis shall be paid at the amount current at time of payment.
24. That any other contribution shall be subject to review after six (6) months.
25. The dedication, free of cost to Council, as a public reserve of the proposed nature strip 15m wide.
26. Compliance with the conditions of Development Consent No. 329/1983 dated 15/9/83.

NOTE: The applicant has requested that Condition (9) of the Development Consent, "Provision of a lapped and capped 1.8m paling fence on the rear boundaries of the lots backing onto the proposed open space area" be deleted and that such condition be imposed as a caveat on the affected lots requiring the future owners of the lots to be responsible for the construction of such fencing.

508 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stanley that this condition be maintained but, as an alternative, the applicant be informed that the construction of an earthen mound within the proposed public reserve extending for the full length of that reserve and having a height of 1.5m together with planting of approved tree species and grassing would be acceptable.

16. STATE EMERGENCY SERVICE - LOCAL CONTROLLER'S REPORT SEPTEMBER/OCTOBER, 1983. 206.
17. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY.
18. BRIDGES M. & R.

509 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that the reports be received.

SHIRE HEALTH AND BUILDING SURVEYOR'S REPORT

1. BUILDING APPLICATIONS.

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

2. CONTROL OF NOISE FROM POWER BOATS. N146/1.

511 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Dunn that:

(a) Further representations be made to the Maritime Services Board and the State Pollution Control Commission to formulate appropriate regulations regarding maximum noise levels for power craft; and

(b) further representation be made to the Maritime Services Board to consider relocation of the circuit racing course at Windsor, particularly in view of the absence of such noise level regulations.

3. WATER QUALITY IN THE HAWKESBURY/NEPEAN RIVER. H100.
4. GARBAGE SERVICES, COMLEROY ROAD.

512 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the reports be received.

5. PARKING RESTRICTIONS - PAULLS CAR PARK. P155.

513 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the parking restrictions in Paulls car park be varied to provide:

(a) 2-hour restriction in the two front rows.

(b) 3-hour restriction in the balance of this car parking area.

(c) A report be prepared on the adequacy or otherwise of the lighting in both Richmond car parks.

(d) An investigation be carried out and a further report be prepared on the possibility of establishing an all day or staff car park in a convenient location for use by people employed in Richmond.

SHIRE PLANNER'S REPORT

1. STATE ENVIRONMENTAL PLANNING POLICIES. C44/7.

514 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Western Sydney Regional Organisation of Councils be requested to make representations regarding the problems occurring with the gazettal of State Environmental Planning Policies including that on administrative procedures due to insufficient notification.

2. EXTRACTIVE INDUSTRIES - REGIONAL ENVIRONMEMTAL STUDY. P160-31.

515 RESOLVED on the motion of Councillor McMahon seconded by Councillor Sheridan that the information be received.

3. 42 BOSWORTH STREET, RICHMOND - EXTENSIONS TO HISTORICAL DWELLING. APPLICANT & OWNER D. & S. IVES. (DA 476/83).

516 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stanley that the plans be consented to subject to the following conditions:

1. Standard Condition DA 1.
2. Compliance with conditions a-d inclusive of the Heritage Council letter to the applicant dated 21st October, 1983 and evidence of this being submitted to Council prior to release of the building plans.

4. BLIGH PARK ESTATE - SOUTH WINDSOR - DEVELOPMENT CONTROL PLAN. P160-46, DA340/82.

517 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that Council resolve in accordance with Clause 21 of the Environmental Planning and Assessment Regulations, 1980, to prepare a draft development control plan and public notice be given in accordance with that clause.

5. PART LOT 2, DP559675, 253 WINDSOR STREET, RICHMOND - PROPOSED RESTAURANT. DA469/83.

518 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stanley that Council consent to the application subject to the following conditions:

1 - 9 Standard DA Conditions 1 (for any alterations), 2, 3, 6, 7, 9, 18, 19 and 32.

6. DRAFT LOCAL ENVIRONMENTAL PLANS FOR AREAS 1 AND 2 AT WILBERFORCE. DA 131/83, DA 132/83.

519 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Council adopt the following:

a) Boundaries of Areas 1 and 2 remain as exhibited.

b) The two areas be amalgamated into one final plan and the documents for the two areas be also amalgamated.

c) That reference to floor space ratio be excluded from the document.

d) The words "units for aged and disabled persons" be changed to "units for aged persons" where they appear in the document to be consistent with the Model Provisions.

e) Clause 23(7) of Area 2 and Clause 25(6) of Area 1 be excluded from the document.

f) Clause 19(4) of Area 1 to be excluded from the document.

g) Include the colour "light brown" in column I of the land use tables.

The plan for Areas 1 and 2 be forwarded to the Department of Environment and Planning for final gazettal and the information as required under the Act and Regulations be provided.

7. SPECIAL BUSINESS COMPLEX - RURAL PRESS LIMITED NORTH RICHMOND. DA98/83.

520 RESOLVED on the motion of Councillor Stanley seconded by Councillor Dunn that:

A. The subdivision of land being Lot 1 in DP 534326 by the excision of a lot of approximately 5ha leaving a residue of approximately 40ha be approved subject to -

1 - 4 Standard conditons (subdivision) 2, 4, 9 and 12.

B. Approval be granted to the Special Business complex on the resultant lot of the above subdivision of Lot 1 in DP 534326 subject to:

1 - 4 Standard conditions 1, 2, 3, 4, 7, 8(90), 9, 14, 15, 18 20, 25, 26 and 28.
15 Approval of the Traffic Authority of the vehicular access to the land.
16 Landscape plan to include landscaping of the entrance-way and all parking areas specifically to alleviate reflection from parked vehicles.

Development consent being issued upon gazettal of the Local Environmental Plan.

CHIEF LIBRARIAN'S REPORT

1. FEDERAL AID FOR PUBLIC LIBRARIES.

521 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that the report be received.

Councillor Stevens asked if he could raise a matter as a matter of urgency dealing with the appeal by Monier against Council's refusal to grant consent to an extractive industry in the Freeman's Reach area.

The Shire President ruled that it was a matter of urgency.

522 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the matter be accepted as a matter of urgency.

523 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that Council inform its Solicitors that it considers the erosion of the escarpment could be a matter of vital importance in the hearing and that in principle Council require additional expert advice and the question of obtaining this and the source of that advice be determined by the Shire President, Shire Clerk, and Shire Planner in discussions with Council's Solicitor.

The Shire Clerk stated that in an endeavour to put all rumours to rest, as the appeal has been listed for 3 1/2 weeks he and the Shire Planner, after discussions with the Shire President, were trying to resolve with Monier the real issues concerning this appeal and get rid of the side issues, and in that way may be able to reduce the period of the appeal, and therefore reduce the costs involved. He stated that in no way was there any attempt being made to slow down the proceedings and the matter was still being expedited.

QUESTIONS WITHOUT NOTICE.

Councillor Stanley asked if the Shire Clerk could bring him up to date regarding the purchase of the Baker Street property.

The Shire Clerk advised that the transfer has not been completed because of some question relating to searches and property identification. When this has been resolved and the transfer completed then the question of leasing the property can be considered by Council.

Councillor Stanley stated that he had been approached concerning a letter from Solicitors on behalf of Winford Motors advising of their intention to take action in the Equity Division of the Supreme Court regarding the mall proposal and asked if the letter had been received by Council.

The Shire Clerk stated that the letter had been received and acknowledged. The Shire Planner is seeking further information and the letter will be coming before the Committee when the question of the pedestrian mall in George Street is being considered.

Councillor Stevens asked if a letter could be forwarded to Mr. Cadman concerning certain comments made in the press which infer that Council was being irresponsible in its proposals to develop land at South Windsor. He asked if the recommendations adopted by Council tonight concerning the South Windsor Industrial Estate could be conveyed to Mr. Cadman together with Council's concern regarding unemployment, and he be asked if he had any suggestions regarding unemployment in this area.

Councillor Dunn stated that the roof of the Reverend Turner Cottage appears to be ajar with the rest of the building, also, there are some rust spots on it.

Engineer for attention.

Councillor McMahon stated that the Richmond Football Club had received a sundry debtor account on 25th October, 1983, which was due for payment on 25th November, 1983 for $250 contribution for use of sporting fields. He stated that the Club had never received one of these accounts before and had no funds and had not budgeted for an amount of this nature. He sought an explanation.

The Shire Clerk advised that a letter was forwarded to the Football Club together with many other sporting organisations in March, 1983 regarding the fees for use of the various sporting fields in the area. He stated that these fees were adopted by Council on 15th December, 1982 in the Schedule of Fees and Charges. The letter had now been forwarded as a reminder that the amount had not been paid. He stated that if the Club had difficulty in paying the account they should write to Council or discuss the matter with himself or a Council officer. He stated that he had no doubt that Council would be prepared to help the Club or give them some assistance.

Councillor McMahon referred to a pensioner by the name of Mr. Roughley who had sold his property and left the district. He later returned and bought another property and was informed that he would have to pay full rates for the first year as he was not a resident for the full period.

The Shire Clerk stated that unless a person is a resident ratepayer of the area as from the date of levy of the rate notice the rebate would not apply. He stated that this is the basis of the Government subsidy. He asked Councillor McMahon if he would be good enough to supply him with the details and he would have the matter checked out.

Councillor McMahon asked if seats could be placed on the footpath in Windsor Street, Richmond, between East Market and West Market Streets and between West Market and Bosworth Streets for elderly people.

Shire Engineer for attention.

Councillor McMahon referred to the illegal building on the land of the Jolly Frog Hotel.

The Health Surveyor stated that he had discussed the matter with the Deputy Shire Planner. He stated that there is no application and certainly no approval has been granted. The person concerned had been requested to cease work and demolish the part of the building that had already been constructed. He stated that work had ceased on the project, but the building had not been demolished. He further stated that he had again taken the matter up with the Deputy Shire Planner who was taking action.

Councillor Horrex referred to two letters that he had received relating to the licensing of five dogs. He stated that the fees had been accepted by Council over a number of years, however the person concerned had now received notice pending legal action because he has more than three dogs.

The Shire Clerk suggested that in order to facilitate matters of this nature if they could be brought to the attention of the appropriate officer.

Councillor Horrex stated that an amount of $24,000 was foreshadowed in last year's Estimates for land development improvement for community purposes in the Glossodia area.

The Shire Engineer stated that provision was made in the Capital Works Programme for the provision of sporting facilities on the community land at Glossodia.

Councillor Sheridan stated that some residents of South Windsor had provided some photographs relating to the lack of concrete footpaths in certain streets. He asked if the Engineer could include these areas in some future programme of works.

Engineer for attention.

QUESTIONS FROM THE GALLERY.

The Shire President then invited questions from the Gallery.

The meeting terminated at 11.33 p.m.

Submitted to and confirmed at the meeting of Council held on 13th December, 1983.

.....President

NOTICES OF MOTION

ORDINARY MEETING - 13TH DECEMBER, 1983

By Councillor R.P.Stubbs :

That the State Rail Authority be approached through the State Government to consider the possibility of establishing an historical rail system on the Blacktown-Richmond Line as a Bicentenary Project. That line would operate historic locomotives, including steam trains, and would no doubt prove to be a major tourist attraction because of its proximity, and rail link, to Sydney. Care would, of course, need to be taken to ensure a reliable commuter service for the increasing population of the Hawkesbury Shire.

By Councillor J.R.McMahon :

That as soon as possible, the Shire Clerk prepare a report on the assets, liquid and property, of the Hawkesbury Shire Council at the time of amalgamation and now, at the present time, in order to find out what has been accumulated over the past three years, in relation to the tremendous rise in rates and charges.

By Councillor F.S.Stevens :

That Council's Planning Department investigate and report on the options best likely to divert the Richmond RAAF Base traffic currently using Richmond residential streets into using the Main Road route to the Base via Richmond Road and Percival Street.

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

PRESENT: Councillor G.G. Michael, President, and Councillors F.Y. Denne, P.A. Dunn, S.E. Durrington, J.J. Horrex, J.R. McMahon, J.E. Nicholson, R.F. Rotherham, A.B. Sheridan, C.J. Stanley, F.S. Stevens and R.P. Stubbs.

Councillor Horrex left the meeting at 5.19 p.m. and Councillor Durrington at 5.47 p.m.

SECTION 1 - WORKS

WORKS COST STATEMENT

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th October, 1983, be received and the revised estimates of costs be adopted.

CORRESPONDENCE

ITEM 1: (File R190/10, G95/30)

CORRESPONDENT: JOHN WOODS

SUBJECT: SIGNPOSTING OF THE SYDNEY AREA - COMMUNITY EMPLOYMENT PROGRAMME

Enclosing a copy of ideas and proposals for signposting to provide casual visitors and residents with an adequate and comprehensive system of geographic identification for the greater area of Sydney. Stating that the proposal had been put forward to the Prime Minister, the Premier, a Senator, the Minister of Employment and Industrial Relations and the Secretary of the Employment Creation branch with favourable response.

S.E. REPORT

The proposal has highlighted an area in which there is a real need for improvements. Whilst signposting generally conforms to the Code, the adoption of a standard colour code for specific signs, eg. directional, information, together with erection of more directional and reassurance signs would be of benefit to the motorist.

The adoption of this proposal for the Sydney Region would lead to greater responsibility for the maintenance and replacement of signs with a significant increase in annual costs.

Recommendation

The proposal of John R. Woods for the introduction of the Community Employment Programme to achieve uniform improved sign posting for the Sydney Region be supported on the basis of follow up maintenance funding also being from Grant Funds.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A7/6, 665-1825, 665-2339, 665-608)

CORRESPONDENT: MARAYLYA PROGRESS ASSOCIATION

SUBJECT: ROAD SEALING - REEDY, WHITMORE & FISHER ROADS

Requesting Council to investigate the possibility of completing the sealing of these roads. Advising that these roads become impassable on occasions, during wet weather, which prevents the school bus from completing its rounds.

S.E. REPORT

Reedy Road is unsealed for the full length between St. Johns Road and Pebbly Hill Road. Length 2.15 kilometres. Realignment is required and action will be required well before construction to acquire the land. The project is estimated to cost $215,000.00.

Fisher Road is sealed for a distance of 1.6 kilometres with a pavement seal width of about 4 metres. An additional length of 0.5 kilometres from the end of the bitumen through to Reedy Road requires sealing. Estimated cost $35,000.00.

Whitmore Road is sealed from Pebbly Hill Road for a length of 1.2 kilometres down to the entrance of the Longneck Lagoon Field Studies Centre. A further section of 0.75 kilometres in length connecting through to Pitt Town-Dural Road requires sealing. Only two houses are located along that section which is subject to inundation during flooding but is subject to significant use as a short cut through to the Pitt Town area. Estimated cost $75,000.
Works of this nature are funded utilising the grants for works or Rural and Urban Local Roads administered through the Department of Main Roads and from funds provided by Council for Roads Reconstruction.

These programmes are determined early in the calendar year following adoption of the estimates.

Recommendation

That Maraylya Progress Association be informed that current road funds have been fully committed and that the reconstruction and completion of sealing Reedy, Whitmore and Fisher Roads be referred for consideration in a future Roads Reconstruction Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File H105/13, 625)

CORRESPONDENT: HAWKESBURY HISTORICAL SOCIETY

SUBJECT: NAMING OF RESERVE AT McGRATHS HILL

Advising that the Society has no objection to the name "Jack Gow Memorial Park" as recommended by the Rotary Club of Windsor for the reserve at McGraths Hill.

S.E. REPORT

The reserve is a small reserve at McGraths Hill connecting between Andrew Thompson Drive and Scarvell Avenue on which improvements have been made by the Windsor Rotary Club. In view of the advice from the Hawkesbury Historical Society it is considered that adoption of the name "Gow Reserve" would be appropriate and that the Geographical Names Board should be informed of Council's action.

Recommendation

That the reserve at McGraths Hill between Andrew Thompson Drive and Scarvell Avenue be designated "Jack Gow Reserve" subject to the concurrence of the Geographical Names Board.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File F84)

CORRESPONDENT: BLACKTOWN CITY COUNCIL

SUBJECT: SOUTH CREEK - CLEARING OF DEBRIS

Confirming that Blacktown City Council's Engineering Department has recently completed an investigation of the section of South Creek forming the City boundary between Blacktown City Council and Hawkesbury Shire Council to the confluence with Eastern Creek with a view to clearing any debris therein. Advising that the estimated cost of carrying out work at South Creek is $10,000 and seeking agreement to the sharing of costs on an equal basis for the clearing operations.

S.E. REPORT

Complaints from Shane Park residents about quality and mobility of South creek in their area prompted Blacktown City Council to investigate the general condition of this creek for its full length within that Council's boundaries.

It was found that the section of South Creek involving this Shire between Richmond Road and the confluence of Eastern Creek (a distance of about 4.5 km) was, apart from 1 or 2 isolated sections relatively free of obstructions while the major section upstream of Richmond Road running west towards St. Marys was heavily congested with snags and rubbish generally. This latter section involves Blacktown and Penrith City Councils.

Currently, no funds have been provided by Council for the clearing of debris generally from creeks within the Shire and as the area involved is above the boundary of public works interest (tidal limit) no provision exists for this works inclusion into the annual flood mitigation maintenance programme which usually includes a de-snagging component for which an Environmental Assessment would be necessary.

Recommendation

That the Blacktown City Council be informed that, as no funds have been provided for works of this nature in the 1984 estimates, Council is at this time unable to contribute towards the cost of de-snagging in the upper reaches of South Creek.

COMMITTEE'S RECOMMENDATION

See Shire Engineer's Supplementary Report Item 3.

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ITEM 3: (File F84)

SUBJECT: SOUTH CREEK - CLEARING OF DEBRIS

In view of the works carried out by Hawkesbury Shire Council in the desnagging of South Creek to improve the flood flow characteristics of this stream, there should be similar works carried out upstream.

Recommendation

That Blacktown City Council be informed that Hawkesbury Shire Council considers that the desnagging of South Creek is necessary to improve the flood flow capacity of this stream and will support Blacktown City Council in application for special grant to enable the implementation of this flood mitigation work.

COMMITTEE'S RECOMMENDATION

THAT BLACKTOWN CITY Council be informed that Hawkesbury Shire Council considers that the desnagging of South Creek is necessary to improve the flood flow capacity of this stream and will support Blacktown City Council in application for special grant to enable the implementation of this flood mitigation work.

ITEM 5: (File 707(c))

CORRESPONDENT: ANTHONY MORATH

SUBJECT: BOOMERANG DRIVE, GLOSSODIA - ENCORACHMENT OF BUILDING. OWNERS - A & G MORATH, LOT 227 IN DP 217503.

A letter has been received from Mr. Morath stating that he has recently discovered that an asbestos cement clad timber framed building encroaches onto Boomerang Drive and requesting that the building be permitted to remain "for the term of its natural life". The letter states the building was approved as a temporary dwelling over 25 years ago and was allowed to remain as an amenities and games room by the former Colo Shire Council eight (8) years ago.

The encroachment appears to have been caused by fencing by passing an angle in the front boundary and the building then erected parallel to the fence. The area of the road fenced off is triangular with an encroachment at the apex of about 3.8 metres. One corner of the building encroaches about 1.6 metres on the road reserve.

The property is situated at the northern end of Boomerang Drive adjacent to the turning circle and is not currently causing any problems to traffic or utility services.

Section 276A of the Local Government Act provides that Council may, after public notice, lease to an adjoining owner part of a public road not needed for present public use for a period not exceeding 5 years at a time. Such lease shall contain provision for determination by Council upon 6 months notice to the lessee.

S.E. Recommendation.

That the timber and asbestos cement building and fencing encroaching on Boomerang Drive adjacent to Lot 227 in D.P. 217503 be permitted to remain whilst the building remains in a good state of repair, subject to:-

a) reconsideration by Council if the affected area is required by Council for any purpose;

b) the owners of Lot 227 entering into a lease under Section 276A of the Local Government Act, 1919, of an area of 136.3 square metres shown on Council Plan No. 210-3 at an annual rental of fifteen dollars ($15.00); and

c) all costs being met by the owners of Lot 227.

COMMITTEE'S RECOMMENDATION

See Shire Engineer's Supplementary Report Item 4.

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ITEM 4: File 707(C)

SUBJECT: BOOMERANG DRIVE, GLOSSODIA - ENCROACHMENT OF BUILDING. OWNERS - A & G MORATH, LOT 227 IN D.P. 217503.

On further consideration of this matter, similar circumstances of matters were previously considered by Colo Shire Council where the landholder was informed that Council would have no objection to the encroachment subject to the encroachment being removed at the time that Council intends works on the subject road requiring the full reserve width.

Recommendation

That Mr. anthony Morath be informed that Council will not require the removal of the encroachment on Boomerang Drive from the adjacent Lot 227 in D.P. 217503, subject to the following reservations:

1. The building and fencing being maintained in a good state of repair.

2. The removal of the encroachment when required by Council for the undertaking of roadworks.

3. The amount to be paid annually to cover the cost of inspection of the above encroachment at the rate fixed by Council for inspections, currently $15.00.

4. All matters relating to the encroachment to rest upon correspondence.

COMMITTEE'S RECOMMENDATION

THAT MR. ANTHONY Morath be informed that Council will not require the removal of the encroachment on Boomerang Drive from the adjacent Lot 227 in D.P. 217503, subject to the following reservations:

1. The building and fencing being maintained in a good state of repair.

2. The removal of the encroachment when required by Council for the undertaking of roadworks.

3. The amount to be paid annually to cover the cost of inspection of the above encroachment at the rate fixed by Council for inspections, currently $15.00.

4. All matters relating to the encroachment to rest upon correspondence.

ITEM 6: (File A7/16,R190/2)

CORRESPONDENT: GLOSSODIA PROGRESS ASSOCIATION

SUBJECT: KERB AND GUTTERING FOR GLOSSODIA

Requesting that Council advise the Glossodia Progress Association what proposals there are for kerb and guttering for the Glossodia Area. Suggesting that this matter may be put forward as a Community Employment Project with Council contributing 1/3 of the cost and the Federal Government meeting the balance.

S.E. REPORT

Other than work in conjunction with the neighbourhood shopping centre no kerb and guttering has been provided in Glossodia. Upon implementation of the water supply scheme there will be further need for this facility connected to an underground drainage scheme. As the cost is significant, the work should be undertaken progressively over a number of years.

Recommendation

That the Glossodia Progress Association be advised that their request for kerb and guttering in Glossodia has been referred for consideration in the next Kerb and Guttering Programme and as a possible works item in a Commonwealth Employment Project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625-42)

CORRESPONDENT: D.B. MILNE, Q.C.

SUBJECT: RESERVE 89726 FOR PUBLIC RECREATION, TOWN OF ST. ALBANS.

Expressing objection to part of this reserve being fenced in with the adjoining picnic and camping area, which is part of the Settlers Arms Inn property, and also to a sign showing a charge of $2.00 for the use of the area.

S.E. REPORT

The fencing has recently been renewed by the owners of the Settlers Arms in the same general location as that which existed previously for some years and prior to gazettal of the reserve in 1976.

When approached on this matter the owner of the Settlers Arms expressed the belief that he owned the property as fenced and agreed to requesting his Solicitor to provide a copy of his titles to clarify the matter. Several weeks delay has occurred in provision of the title details due to the Solicitor being absent on holidays but they should be received prior to the meeting.

The sign referred to was erected in front of the reserve. This has now been removed and a new sign erected on the Settlers Arms property. The owners of the Settlers Arms have been advised in writing that no charge is to be made for the use of the public reserve, but until clarified by survey the extent of the reserve will remain unknown to the public.

The immediate removal of fencing on the reserve is considered undesirable as unlimited vehicular access would be likely to cause additional vandalism.

Recommendation

1. That a survey be carried out to define the boundaries of Reserve 89726 for Public Recreation at St. Albans and a suitable fence be erected on the boundary between the reserve and Allotment 2, Section 4, Town of St. Albans.

2. That a sign be erected indicating the Reserve for Public Recreation.

3. That a plan of management be prepared for the reserve to control the access of vehicles onto the reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-718)

CORRESPONDENT: K.E. ROGERS AND OTHERS - PETITION

SUBJECT: INCREASING USE OF GREENWAY CRESCENT, WINDSOR BY SAND TRUCKS

Expressing concern over the ever-increasing use of Greenway Crescent, Windsor by sand trucks. Stating that the road is not suitable for transports of this size and the deterioration of the road is accelerating. Objecting to the greatly increasing noise aggravation and suggesting that these trucks be diverted to a more suitable route.

S.E. REPORT

Monitoring of the truck movements emanating from the sand plant at Cordners Corner is being made and the complaints have arisen from a particularly busy period where 13,000 tonnes had been moved. The normal rate of output is approximately 5,000 tonnes per month. Maintenance is being undertaken on the subject roads however the movements of trucks from Cordners Corner will still be monitored and where the movements are considered to be excessive action will be taken to vary the haulage route.

Recommendation

The petitioners be informed that the use of Cordners corner by sand trucks is being monitored and that action will be taken when the volume of traffic from that area is considered excessive, by diversion to an alternative route however as the output from the sand plant has diminished to an acceptable level no action is proposed at this time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File P165/5)

CORRESPONDENT: KIERAN WHITE, ROADSIDE ADVERTISING

SUBJECT: SUPPLY OF ADVERTISING SEATS AND SHELTERS TO COUNCIL

Advising that, after Mr. White's resignation from Australian Posters, a new company has been formed named "Roadside Advertising" with the aim of specialising in the supply of advertising seats and shelters to local government. Offering Council 80 free seats as follows:

40 advertising seats allowed in commercial areas (with Council approval), Roadside Advertising will deliver 40 non-advertising seats to Council's depot for Council's own use. Seats are the usual "park seats" - two concrete ends plus five timber slats.

Enclosing copy contracts and pointing out that the contracts allow for the additional seats. Stating that upon agreement, the 40 non-advertising seats will be delivered within three weeks during which time a survey will be conducted of Council's commercial areas and a list of 40 sites for approval will be forwarded to Council.

S.E. REPORT

The agreement assigns the right for advertisements on the seats for a period of 10 years with maintenance undertaken by the company. The agreement acknowledges compliance by Council with licensing requirements under Ordinance 55. This company has been recently formed to operate in providing roadside advertising with principals with experience in this activity.

Recommendation

That the offer of Roadside Advertising be accepted and that the agreement be signed by Council under seal of Council.

COMMITTEE'S RECOMMENDATION

See Shire Engineer's Supplementary Report Item 5.

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ITEM 5: File P165/5

SUBJECT: SUPPLY OF ADVERTISING SEATS AND SHELTERS TO COUNCIL

To ensure the quality of the advertising and seating being completely under Council's jurisdiction, the recommendation has been amended and should now read:

Recommendation

That the offer of Roadside Advertising be accepted and that the agreement be signed by Council under seal of Council, subject to the agreement to include the provision that the sole determination for the provision and/or location of advertising seats is to rest with Council and that Council may by notice in writing, cancel the agreement after the expiration of thirty (30) days of such notice and further that the contract be for a period of twelve (12) months renewable subject to satisfactory performance.

COMMITTEE'S RECOMMENDATION

THE OFFER OF Roadside Advertising be declined.

ITEM 10: (File T225, R190)

CORRESPONDENT: CHRIS ZENZMAIER

SUBJECT: FREEMANS REACH SCHOOL

Objecting to Council's refusal to erect 60kmh signs near Freemans Reach School. Stating that many children ride bikes or walk to school as the school is located some 2 kilometres away from Freemans Reach and the children are therefore not eligible for bus transport. Stating that Gorricks Road is the main feeder road to Glossodia and is subject to vast quantities of traffic which travel at speeds of 90-100kmh and, as the road is quite narrow in some sections, some pedestrians are forced to go onto the road to make progress. Stating that on one occasion a child on his bike was pushed over from the "wind" of a passing truck. Requesting that Council consider widening a larger section of the road at the front of the school so that parents can have access to greater parking facilities as there are up to ten cars at this school in the afternoon and two buses trying to reverse.

Objecting to the potholes in Gorricks Road and stating that when repairs are carried out, tar is merely "thrown over the holes and left for the cars to pack down". Stating that children have required hospital attention after bicycle accidents on the road when they have been unable to control their bikes due to the badly filled road.

Stating that the condition of the roads in the Freemans Reach area are an abomination. Stating that Gorricks Road is a mass of potholes and corrugation and drawing attention to Hibberts Lane and Reserve Road.

S.E. REPORT

The provision of speed zoning is carried out by the Department of Main Roads and the representations of Mr. Zenzmaier will be forwarded to that authority.

Gorricks Road is an extremely busy road, the formation is somewhat narrow and the action of traffic during wet weather does generate potholes over a short space of time. The practise of restoring smaller potloles with "Cold Mix" by loosly placing the material in the pothole with subsequent compaction by traffic has been adopted by a number of Local Government Authorities and is considerably less expensive than hand or machinery compaction at the time of placement.

It is understood that the Department of Education has proposals for the resiting of the Freemans Rach School and the situation is at present that the whole aspect of this school site and its location is not suitable for the number of pupils particularly in relation to access.

Whilst investigations are in hand for the widening of Gorricks Road and also Freemans Reach Road, this widening would not be able to be introduced in the short term and even so would be of little benefit to the matters raised by the correspondent.

Recommendation

1. The representations of Mr. Chris Zenzmaier concerning the traffic zoning be referred to the Department of Main Roads.

2. That Mr. Zenzmaier be informed that:

   i) Council will continue the maintenance of Gorricks Road and the roads in the Glossodia/Freemans Reach area as necessary;

   ii) That investigations are in hand for the widening of Gorricks Road and Freemans Reach Road. This matter will be considered by Council on the completion of the investigations.

COMMITTEE'S RECOMMENDATION

1. THE REPRESENTATIONS OF Mr. Chris Zenzmaier concerning the traffic zoning be referred to the Department of Main Roads.

2. That Mr. Zenzmaier be informed that:

   i) Council will continue the maintenance of Gorricks Road and the roads in the Glossodia/Freemans Reach area as necessary;

   ii) That investigations are in hand for the widening of Gorricks Road and Freemans Reach Road. This matter will be considered by Council on the completion of the investigations.

3. The matter of the 60kph zoning be referred back to the Local Traffic Committee for further consideration.

ITEM 11: (File 665-1833)

CORRESPONDENT: PACIFIC LOAN AND FINANCE PTY. LIMITED

SUBJECT: RIFLE RANGE ROAD CONSTRUCTION

Council, at its meeting of 5th October, 1983 in response to a request from Pacific Loan and Finance Pty. Limited, for the construction of Rifle Range Road between George Street and the eastern side of the gate to Lot 177, resolved that the company be advised that the improvement of Rifle Range Road between George Street and Mileham Street has been referred for consideration in Council's 1984 Works Programme.

The company has made representationns requesting further consideration be given to the matter.

S.E. REPORT

Rifle Range Road will be used as an access road to any development within the South Windsor area and as such will require upgrading including major changes at the George Street intersection. Funding is not presently available for the work and should be considered in a future works programme when required to satisfy the development of the area.

Recommendation

That Pacific Loan and Finance be advised of the proposals for the road and that Council adhere to its previous resolution.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File 665-1323)

CORRESPONDENT: DEPARTMENT OF HOUSING AND CONSTRUCTION

SUBJECT: ROADS OF ACCESS - COMMONWEALTH CONTRIBUTION MT. TOOTIE D.M.E. STATION FROM M.R. 184

Stating that the surface of the road through Itchenstoke property broke down after rains at about June, 1983. Advising that an order for resurfacing the private section of this road is being forwarded separately. Stating that this D.M.E. station is an important Commonwealth asset which requires regular maintenance by Department of Aviation personnel who should have safe and ready access at all times. Pointing out that the road under Council control was subjected to similar damage and Council's consideration to resurface the road would be appreciated.

S.E. REPORT

Council receives funds from the Commonwealth Government on a percentage basis towards the maintenance of a private access road which runs from the end of Mt. Tootie Road to the D.C.A. repeater stations at Mt. Tootie. The length of the private access is 4.2 kilometres.

The unsealed section of Mt. Tootie Road which the Department of Housing and Construction has requested be resurfaced is approximately 3 kilometres in length and it is estimated that resurfacing would cost in the vicinity of $40,000.

Much of the road surface of Mt. Tootie Road is composed of natural gravel, with some areas of clay which are causing concern. It is felt that with regard to the amount of traffic currently using the road, complete resurfacing is not warranted, however, provision should be mmade for maintenance gravelling to be carried out where required.

Recommendation

That the Department of Housing and Construction be informed that funds are not available for resurfacing Mt. Tootie Road for its full length however maintenance gravelling will be carried out where required. The details of estimates for this work to be forwarded to the Department of Housing and Construction and seeking funding from that Authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File S196/4, 665-1104)

CORRESPONDENT: KURRAJONG HILLS PROGRESS ASSOCIATION

SUBJECT: PRESERVATION OF LANDMARKS

Congratulating incoming Councillors. Stating that the Association has been successful in opposing the re-naming of their district "Netley Hills" and having the Geographical Names Board retain the name of "Kurrajong Hills" as "Kurrajong" which is a name redolent with history in this area. Stating that two of the remaining landmarks which the Association seek to preserve are the public school which was established in 1879 and the stone terrace walls behind the school which are the remnants of an apple and pear orchard established around the same period. Stating that the two historical landmarks were established in 1976 and at the time, the then Colo Council said any choice of name would be gazetted with the option of the residents to approve or disapprove.

Stating that the name "Kurrajong North School Road" was too cumbersome and suggesting "Stone Terrace". Referring to requests to have the road upgraded and sealed as the unsealed portion of the road becomes untrafficable in wet weather and in dry times the dust problem is excessive to school and residents.

S.E. REPORT

There is an unsealed section approximately 200 metres long which includes a rather steep incline that becomes difficult to negotiate in wet weather. The cost of widening to a suitable width, complete with a bitumen seal is estimated at $22,000.

The Hawkesbury Historical Society has recommended the name of Alexander McNiven as an alternative name for Kurrajong North School Road. Alexander McNiven was the teacher in charge of Kurrajong North Public School between 7th January, 1891 and 2nd November, 1896.

The Kurrajong Hills Progress Association suggested the name "Stone Terrace" in recognition of the stone terrace walls behind the school in an old apple and pear orchard.

There is already a Stones Road in the Shire and duplication is not considered desirable.

Recommendation

1. That Kurrajong North School Road be referred for consideration in the 1984 reconstruction programme.

2. That the name Kurrajong North School Road be altered to McNiven Road under the provisions of Section 249(a) of the Local Government Act, 1919.

Mr. Hawkin addressed the Committee on behalf of the Kurrajong Hills Progress Association.

COMMITTEE'S RECOMMENDATION

1. THAT KURRAJONG NORTH School Road be referred for consideration in the 1984 reconstruction programme.

2. That the name Kurrajong North School Road be altered to Stone Terrace under the provisions of Section 249(a) of the Local Government Act, 1919.

ITEM 14: (File 625)

CORRESPONDENT: THE SCOUT ASSOCIATION OF AUSTRALIA - N.S.W. BRANCH, 2ND RICHMOND GROUP COMMITTEE

SUBJECT: ERECTION OF FENCE AT THE SCOUT HALL IN BOURKE STREET, RICHMOND

Advising that a fence is urgently needed for various safety and security reasons. Stating that golf balls from the adjoining golf course are a problem especially on weekends and that people frequently use the grounds as a short-cut which interupts Cub and Scout activities. Stating that on one weekend five windows were broken, the missiles being thrown from the Golf Club's car park. Advising that they have decided to erect a 1.8 metre high wire fence (DMR standard man-proof fence), the cost of material being $800.00 on a do-it-yourself basis. Requesting that, as there are common boundaries between the Scout Hall and Council land, financial assistance be given. Stating that the proposed fence would be from the Prospect County Council Sub-Station to the Golf Club fairway and from the fairway to the corner of the public reserve and to the back of the Girl Guides' Hall, a total length of 83.6 metres.

S.E. REPORT

The Scouts and Guides have experienced problems with security and damage to the buildings over the years. The proposed fencing adjoining the public reserve and contribution to the work is not proposed.

Council has adopted the policy of not contributing toward the cost of boundary fencing of Public Reserves as provided in the Dividing Fences Act.

Recommendation

It is recommended that the Scout Association of Australia - New South Wales Branch, 2nd Richmond Group Committee be informed that:

1. Council does not propose to contribute to the cost of fencing the boundary of a Public Reserve.

2. That the request of the Scouts will be referred to the Richmond Golf Club for consideration.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THIS item be deferred.

ITEM 15: (File 665-819,665-1950 & 665-1944)

CORRESPONDENT: RESIDENTS OF SNAILHAM CRESCENT SOUTH WINDSOR

SUBJECT: STREET LIGHTING AND VACANT LAND ON THE CORNER OF HAM AND STEWART STREETS SOUTH WINDSOR

Objecting to the lack of street lighting in Ham Street between Stewart Street and Snailham Crescent and to the condition of the vacant block on the corner of Ham and Stewart Streets onto which the houses that front Snailham Crescent back. Stating that in wet weather the block becomes a virtual quagmire and in dry conditions teenagers on their motorbikes and movement of semi-trailers on the vacant land cause clouds of dust to rise and depending on the wind be blown into the houses that back onto the block. Stating that the long grass on the block in the summer months is a fire hazard. Requesting that the edge of the block between Stewart Street and the backs of the houses in Snailham Crescent be kerbed and guttered and that the lack of footpaths in this estate be investigated.

S.E. REPORT

1. Street lighting is required as requested and through the South Windsor Industrial Area. Prospect County Council has been requested to supply a scheme for Council's consideration.

2. The owner of the property has been notified regarding the untidy state of the land.

3. Kerb and Gutter and roadworks was a condition of development for a shopping complex on the land at the corner of Ham Street and Stewart Street. This has not proceeded to date and the need for the work following all the recent development is very evident. As the road will require construction to a standard to cater for the industrial traffic the work is estimated at a cost of $48,000. No funds are currently available for this work.

4. Investigation is in hand for the provision of pathways or pedestrian traffic routes, details will be available for Council's consideration for inclusion in 1984/85 Capital Works Programme.

Recommendation

That the petitioners be advised that:

i) Council has requested a street lighting scheme for the area.

ii) That the owner has been contacted regarding the condition of his land and that provision of kerb and gutter in Ham Street has been referred for consideration in the 1984 roadworks programme.

iii) That maintenance attention will be undertaken on the footpaths in the area and upon completion of investigations into the provision of pedestrian traffic movements Council will be implementing heavy pedestrian use pathways in future construction programmes.

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. INSPECTOR OF POLICE, CASTLE HILL - EXCESSIVE SPEED OF VEHICLES ON BOUNDARY ROAD VINEYARD TO MARAYLYA. 665-256.

Referring to Council's letter of 7th September, 1983 concerning the excessive speed of vehicles in Boundary Road, Vineyard to Maraylya. Advising that the area is being patrolled by the Highway Patrol attached to Richmond and will continue to receive attention.

(S.E. - This matter has been raised in Questions from the Gallery, Mr. Knight of Boundary Road, Vineyard).

B2. DEPUTY PREMIER L.J. FERGUSON, MINISTER FOR PUBLIC WORKS AND PORTS - FLOOD MITIGATION SCHEME. F84/2.

Referring to Council's maintenance programme for 1983/84 for the Flood Mitigation Scheme on the Hawkesbury River. Advising that the total value of the programme submitted to the Department was $37,177. Stating that in view of the funds available and other programmes submitted by Flood Mitigation authorities an offer of only $14,944 may be made to Council. Stating that this will allow Council to carry out a subsidised programme of $29,888 in 1983/84 and this subsidy is provided on the condition that it is matched on a dollar-for-dollar basis by Council. Advising that advice has been sought for provision of additional funds and if successful a further offer may be made to Council.

B3. DEPARTMENT OF MAIN ROADS - SPEED LIMIT, COMLEROY ROAD, KURRAJONG. 665-2311, M130/12.

Enclosing "Direction to Restrict" to 80km/h relating to Comleroy Road, Main Road No. 519, Kurrajong from Bells Line of Road northbound to a point 3 kilometres north of Bells Line of Road, Kurrajong.

(S.E. - This action follows representations in regard to the introduction of a 60km/h speed limit on Comleroy Road. The new limit is the same as provided along Bells Line of Road at the intersection of Comleroy Road. The lower limit has been retained in the vicinity of the Comleroy Public School.)

B4. DEPARTMENT OF MAIN ROADS - COUNTRY MAIN ROADS FUND TRUNK, ORDINARY MAIN AND TOURIST ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME 1983/84. M130/4.

Advising that the grant available for the subject programme is increased from $201,600 to $212,000 to provide for work on M.R. No. 181 and requesting Council's estimate for this work. Stating that the grant is made in accordance with the Department's "General Conditions of Assistance to Councils" and Council's agreement to accept the grant under those conditions has been noted.

(S.E. - The increased funds provide for additional work, above St. Albans, detailed estimates will be provided with a view to programming those items of an improvement nature in the first half of Council's 1984 Works Programme.)

B5. DEPARTMENT OF MAIN ROADS - PROVISION OF TRAFFIC SIGNALS AT THE INTERSECTION OF MARCH AND BOSWORTH STREETS, RICHMOND. T225, 665-1343, 665-225.

Advising that the Department recognises the need for further control at the intersection of March and Bosworth Streets, Richmond. Stating that consideration is being given to a number of intersection control measures including a roundabout. Advising that when a decision is made the location will be considered for inclusion in a future works programme.

B6. MACQUARIE TOWNS COACH LINES - INCREASED BUS SERVICE. B26.

Enclosing a draft copy of a timetable for a service between Windsor-Richmond-Penrith and advising that discussions have been conducted with the Hawkesbury Community Transport Group and the Urban Transport Authority about this timetable. Advising that the company understands that some restrictions to pick ups and set downs are necessary but these should not exceed those applying to current timetables. Stating that fares would be the current fare schedule between Richmond and Penrith via Londonderry with some special through fares for certain journeys. Advising that further discussions will be held shortly with representatives of Penrith City Council to discuss traffic movements and to facilitiate implementation of this timetable. Stating that they are hopeful that with Council's consent they can have the system up and running before Christmas 1983. Objecting to approval for Bosnjaks Penrith to carry the students of the Heritage Christian School at Londonderry and requesting that the service be suspended in favour of their service. Stating that the company is at present discussing with the Urban Transport Authority and others the desirability of the service becoming a seven day service.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File B28)

SUBJECT: PROVISION OF FIRE STATIONS

Mr. Hulbert, during questions from the gallery, at the Ordinary Meeting of Council on 9th August, 1983 referred to a fire at Mandalay in which buildings were burnt down and valuable property lost. He stated that he had been informed that the nearest fire station is at least eight (8) miles away and by the time they arrive it is too late.

Central Colo is that area on the Colo River at the crossing of the Singleton Road. The major establishments at this locality being a few residences and two caravan parks.

There are two bush fire brigades in the Colo area being, the Colo Heights Brigade located at Colo Heights thirteen (13) kilometres distant from Central Colo and that of the Upper Colo Bush Fire Brigade which is located seventeen (17) kilometres upstream from Central Colo.

Central Colo is contained within the area of responsibility of the Colo Heights Bush Fire Brigade. The main areas of concern for fires other than bush fires would be in association with the caravan parks and in respect of these parks, which are situated at the bank of the Colo River, some measure of fire protection should be installed by the proprietors of these parks for the protection of the facilities from fire.

It is considered that the prevalence of fires at Central Colo is not sufficient for the establishment of a bush fire station in that location.

Recommendation.

1. No action be taken to establish a bush fire station at Central Colo; and

2. The proprietors of the caravan parks at Central Colo be encouraged to instal a water pressure system from the Colo River as a fire protection measure for those establishments, generally in accord with Council's recently adopted "Bush Fire Mitigation Policy".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 665-207)

SUBJECT: STATUS OF ROAD OFF BERAMBING CREST, BERAMBING

Mr. E.O. Hungerford has advised he wishes to upgrade the standard of the road of access to his proprerty, on which he is currently erecting a dwelling, and requests Council assistance in the provision of culvert pipes and grading of the road. Mr. Hungerford proposed to carry out the road reconstruction and installation of the culvert at his own expense.

The road in question is a road left in subdivision of Portion 16, Parish of Bilpin in about 1916, prior to Council obtaining control over the opening of subdivisional roads in 1920.

The title to the road apparently remains in two titles and no evidence has been found indicating an intention by the subdivider to dedicate the road nor by Council to accept dedication, either by deed or action, such as construction or maintenance. The road provides access to six lots, three of which also have frontage to Berambing Crest.

A carport stands, at least partially, on the road reserve.

The cost of the work requested would be only $600 while further funding will be needed in the future for maintenance and repair of the road and in the event that Council would undoubtedly be requested to provide these, the formality of dedication should be pursued.

Recommendation

1. That Mr. E.O. Hungerford be advised that from the information available Council considers that the road of access to his property off Berambing Crest is not a public road and Council is therefore not able to contribute to the cost of reconstruction or maintenance of the road.

2. Action be implemented for the dedication of the strip of land in subdivision of Portion 16, Parish of Bilpin as a Public road.

3. Upon dedication, Council assist adjoining land holders in providing access by the grading of the road and installation in the necessary drainage pipes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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

PRESENT: Hawkesbury Shire Council

Councillor C. J. Stanley
Mr J. R. Gilmore, Deputy Shire Engineer
Mr G. McCully, Shire Planner

Police Department

Sgt. M. Roughly
Sgt. G. Drady

Department of Main Roads

Mr R. Svarc

Department of Motor Transport

Mr K. Smith

APOLOGIES: Councillor J. E. Nicholson

1. Development Proposal, S. Read - Harber, Lot 366, D.P. 210302, Wattle Street, Bowen Mountain. (DA274/83)
Proposed Ballet Studio - submitted for consideration of traffic matters.

The Department of Main Roads commented as follows:

"The steep and narrow nature of the driveway would encourage on street parking by the patrons of the above establishment.

The on street parking would create a potentially dangerous situation for those patrons who would use the car park.

Hence, the driveway would need to be widened to 6 m for its entire length. Apart from the driveway width, the Department considered the application appropriate providing that it conforms with Council's zoning requirements."

The Police concurred with the above comments.

IT IS RECOMMENDED THAT: Council be advised of the above comments and further that the Committee concurs with the proposed condition requiring the two lots be held together and their use restricted to that proposed and the current ownership. Further, it is noted that there may be a need for a "No Standing" zone either side of the driveway.

2. Development Proposal, Robert Pont, Pt. 69, Parish of Colo, Singleton Road, Colo Heights. (DA223/83)
Proposed holiday, recreation and service complex - submitted for consideration of traffic matters.

IT IS RECOMMENDED THAT: the guidelines for the consideration of development matters at the Local Traffic Committee show that this proposal should be submitted directly to the Traffic Authority and this action has been taken.

...

3. Development Proposal, Trustees R. C. Church, Lot 7 DP 8714, Jordan Avenue, Glossodia. (DA447/83)
Proposed Church and hall - submitted for consideration of traffic matters.

The Department of Main Roads commented as follows:

"The Department raises no objection to the proposed development in principle. However, insufficient parking has been provided, together with a number of "dead end" parking bays. Both these factors combined will lead to on street parking. The driveway entrance should also be widened to a minimum of 6 m to allow two-way traffic."

IT IS RECOMMENDED THAT: the site is not entirely appropriate for a church complex, it being better located within the residential areas that is serves. If the development is to proceed, then the access road, entrance and parking area should be upgraded commensurate with the traffic requirements of the proposal.

4. Department of Environment & Planning - Circular No. 61 (C44/7)
Draft State Environmental Planning Policy - Traffic Generating Policy.

IT IS RECOMMENDED THAT: this circular be received.

5. Oakville P. & C. Association (665-1507,SJ96/19)
Requesting a bicycle pathway from the crossing point opposite the school on Oakville Road through to Hanckel Road.

IT IS RECOMMENDED THAT: the matter be deferred for further information.

6. Mr J. Williger, "Endeavour" Westbury Road, Grose Vale, (665-212, 665-722, 665-2308)
Seeking a 60 k/p/h speed zone on Bowen Mountain Road, Westbury Road and Grose Vale Road from Bowen Mountain Road to Pattersons Lane.

IT IS RECOMMENDED THAT: observations show that the existing speed zone in the area appears satisfactory.

7. Macquarie Towns Coach Lines (665-731, B26)
Alteration of bus route George Street, South Windsor, requesting bus stops east side opposite Post Office and at suitable location on west side.

IT IS RECOMMENDED THAT: this matter be deferred for on-site discussion with a bus company representative.

8. Windsor Chamber of Commerce (A7/20, 665-1341, R190/10)
Pedestrian crossing Macquarie Street, Windsor at Hawkesbury District Hospital.

Requesting erection of signs on approach to the pedestrian crossing with wording "Reduce Speed Hospital Crossing" or other appropriate wording.

Councillor R. Stubbs (A7/20, 665-1341, R190/10)
Representations have been received from Councillor Stubbs on the above matter.

The representative of the Department of Main Roads advised that the Department recognises a warrant for traffic lights exists at this location.

IT IT RECOMMENDED THAT: the Committee supports the erection of traffic signal lights at this location.

Plot position of traffic lights at junction of Bosworth ...

9. Windsor Chamber of Commerce (A7/20, 665-601, 665-731)
Traffic improvements in Windsor Town Centre. Requesting:

(a) One way traffic Fitzgerald Street.
(b) Traffic exiting from Coles into George Street be prevented from turning right.
(c) Traffic heading north along George Street be prevented from turning right into Coles.

IT IS RECOMMENDED THAT:

(a) This matter be deferred pending determination of the traffic movements in the Windsor commercial centre.
(b) &
(c) Coles be advised of the representations and requested to have discussions with Mr A. Hendrickson of Hendrickson's Antique Market regarding the provision of signs denoting access to Coles via Suffolk Street.

10. Traffic Authority of N.S.W. (T225, P182, R190/10)
Advising of the introduction of exclusive truck parking zones to supplement "Loading Zone" areas to be implemented shortly.

IT IS RECOMMENDED THAT: this information be received.

11. Mr R. E. Sherring, Lot 702, East Kurrajong Road, East Kurrajong, (665-710, 665-602)
Requesting a "Give Way" sign on the north side of the Gorricks Lane and Freemans Reach Road intersection to avoid an accident as a result of vehicles proceeding along Gorricks Lane through to the Hawkesbury River.

IT IS RECOMMENDED THAT: the "Give Way" signs be altered to be erected on both sides of Gorricks Lane with priority to Freemans Reach Road.

12. Windsor South Infants School (S196/23, 665-343)
Requesting removal of the "flag crossing" in Campbell Street as insufficient children cross at this location to warrant the facility.

IT IS RECOMMENDED THAT: the "flagged crossing" in Campbell Street be removed.

13. R. K. Cambridge - Nutesi Pty. Ltd. (665-2343)
Requesting a pedestrian crossing in Windsor Street, Richmond in the vicinity of the "Orange Grove" Shopping Arcade. Deferred for traffic count to be undertaken.

IT IS RECOMMENDED THAT: observations indicate that pedestrians cross at a number of locations in this area and traffic count indicates that the vehicular traffic is below the warrant for a pedestrian crossing and that unless traffic volume increases, the Committee at this stage does not agree to the request for a pedestrian crossing at this location.

....

14. Councillor Stanley - Hawkesbury Shire Council (665-348, 665-2343)
Requesting erection of supplementary "Stop" sign at the junction of Chapman and Windsor Road, Vineyard.

Advising that there is only one "Stop" sign in Chapman Road which is somewhat hidden by a light pole. He asked if this sign could be relocated further down the road and if a further sign could be installed on the other side of Chapman Road.

IT IS RECOMMENDED THAT: supplementary "Stop" signs be provided.

15. Councillor Denne - Hawkesbury Shire Council (665-722)
Requesting relocation of the "No Standing" sign near the traffic lights at North Richmond.

Stated that the "No Standing" sign near the traffic lights at North Richmond in Grose Vale Road has been knocked down by a truck, replaced, and is now missing again. Referring to the difficulties being experienced by wide and high trucks. Requesting that a new sign be installed and relocated in a more suitable position because of possible danger when cars park near the telephone booth.

IT IS RECOMMENDED THAT: the sign be reaffixed using stronger brackets.

16 Maraylya Progress Association (A7/6, 665-256)
Speed limit Boundary Road past Maraylya School. Requesting provision of a 60 k/p/h speed limit from Maraylya Hall to Mewton Road.

IT IS RECOMMENDED THAT: the Committee considers that the speed zoning provisions existing are adequate for the development in the area. It was noted that the area has been subject to surveillance by the Highway Patrol.

17. Hawkesbury Shire Council (R185/4)
Fairey Road, Windsor - Railway crossing. Requesting action to provide for lights at this crossing.

IT IS RECOMMENDED THAT: Council be advised to make representations to the Inter-Departmental Committee on provision of improved facilities at railway crossing and that the Committee be advised that installation is supported by the Local Traffic Committee.

18. National Roads and Motorists Association (665-810, 665-1302)
Intersection of Hanover Street and Macquarie Road, Wilberforce. Requesting relocation of one of the "Give Way" sings and alteration of the "All Traffic" signs.

IT IS RECOMMENDED THAT: the "Give Way" signs be altered to provide priority to traffic on Hanover Street and that the Council be requested to remove the "All Traffic" signs.

19. Department of Main Roads (M130/1)
Advising of temporary speed limit of 60 k/p/h from 70.5 km to 73.5 km north of Windsor from 29th September, 1983 to 29th March, 1984.

Submitted for Committee's information.

IT IS RECOMMENDED THAT: this information be received.

....

20. Traffic Authority of N.S.W. (T225)
Delegation of Authority - Consultation where Bus Services are involved.

Advising of the requirements for consultation with Department of Motor Transport and privately operated bus companies regarding bus services.

IT IS RECOMMENDED THAT: this information be received.

21. Department of Education - Lot 4, D.P. 250109, Grose Vale Road, North Richmond (DA452/83)
Use of residence as consulting rooms by Medical practitioners. Advising of no objection of the proposal subject to provisions of a "No Parking" sign immediately opposite the bus shelter.

IT IS RECOMMENDED THAT: Council be advised that the Committee has no objection to the erection of a "No Standing" sign "8.30 am - 6.00 pm, MON - FRI".

22. Councillor Durrington - Hawkesbury Shire Council (T225)
Expressing concern regarding the riding of trail bikes, many of which are unregistered or riden by riders apparently underage to receive a licence in the Oakville - Maraylya area.

Requesting increased patrols in the area with attention at weekends.

IT IS RECOMMENDED THAT: the Committee was advised that a squad has been formed at Parramatta Highway Patrol to deal with these matters and this request will be directed to them for attention.

23. Mr R. Bowman, 247(a) East Kurrajong Road, East Kurrajong, Section 2 (665-510, E78)
Extractive Industry in East Kurrajong Road near Coobah Road, (McInerneys). The Police advised of representations from Mr R. Bowman of East Kurrajong concerning trucks entering East Kurrajong Road from the extractive industry premises.

IT IS RECOMMENDED THAT: Council contact the operator with a view to adjustment of the entrance to allow vehicles to turn such that they enter into the correct traffic lane.

The meeting terminated at 11.30 am.

LOCAL TRAFFIC COMMITTEE

COMMITTEE'S RECOMMENDATION

6. MR. J. WILLIGERS, "ENDEAVOUR", WESTBURY ROAD, GROSE VALE. 665-212, 665-722, 665-2308.

THIS MATTER BE totally reassessed and referred back to the Traffic Committee for consideration and recommendation for the installation of a 60kph speed zone on the Grose Wold Road, sections of the Grose Vale Road and also Bowen Mountain, and be treated with a great deal of urgency.

THE BALANCE OF the report be received and the recommendations adopted and further, the traffic lights in Macquarie Street at Hawkesbury District Hospital be accelerated as much as possible.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to the report in the local press that the eleven Highway Patrolmen stationed at Richmond Police will be transferred back to Parramatta on 1st January, thereby leaving the area without any Highway Patrol.

COMMITTEE'S RECOMMENDATION

IF THIS REPORT is factual, Council express its greatest concern to the Minister for Police, the local member, and if necessary to the Premier of the State concerning the reduction of the Police content.

Councillor Denne asked if a sign could be placed at the junction of Slopes Road and Crooked Lane designating "Slopes Road".

Shire Engineer for attention.

Councillor Denne asked if a street sign and a "No Through Road" sign could be placed in Carrs Road, Wilberforce.

Shire Engineer for attention.

Councillor Sheridan stated that the discharge of stormwater was washing away the road shoulders around some properties in Longleat Road, between Bells Line of Road and Erica Street, making entry to some properties difficult.

Engineer for investigation.

Councillor Sheridan referred to the small reserve at the rear of Jacqueline Place, Kurmond, which is overgrown with vegetation.

Shire Engineer for attention.

Councillor Sheridan asked if the Engineer could advise the present position regarding repairs to the multi-purpose courts at Bilpin Public School.

The Shire Engineer advised that the matter had been taken up with the Department of Education in relation to necessary works to repair the Bilpin, Kurmond, Oakville and Glossodia multi-purpose courts, and is still with the Department.

Councillor Sheridan asked if the Engineering staff could fix the slat seating in the Rotunda in McQuade Park. He asked if something of a more permanent nature could be looked at.

Shire Engineer for attention.

Councillor Horrex referred to the increased development at North Richmond and asked if a report could be brought forward on the question of fire protection safety in respect to the possibility of installing a fire station similar to that at Windsor and Richmond.

Councillor McMahon referred to the North Richmond P. & C. Association News Sheet regarding its last meeting concerning the future use of land in North Richmond for a sporting complex. It stated that the area to be used is on Peel's Dairy and access gained from Pecks Road. Unfortunately this will leave little benefit for the school as it is too far for regular usage. The land the school has been using, the original site of Colo High School, will be sold, so school usage will be limited.

The Shire Planner advised in relation to the planning of these areas at North Richmond.

Councillor McMahon asked if the Planner would consult with the North Richmond School in relation to this problem.

Shire Planner for report.

Councillor McMahon asked if Council could look at the possibility of the removal of the Windsor fire station from its present site to a more appropriate site and suggested the old milk factory area where it would have immediate access.

The Shire Clerk stated that the question was considered by Windsor Municipal Council approximately seven years ago. A letter was then forwarded to the Board of Fire Commissioners suggesting the relocation and also a deputation was received by the Board. The Board indicated they were happy to relocate subject to Council providing the full cost of the new site and the new building and paid the Board for the purchase of the land at the rear of Horderns. He stated that a further letter would be forwarded to the Board asking them to reconsider the relocation of the building, provided the Board undertakes it at its own cost, and that Council would be prepared to co-operate in locating a site.

Councillor Dunn referred to the very untidy and unkempt paddock past the shops on the left hand side of Bells Line of Road near the lights at North Richmond.

Health Surveyor for attention.

Councillor Stevens referred to the heavy growth of briar bushes and extensive undergrowth of the section of Bensons Lane on the northern side of Francis Street and the people in the area's concern of a possible fire hazard.

Shire Engineer for attention.

Councillor Stevens stated that in relation to the Benson Lane Sporting Complex there may be an opportunity in the development of the area to put in a golf driving range, to enhance the multi use of some of the fields.

Shire Engineer for attention.

Councillor Stanley asked if the "No Parking" sign on the left hand side of Fitzgerald Street between the entrance to Brooks Retread and the first telegraph pole could be moved one space further down to allow people to load and off load lawn mowers.

The matter to be referred to the Local Traffic Committee.

Councillor Stubbs referred to the sharp bend in Saunders Road between Pitt Town Road and Old Stock Route Road. He also referred to large potholes. He asked if any action was anticipated to straighten out the bend.

The Shire Engineer stated that he was not aware of any proposals but would bring a report forward to Council.

Councillor Stubbs asked if a report could be brought forward on the statements in the press regarding water from the new subdivisions in Freeman Road at Agnes Banks draining into Eaton Street.

Shire Engineer and Health Surveyor for report.

Councillor Stubbs asked if regular mowing could be undertaken in High Street at McGraths Hill.

The Shire President stated that mowing is done on a regular basis right throughout the Shire.

Councillor Stubbs referred to correspondence from the Pitt Town Progress Association concerning the realignment of Bathurst Street at its junction with Buckingham Street and asked when the work would take place.

The Shire Engineer advised that the work it included in the matters that will be submitted for Council's consideration in the Estimates.

Councillor Durrington stated that she had been approached by Mr. George Bruce regarding River Road West about 6 miles down from the bridge. She stated that the road has broken up and asked when the road could be repaired. She stated that apparently there was a sign put up by the Colo Shire Council in regard to picknickers and tourists in that area which was washed away in the 1978 flood and asked if this could be re-erected.

Shire Engineer for investigation.

Councillor Durrington stated that Settlers Road in the Macdonald Valley is not sealed and there has been sand laid over the road which causes the cars to skid, and is considered very dangerous.

The Shire Engineer advised that as a result of grading, surplus material is brought up from the verge of the road.

Councillor Durrington asked if the road could be sealed.

The Shire Engineer advised that Council had a limited budget for maintenance and as Settlers Road is an extremely long road, road base was only placed in isolated sections where the dust affects properties.

Councillor Durrington stated that in Kable Street there is a sign stating traffic hazard which obstructs the view of motorists turning right into Macquarie Street and asked if the sign could be moved further down.

Shire Engineer for attention.

Councillor Rotherham referred to his request several months ago for a report on the possibility of putting three seats at Pound Paddock and four waste bins. He asked if these seats and bins could be authorised as the cricket season has started.

Engineer for attention.

Councillor Rotherham stated that there is a very rusty Ford Falcon on Wolka Road adjacent to Millers Orchard at Bilpin and asked if it could be removed.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
3. 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.
4. 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.
5. No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
6. 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.
7. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
8. 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 and to be constructed, drained, sealed and marked to Council's requirements, full details of which are to accompany the building application.
9. An onsite area for parking and loading is to be provided that is commensurate with the development of the site and its surroundings, to the satisfaction of the Shire Planner, and is to be of a suitable all-weather construction to the satisfaction of Council's Engineer.
10. Parking to be provided at the rate of .... covered and .... visitor's spaces 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 and to be constructed, drained, sealed and marked to Council's requirements, full details of which are to accompany the building application.
11. The payment of an amount of $.... being a contribution in lieu of car parking not provided on site based on $.... per space.
12. The payment of an amount of $.... being contribution toward the parking spaces deleted by the development based on $.... per space.
13. An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
14. 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.
15. Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
16. Provision of full width concrete footpath over the full frontage of the development.
17. Provision of half width concrete footpath over the full frontage of the development.
18. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
19. No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
20. Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
21. 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.
22. A contribution of $... towards Parks and Recreation Areas based on $450.00 per additional unit for residential areas and $257 for rural areas.

.../2

23. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.
24. Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
25. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
26. 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.
27. Buildings to be demolished as part of this approval as shown on the application as submitted.
28. 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.
29. The registered owner of the land is to reside in one of the proposed dual occupancy dwellings.
30. The development shall, at all times, conform with the definition of "Home Industry" as defined in the Windsor Planning Scheme Ordinance and Interim Development Order No. 3, Colo.
31. The development shall, at all times, conform with the definition of "Home Occupation" as defined in the Windsor Planning Scheme Ordinance and Interim Development Order No. 3, Colo.
32. The applicant is to receive the approval from the Trade Waste Inspector, of the Metropolitan Water Sewerage and Drainage Board, in order to determine whether or not the installation of a grease arrestor is necessary for the proposal.
33. The provision of concrete kerb and gutter over the full frontage of the development to the satisfaction of the Shire Engineer.

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 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.

13 The creation of an instrument pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.

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.

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA439/83) To DSP 14/12/83
APPLICANT:	M. GALLO
OWNER:	M.C. & L. GALLO
LAND & LOCATION:	LOT 5, SECTION S, 500 GEORGE STREET, SOUTH WINDSOR. EAST SIDE OF ROAD, ADJACENT CHURCH OF CHRIST. DIRECTORY B5, MAP 26.
ZONING:	W.P.S. - RESIDENTIAL 2(c) D.L.E.P.
APPLICATION:	THE ERECTION OF A RESIDENTIAL FLAT BUILDING CONTAINING SIX (6) UNITS TO BE BUILT IN TWO (2) STAGES.

S.P. REPORT

The submission proposes the erection of a residential flat building containing six (6) units, the construction of which is to be staged.

Stage I to be the erection of units 2, 3, 5 and 6; and

Stage II the demolition of the existing dwelling and the erection of units 1 and 4.

Plans submitted with the application are generally in accordance with Council's Code for the erection of Residential Flat Buildings, the major departure being the set back of 3.05 metres to the southern side boundary in lieu of the 3.5 metre required by the Code.

Given that the reduced set back improved the setback and open space on the northern side boundary and that the adjoining property to the south is zoned 5(a) Special Uses Church and unlikely to be developed for Residential Flats the departure is considered reasonable in the circumstances and unlikely to adversely affect the neighbourhood amenity.

The plans indicate six (6) covered car parking spaces for residents with access to the laneway at the rear, the siting and dimensions which are considered adequate however the manoeuvring area provided to the two visitors car parking spaces with access to George Street is inadequate to allow vehicles to enter and leave in a forward direction. Such manoeuvring area should be increased to minimum dimensions of 6.7 metres.

The proposal to stage the development is considered reasonable in the circumstances however Stage I should include the construction of all six carports and the completion of the paved manoeuvring area and access to the rear laneway.

Further, it is considered reasonable that the existing dwelling house be demolished and construction of Stage II be commenced within two years of the completion of Stage I.

Recommendation.

That approval be granted to the erection of a residential flat building containing six (6) residential units, generally in accordance with the plans submitted, such building to be constructed in two stages and be subject to the following conditions:

1-8. Standard conditions 1, 10 (6 & 2), 14, 15, 20, 21, 22 ($2,250) and 27.

9. In respect of conditions 2 above, the visitors car parking spaces be provided with a manoeuvring area having dimensions not less than 6.7 metres sufficient to enable vehicles to enter and leave the premises in a forward direction and that such parking spaces and manoeuvring area be finished with a surface comprised of brick pavers, cobblestones or the like and exclude a floated concrete slab or bitumen coating finish.

10. In respect of condition 5 above design of the garbage receptacle should be re-assessed following discussion with Council's Health Surveyor having regard to existing and proposed means of collection.

11. Stage I of the development shall encompass not less than the construction of units 2, 3, 5 and 6 and the construction of the six covered car parking spaces together with the resident's driveway and access to the rear laneway.

12. Stage II of the development shall encompass the demolition and removal of the existing dwelling house, the construction of units 1 and 4, the provision of the visitor's car parking having regard to conditions 2 and 9 above and completion of the development in accordance with the plans submitted.

13. Stage II shall commence within 2 years of completion of Stage I.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/12/83.

ITEM 2:	(File DA454/83)
APPLICANT:	B. & C. WINTERS
OWNER:	B. & C. WINTERS
LAND & LOCATION:	LOT 3, DP250118, SAUNDERS ROAD, OAKVILLE. CNR. SAUNDERS AND OLD STOCK ROUTE ROADS, DIRECTORY C1, MAP 30.
ZONING:	I.D.O. 3 COLO - NON URBAN 1(C) D.L.E.P. - RURAL 1(C)
APPLICATION:	THE USE OF PART OF THE ESTABLISHED DWELLING HOUSE FOR A "HOME OCCUPATION" BEING THE OFFICE OF A PRINTING AGENT.

S.P. REPORT

The submission proposed the use of part of one room in the dwelling as an office in association with the conduct agency concerned with the organising placement and oversight of job-printing.

It is not proposed that printing take place upon the premises.

Adjoining owners were advised of the proposed development and invited to comment however no such comment has been received.

The activity is identified as "Home Occupation" and may be approved.

Recommendation

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

1. Standard condition 31.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/11/83.

ITEM 3:	(File DA480/83)
APPLICANT:	POLISH FOUNDATION IN N.S.W.
OWNER:	POLISH FOUNDATION IN N.S.W.
LAND & LOCATION:	LOT 1, DP530024, UPPER COLO ROAD, CENTRAL COLO. NORTH EASTERN SIDE OF UPPER COLO ROAD. DIRECTION A2, MAP 15.
ZONING:	I.D.O. 3 COLO - NON URBAN 1(a1) ENVIRONMENTAL. D.L.E.P. - RURAL 1(a1) ENVIRONMENTAL
APPLICATION:	ERECTION OF AN AMENITIES BLOCK - ANCILLARY TO THE APPROVED USE OF THE LAND FOR A YOUTH CAMP.

S.P. REPORT

The proposal is to erect an amenities block containing a kitchen, storeroom and toilets on the subject land, ancillary to an approved land use. The proposed development is permissible under Clause 47 of Interim Development Order No. 3 Colo, and may be approved.

Recommendation

Approval be granted, subject to the following conditions:

1 - 9 Standard conditions (D.A.'s) 1, 2, 3, 6, 7, 9, 18, 24 and 28.

10 The proposed amenities block to be located not less than 30 metres from the top of the bank of the river or less than 7.62 metres from the road boundary.

11 The proposed kitchen shall comply with Council's Code for Food Premises.

12 Separate plans and specifications of the kitchen fit out shall be submitted to, and approved by Council prior to any building works being undertaken.

13 A septic drainage system shall be provided and a separate application lodged with Council for approval of the septic tank installation.

14 Provision of toilet facilities for the disabled at the rate of one unit for each sex, in accordance with the requirements of Part 53.10 and Specification No. 9 of Ordinance 70, and standard Building Condition 102.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Typed By Word Processors 19/12/83

ITEM 4: (File DA432/83)
APPLICANT: HOPKINS AND DYER PTY. LIMITED
OWNER: TUTUILA INVESTMENTS PTY. LIMITED
LAND & LOCATION: LOT 2, DP559099 NO. 28 SLOPES ROAD, NORTH RICHMOND. EASTERN SIDE OF SLOPES ROAD, DIRECTORY B5, MAP 9.
ZONING: I.D.O. 3 COLO - NON URBAN 1(b1) ENVIRONMENTAL. D.L.E.P. - RURAL 1(b1) ENVIRONMENTAL.
APPLICATION: APPLICATION FOR HOUSING AGED OR DISABLED PERSONS UNDER THE PROVISIONS OF STATE ENVIRONMENTAL PLANNING POLICY NO. 5.
OBJECTIONS: THE FOLLOWING OBJECTIONS HAVE BEEN RECEIVED:

Mr. W.P. and Mrs. S.L. Anderson
Mr. R.F. and Mrs. M.R. Rozzoli
Mr. K. and Mrs. L. Richmond
Mr. B. and Mrs. D. Dunlea
Mrs. O. Viller
Mr. G.R. and Mrs. J.M. Raisin
Mr. and Mrs. H. Allan
Mr. and Mrs. W.C. Carney
Mrs. M.D. Bentley
Mr. R.A. Robinson
C.V. Darcy
Hawkesbury District Conservation Society - Mrs. D. Hallam (Secretary)
Mr. E.B. and Mrs. J.A. Brown
Mrs. D. Shaw
Mr. G. and Mrs. L. Ragen
Mr. A. Skyring
Mr. R.W. and Mrs. J. Billing
Mr. N.A. Muir
Mr. K.A. and Mrs. J.M. Wheatland
Mr. M.H. and Mrs. E.M. Atkinson

Petition containing 25 signatures.

S.P. REPORT

The application is to erect 25 self contained farm houses for aged or disabled persons on small separately defined areas of land, together with a communal facilities building and a central barn facility. The objective of the proposal is to provide people of retirement age with a small hobby farm attached to communal facilities for use by all occupants. The proposed communal facilities building comprises large living and dining areas, entrance lobby, office, toilets, gymnasium and spa, change rooms, Doctor's room, library, games room, kitchen, service rooms and store rooms. The barn facility consists of farm machinery bays, workshop, stables, pottery kiln and studio, art studio, workshop bays, toilets, store rooms and outside livestock yards and loading shute. In addition, the proposed development includes: tennis court, swimming pool, bowling green (2 practice rinks), putting greens (2), golf practice driving range, bar-b-que/picnic areas, defined walks, jogging track, sunbathing terraces and a 13 seater minibus for use by residents for shopping or to facilitate group excursions.

An extract from the applicant's submission is as follows:

"It is proposed to use the Staged Development provisions of the Strata Titles Act 1973 in order to carry out the development and to set up a Corporate Body with a Strata Council in order to take control of the common property and to perform the functions of administration."

Precis of Objections.

Isolation - lack of public transport, lack of shopping and other community facilities, lack of medical services and other support services, no live-in health care; Precedent will be set for similar developments in rural areas, Views of surrounding landowners will be adversely affected, Problems with providing an adequate potable water supply, Problems with effluent disposal and sewerage treatment works, Development not in keeping with character of the area, Traffic hazard, Present roads and intersections unable to handle excess traffic, Noise, Development does not comply with the requirements of State Environmental Planning Policy No. 5, Size and bulk of barn, Density of development.

The proposed development for housing aged or disabled persons is the subject of State Environmental Planning Policy No. 5. In essence, this policy provides that housing for aged persons or disabled persons may be carried out with consent on land where dwelling houses, residential flats, hospitals or special uses-churches are permitted subject to compliance with certain design criteria. These criteria relate to building height, density, landscaped area and parking. There is also a provision that evidence must be furnished which establishes to the satisfaction of the Council that there are adequate support services for aged persons or disabled persons in the proposed development or that these services will be available within a reasonable time. If the development application complies with the criteria laid down in the Policy then Council cannot refuse the carrying out of development for the purpose of housing for aged or disabled persons on the grounds of these criteria.

It should be noted that State Environmental Plan Policy 5 has, subsequent to the receipt of this application been amended so that the Policy only now applies in urban areas. However, the amended Policy provides that applications received prior to the amendment must be dealt with under the Policy as it then appears.

An examination of the development application indicates that it does not comply with all the requirements specified in State Environmental Planning Policy No. 5. Under the policy support services mean services which assist aged or disabled persons, including meals-on-wheels, day care centres for aged persons, home nursing, domiciliary help, transport and other like services provided by hospitals, hostels or nursing homes. Satisfactory evidence stating that support services are or will be available within a reasonable time for the residents of the development has not been provided by the applicant as required.

Since additional external support community care services will not be provided for the proposed development independently or normal, it is envisaged that existing support facilities primarily based in Richmond and Windsor could become overtaxed as evidenced by the objectors by the Home Care Services.

The likely population density of the proposed development, assuming an average of four people per dwelling, will be approximately 8.7 persons per hectare. Although this complies with the density criteria of State Environmental Planning Policy No. 5, it is in conflict with the intent of the provisions of Interim Development Order No. 3 - Shire of Colo which projects a density of 0.4 persons per hectare (ie one dwelling per 10 hectares). In this regard, Council will be aware of proposals to include this area within its rural residential release areas, allowing a minimum subdivision area of 4 hectares, or a population density of 1 persons per hectare; which proposal was rejected by the Minister for Planning and Environment.

At the moment, adjoining rural land uses include a vineyard, grazing horse studs and orchards. These landuses may adversely affect the health of the aged or disabled occupants.

To provide an adequate potable water supply to the development, roofwater storage vessels are proposed. In periods of dry weather, however, the applicant proposes a supplementary water supply by the provisions of a 100 metre deep bore. Although bore water may be obtainable on the site, it is unlikely to be suitable for domestic use because of its high salt and iron content and test results would need to be provided in this respect. Additionally, limited roof water storage as proposed is not considered suitable for this type of occupancy proposed particularly in time of drought.

The proposed development is likely to have an adverse affect on the scenic quality of the locality, in terms of being out of character with other development in the area.

General Summary.

The proposal is an overdevelopment of the site and is out of character with the "low key" uses of adjoining properties and others in the locality. The topography of the land is such as to cause problems with the disposal of wastes and stormwater runoff and whilst the applicant proposes at a later stage, a "package" sewerage treatment plant, the proposed location of this being on the downhill boundary is such as to cause major concern of the possible discharge into the natural watercourse traversing the property and the adjoining downstream dam system.

Recommendation.

The application be refused because:

1. Support services to assist aged or disabled persons are insufficient and do not appear likely to be sufficient within a reasonable time.

2. The proposal is out of character with other development in the locality and one which would lead to a destruction of the area's amenity.

3. The proposal is likely to have adverse affects on the natural drainage system traversing the property.

4. The proposal whilst being allowable pursuant to State Environmental Planning Policy No. 5 gazetted on 19th February, 1982 is contrary to revised State Joint Policy pursuant to the amendments gazetted in State Environmental Planning Policy No. 5 on 7th October, 1983 which would prohibit the proposal on the subject land.

5. The proposal is not in the best interests of the general public.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

The Shire Clerk advised that Notices of Intention to address the Committee are collected from the Gallery by a Council Officer however Mr. Hopkins had indicated that he wished to address the Committee but as he had arrived a little late his notice of intention had not been collected by the responsible officer. Mr. Hopkins was then given approval to address the Committee on the application.

ITEM 5:	(File DA452/83)
APPLICANT:	M.B. COGHLAN
OWNER:	M.B. COGHLAN & D. PFEIFFER
LAND & LOCATION:	LOT 4, DP250109, CNR. GROSE VALE ROAD AND WILLIAM STREET, NORTH RICHMOND. NORTH EAST CORNER. DIRECTORY D5, MAP 22.
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1) D.L.E.P. - RESIDENTIAL 2(a1)
APPLICATION:	THE USE OF PART OF THE EXISTING DWELLING AS PROFESSIONAL CONSULTING ROOMS FOR A PANEL OF TWO MEDICAL PRACTITIONERS.

S.P. REPORT

The existing dwelling house offered for development stands on an allotment of land that is regular in shape, has an area of 1051m2, frontage to Grose Vale Road and vehicular access from William Street.

The site is considered adequate and the plans submitted are considered satisfactory subject to provision being made for access for the disabled.

Adjoining owners were advised of the application and invited to comment on the proposal resulting in one response from the Department of Education, Metropolitan West Region which submission although raising no objection to the development expressed concern over the possibility that kerb-side parking might be encouraged opposite the school bus shelter.

That submission has been forwarded for inclusion in the agenda of the next meeting of the Traffic Advisory Committee.

Recommendation

That approval be granted, generally in accordance with the plans submitted with the application subject to the following conditions:

1-6 Standard conditions 1, 2, 3, 8(7), 14 and 18
7 Provision of access for the disabled in accordance with specification No. 9 (Access and Facilities for Disabled People) of Ordinance 70 of the Local Government Act, 1919.
8 Floor plan to be altered and give adequate separation between the consulting room and surgeries and the dwelling.

Dr. Coghlan addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT DOCTORS COGHLAN and Pfeiffer be asked to resubmit their application stating that the professional consulting rooms would be only for one medical practitioner at a time.

To OSP 14/12/83

ITEM 6:	(File DA447/83)
APPLICANT:	TRUSTEES OF THE ROMAN CATHOLIC CHURCH
OWNER:	THE ROMAN CATHOLIC PARISH OF ST. MATTHEWS
LAND & LOCATION:	LOT 7, DP8714 JORDAN AVENUE, GLOSSODIA
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1) D.L.E.P. - RURAL 1(b1)
APPLICATION:	ERECTION OF A RESITED TIMBER FRAMED BUILDING TO BE USED AS A CHURCH AND ERECTION OF A BRICK TOILET BLOCK.
OBJECTIONS:	D.J. GREEN, "BEL ANGE" JORDAN AVENUE, GLOSSODIA A.J. & J.D. WALKER, LOT 5 JORDAN AVENUE, GLOSSODIA B.L. MAHON, LOT 8, 1A JORDAN AVENUE, GLOSSODIA

S.P. REPORT

Application is to resite a timber framed building to the above lot to be used as a Church. The building is 7.25 X 12.2 metres with a small porch at the front and a 3.1 X 3 metre sacristy at the rear. Also proposed is a brick toilet block 6.25 X 3.53 metres at the rear of the Church in a separate building. A car parking area for 19 vehicles is shown adjacent to the Church and up to the front building. The Church is located 18 metres from the front boundary and 75 metres from the western boundary. The width of the lot is 202.5 metres. Under Interim Development Order 3 Colo and the Draft Local Environmental Plan for the Shire, "places of public worship" are allowable uses with consent of Council. Adjoining owners and owners opposite the site have been advised of the proposals and three objections have been received. A summary of the objections follows:-

Jordan Avenue is a short dead end road and not able to cater for the traffic; adversely affect existing rural environment; site is more that one kilometre from centre of Glossodia; building should be 40 metres from road and parking increased to 35-40 spaces; site needs cleaning up; Church forerunner for other develpoment eg. school, retreat etc.; serenity of street and area will be destroyed; devalue property and with no caretaker a haven for undesirables.

Jordan Avenue has a centre seal and would be capable of carrying the traffic generated by the proposed small church. The site is not particularly good for a church being a short dead end street with low scale development. The church's reasons for developing here is that the land was left to them and at present it will serve both Glossodia, Freemans Reach and Wilberforce equally. The building should be located in the centre of the lot and further back from the road so that on site parking is encouraged rather than at the edge of the road.

Power and telephone are available and the site is within the water benefit area with the 100mm main being laid at this time by the Metropolitan Water Sewerage and Drainage Board.

Recommendation

That approval be granted in accordance with the plans submitted with the application number 155/83 prepared by Gregg Ritchie and Partners Pty. Limited subject to the following conditions:

1-5 Standard conditions 1, 2, 3, 8(19) and 28

6 Church building to be sited in the centre of the lot and at a minimum of 30 metres from Jordan Avenue and the parking area to be redesigned to give a minimum distance of 20 metres between Jordan Avenue and the commencement of the parking area.

7 Vehicular access to the site between the edge of the existing bitumen of Jordan Avenue and the parking area to be constructed and sealed to the Shire Engineer's requirements, full details of accompany building application.

8 Area between the Church building and parking area and Jordan Avenue to be landscaped with advanced trees and shrubs, full details to accompany the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/11/83

ITEM 7:	(File 471/83)
APPLICANT:	R.K. CAMBRIDGE
OWNER:	L.M. & D.J. DUFFY
LAND & LOCATION:	LOT 11, DP629453 WINDSOR STREET, RICHMOND. CNR. CHAPEL STREET. DIRECTORY B5, MAP 25.
ZONING:	W.P.S. - RESIDENTIAL 2(c) D.L.E.P. - RESIDENTIAL 2(b2)
APPLICATION:	STRATA SUBDIVISION CREATING SEVEN (7) ALLOTMENTS.

S.P. REPORT

Council, at its meeting of 11th November, 1982 granted consent to the erection of a residential flat building containing a total of seven X two bedroom town houses.

Building Application No. 1196 of 1982 was subsequently approved and the building has now been completed to the satisfaction of Council's Health Surveyor.

The submission now before Council seeks consent to Strata Subdivision of the seven units prior to occupation.

Recommendation

That development consent be granted to Strata subdivision in accordance with the plans submitted subject to the following conditions:-

1. The submission to and approval by Council of a satisfactory application under the provisions of the Strata Titles Act, 1973 as amended.

2. The issue of a certificate by Council under Section 317A of the Local Government Act, 1919, as amended.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TYPED BY WORD PROC. 19/IV/83

ITEM 8:	(File DA450/83)
APPLICANT:	E. WEEDEN & J. VOLLMAN
OWNER:	E. WEEDEN & J. VOLLMAN
LAND & LOCATION:	LOTS 4 AND B RESUBDIVISION OF PART PORTIONS 1 & 2 PARISH OF HAWKESBURY, CHASELING ROAD, WISEMANS FERRY.
ZONING:	I.D.O. 3 COLO - NON URBAN 1(a1) D.L.E.P. - RURAL 1(a1)
APPLICATION:	ESTABLISHMENT FOR A HOLIDAY AND RECREATION CAMP COMPRISING FOUR ACCOMMODATION CABINS, AMENITIES BLOCK, RECREATION BUILDING AND CAR PARKING AREA.
OBJECTIONS:	1. J.P. MURPHY, 76 CHURCH STREET, WINDSOR 2. B.R. & R. GORE, 1a CHASELING ROAD, LEETS VALE 3. C. & E. JEKSTADT, LOT 22 CHASELING ROAD, LEETS VALE. 4. V. RUSSO, 23 CHASELING ROAD, LEETS VALE. 5. K.T. GOULD, 24 CHASELING ROAD, LEETS VALE 6. J.A. & C.A. FRANCIS, 2/19 BROWNING STREET, CAMPSIE.

S.P. REPORT

Application is to erect 4 accommodation cabins, amenities block, recreation building and car parking area as the above land at the end of Chaseling Road to be used as a holiday and recreation camp. There is an existing house and shed on the land and several transmission easements traverse the site.

The use is an allowable one within the provisions of I.D.O. 3 Colo however the location of the recreation building is within the floodway lands as shown on the Flood Maps and this building is not permitted in that area under Clause 47 of the Order.

The proposal has been advertised and 6 objections received. A summary of the objections follows:-

Approval will close access through Mr. W. McNamara's property for rest of residents, increased activity like mini bikes and trail bikes would cause annoyance to other residents and spoil serene atmosphere, adequate public road access is necessary but not available, proposed road with development is through Crown land and private property, proposal will adversely affect residents' lifestyle, inadequate information with application, not in accordance with the Act.

In regard to the development, verbal advice has been received that the maximum number of persons expected to use the facility will be 60. Transport to the site is expected to be by 20 cars or 1 bus and 4 cars or by ferry or boat from Wiseman's Ferry wharf. A letter has been received from a Mr. J.P.F. Hennelly agreeing to allow use of the bush track through his land for the inhabitants of the development.

No public road access is available to the site and none is proposed by this development.
It is considered that in principle the use of the land for holiday and recreational pursuits is an acceptable use of the property however with the lack of public road access to the site Council should not favourably consider the proposal at this time.

Recommendation

A. The application be refused on the grounds:

1. No public road access is available to the developmment and therefore access for the residents cannot be guaranteed at all times.

2. The proposed recreation building is located on floodway land as shown on the Flood Map of I.D.O. 3 Colo and is therefore contrary to Clause 47 of the Order.

3. The proposed development could affect the landscape and scenic quality of the area, and could adversely affect the area with increased traffic, increased environmentally harmful activities and approval would not be in the public's interest.

B. That an application for such development would be appropriate when public road access is available and such application would need to address the issues of servicing including water supply and sewerage, landscaping, traffic and effect on adjoining properties and residents.

Mr. E. and Mrs. W. Weeden addressed the Committee.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred to the next Ordinary Meeting and reinvestigated by Council Officers.

ITEM 9:	(File DA495/83) To DSP 14/11/83
APPLICANT:	CHERYL COOLEY
OWNER:	CHERYL COOLEY
LAND & LOCATION:	PT. CNR. LOT 7, PT. LOT 10, SECTION 9, 46 COURT STREET, WINDSOR. LOCATED ON THE NORTH WESTERN SIDE OF ROAD, CNR. COURT AND BRIDGE STREETS. DIRECTORY D2 OF MAP 26.
ZONING:	W.P.S. - RESIDENTIAL 2(a); ROADWIDENING RESERVATION. D.L.E.P. (AS EXHIBITED) - RESIDENTIAL 2(a); ROAD RESERVATION 8(c) D.L.E.P. (AS DETERMINED BY COUNCIL) - RESIDENTIAL 2(a)
APPLICATION:	USE PART OF THE EXISTING DWELLING AS A HOME OCCUPATION FOR THE PURPOSES OF A PHYSIOTHERAPIST.

S.P. REPORT

The applicant proposes to use a room in the existing dwelling house for a home occupation being for a physiotherapy practice. The application complies with the requirements of the Windsor Planning Scheme, and may be approved. The main road widening as previously required by the Department of Main Roads to Bridge Street is now no longer required and has been deleted on the D.L.E.P. as determined by Council.

Recommendation

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

1-4 Standard conditions 1 (for any alterations and renovations to the dwelling), 2, 3, 9 and 31.
5 Provision of access for the disabled in accordance with specification No. 9 (Access and Facilities for the Disabled People) of Ordinance 70 of the Local Government Act, 1919.
6 Floor plan to be altered to give adequate separation between the consulting room and surgeries and the dwelling.
7 Egress doors shall comply with Part 24.20 of Ordinance 70.
8 Provide one unisex disabled toilet in accordance with Part 46.9 of Ordinance 70.
9 In respect to condition 3 above, such parking shall provide at least one space for use of disabled drivers in accordance with specification No. 9.3.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DCP 14/12/83

ITEM 10:	(File DA301/83)
APPLICANT:	PORTA-GAS PTY. LTD.
OWNER:	R.H. & K.T. WILKINS
LAND & LOCATION:	LOT 1, D.P. 507081 WINDSOR ROAD, McGRATHS HILL, CNR WINDSOR AND MULGRAVE ROADS, DIRECTORY C2, MAP 27A
ZONING:	W.P.S. - NON URBAN 1(b) DLEP - RURAL 1(b)
APPLICATION:	THE INSTALLATION OF AN ABOVE GROUND LIQUID PETROLEUM GAS TANK AND DISPENSER ANCILLARY TO THE USE OF THE PREMISES AS A SERVICE STATION

S.P. REPORT

The submission relates to the established Esso Service Station situated the corner of Windsor and Mulgrave Roads, McGraths Hill, which premises are subject to Main Road Widening.

Details of the proposed development were referred to the Department of main Roads for comment which department advised concurrence to the proposal subject to the installation being situated clear of the Road Reserve.

Amended plans have been submitted that satisfy the requirements of the DMR.

Consultation was sought with the Department of Environment and Planning in accordance with Circular 55 relating to proposed Liquid Petroleum Gas installations and the Department has requested that the applicant be required to consult with the Department regarding guidelines for the location and installation of such facilities.

Recommendation

A. Approval be granted generally in accordance with the amended plans with letter dated 20th October, 1983 subject to the following conditions:

1-4. Standard conditions (development) 1, 2, 3 and 25.
5. Compliance with the requirements set down by the Dangerous Goods Branch of the Industrial Relations Department.

B. The applicant be advised to consult with the Department of Environment and Planning regarding location guidelines for LP gas storage and distribution facilities prior to the commencement of any works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/12/83

ITEM 11:	(File DA486/83)
APPLICANT:	JACK SIMPSON PTY. LTD.
OWNER:	JACK SIMPSON PTY. LTD.
LAND & LOCATION:	PORTION 300 PARISH PITT TOWN
ZONING:	W.P.S. - NON URBAN 1(c)
APPLICATION:	EXTENSIONS TO EXISTING FUEL DEPOT BEING THE ERECTION OF A WORKSHOP, AMENITIES, CARPORT, OVERHEAD FUEL GANTRY AND ABOVE GROUND FUEL TANKS BEING 2 X 54,000, 2 X 18,00 AND 3 X 11,000 LITRES IN CAPACITY

S.P. REPORT

The existing fuel storage depot was approved by Council in 1971. This application is to update existing facilities.

It is intended, by the new owners, to generally tidy up the existing depot, remove unused and obsolete equipment and to landscape the development with lawns and advanced trees and shrubs. The new fuel tanks are partly to replace existing smaller tanks and partly to increase the holding capacity to ensure as much as possible a continuous supply to its customers during times of industrial problems.

The site contains many native trees and these will be retained and supplemented by additional planting. The development is not readily visible from Saunders Road and unoccupied Crown land exists at the rear.

The development is capable of being adequately contained on the land and as there has been no objection as a result of advertising and notification of nearby land owners it is considered the application should be approved being allowable with consent within the zone.

Recommendation

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

1-12. Standard conditions 1, 2, 3, 5, 7, 9, 14, 18, 19, 25, 27 and 32.
13. The applicant is to obtain any necessary approvals of the Dangerous Goods Branch of the Department of Industrial Relations and proof of such approval shall be provided to Council prior to operation of the proposed works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/12/83.

ITEM 12:	(File DA175/83)
APPLICANT:	E.A. BUTTSWORTH
OWNER:	E.A. BUTTSWORTH
LAND & LOCATION:	LOT 12, D.P. 55752 GEORGE STREET, SOUTH WINDSOR, WESTERN SIDE OF GEORGE STREET, BETWEEN ARGYLE STREET AND CAMPBELL STREET
ZONING:	W.P.S. - GENERAL BUSINESS 3(a) DLEP - GENERAL BUSINESS 3(a)
APPLICATION:	ERECTION OF AN ARCADE OF SHOPS WITH OFFICES ON THE FIRST FLOOR

S.P. REPORT

Application is to erect an arcade of shops adjacent to the existing two shops on the site and cover the central building with offices on the first floor.

The centre of the building on the ground floor has a pedestrian arcade 3.5 metres wide at the George Street end widening to 4 metres wide past the rear of the existing shops. The development shows six shops but this is flexible depending on demand for floor space by lessees. Access to the upstairs office section is by stairs at the rear lane and behind the existing shops.

Council approved the erection of two new shops on 14.6.83 and due to the dedication by the owner of the rear land for lane an parking, the parking requirement was deleted by Council on 9.8.83. No parking requirement therefore should be imposed with this development.

Recommendation

Approval be granted in accordance with amended plans dated 13.11.83 subject to the following conditions:

1-9. Standard conditions 1, 2, 3, 6, 7, 16, 18, 19 and 23 (each shop).
10. Adjustment of access to the site from the rear lane to suit the layout of the development and to be in accordance with Part 53-10 and Spec. 9 of Ordinance 70.
11. Discharge of stormwater and connection to the Council's sewer main to the requirements of the Shire Engineer.

Councillor Dunn declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/12/83

ITEM 13:	(File DA499/83)
APPLICANT:	GREGG RITCHIE
OWNER:	L. URBANCHICH
LAND & LOCATION:	LOT B (RESUB PT. LOT 32) DP 416762 GRANDVIEW LANE, BOWEN MOUNTAIN, LOCATED ON THE SOUTH WESTERN SIDE OF THE ROAD, DIRECTORY D7 OF MAP 20
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1) DLEP - RURAL 1(b1)
APPLICATION:	ERECTION OF A DWELLING

S.P. REPORT

The applicant proposes to erect a three storey dwelling with a parapet and a basement cellar storey. The proposed dwelling is circular in plan with a diameter of 7.01 metres and takes the form of a medieval keep.

The plan submitted indicates that the dwelling will have a height of 9.3 metres above natural ground level. The applicant has lodged an objection pursuant to Clause 16 of State Environmental Planning Policy No. 1 against the provision of Clause 45 which restricts the height of a building at any point to a maximum of 8 metres above natural ground level.

The land is within the escarpment preservation area and directly on the eastern escarpment of the Blue Mountains. While the control of the clause inhibit some architectural styles, it applies over a relatively small area but one of regional significance. There are many areas where few controls exist and styles are not hindered. The eastern escarpment areas are considered to be of importance sufficient to maintain the controls except in exceptional circumstances.

In this instance the building could either be relocated on the land, or modified by enlarging the floor ara and reducing the height.

Recommendation

Council grant development consent to the erection of a dwelling house on the subject land generally in accordance with plans submitted with the application, prepared by Gregg Ritchie and Partners and identified as projected 165:83 subject to the following conditions:

1-2. Standard conditions 1 and 24.
3-4. Standard conditions (dwelling houses) 3 (44,000 litres) and 7.
5. The height of the proposed dwelling does not exceed 8.0 metres above natural ground level.
6. Upon completion and occupation of the new dwelling the existing dwelling is to be rendered uninhabitable and to be used only for storage purposes.
7. Exterior surfaces of the proposed structure being constructed of a neutral, non reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings.

8. In respect of condition 1, such plans shall be amended to comply with the above conditions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/11/83.

ITEM 14:	(File DA487/83)
APPLICANT:	R.S. DILLON
OWNER:	G.E. CLINCH
LAND & LOCATION:	LOT 2, D.P. 559675, NO. 253 WINDSOR STREET, RICHMOND, ON THE NORTHERN SIDE OF WINDSOR STREET BETWEEN WEST MARKET STREET AND BOSWORTH STREET
ZONING:	W.P.S. - GENERAL BUSINESS 3(a) DLEP - GENERAL BUSINESS 3(a)
APPLICATION:	ERECTION OF TWO BRICK SINGLE STOREY SHOPS

S.P. REPORT

Application is to erect two single storey brick shops on the above site. One shop is proposed adjacent to the existing TAB premises in the arcade access to the rear offices, which will now gain access from the rear parking area. The other shop, 6m x 16m, is proposed in the rear yard, two metres from the rear parking area boundary and leaving a distance of 4.97m to the side boundary for access.

The new shop to front Windsor Street will be built under the existing roof structure and the front elevation will match the existing. The shop in the rear yard has a blank wall facing the parking area with a flat roof. It is considered that the design of this building could be improved to give a more pleasing aspect from the parking area.

In regard to parking, six spaces could be accommodated in the rear yard with the existing building that requires 3 spaces to Council's code. Only one space can now be provided in the rear yard with the new shop. Four (4) additional spaces are required for the two new shops. With the 2 metre set back to the parking area for pedestrian use, a credit can be given of one parking space under Council's policy. Four spaces are required for the new shops with the credit of one space for the two metre set back, a deficiency of 3 spaces exists, requiring a contribution of $10,500 at $3,500 per space.

Recommendation

Approval be granted generally in accordance with the plans dated 2.11.83 submitted with the application subject to the following conditions:

1-14. Standard conditions 1, 2, 3, 5, 6, 7, 8 (1), 11 ($10,500 at $3,500 per space), 15, 16, 18, 19, 23 (shop), and 25.
15. Design and external treatment of the rear shop to be to the requirements of the Shire Planner and Shire Health Surveyor.
16. Provision of disabled toilets are required by the Council's Health Surveyor and provision of access for the disabled in accordance with Part 53-10 and Specification 9 of Ordinance 70.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

To DSP 14/11/83

ITEM 15:	(File DA511/83)
APPLICANT:	METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD
OWNER:	METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD
LAND & LOCATION:	LOT 92, D.P. 214752 SPINKS ROAD, GLOSSODIA, ON THE WESTERN SIDE OF SPINKS ROAD BETWEEN KENTUCKY DRIVE AND END OF THE ROAD
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(d) RESTRICTED DLEP (AS EXHIBITED) - RESIDENTIAL 2(d1) DLEP (AS DETERMINED BY COUNCIL) - SPECIAL USES 5(a1) RESERVOIR
APPLICATION:	ERECTION OF A STEEL ELEVATED RESERVOIR

S.P. REPORT

Application is for a steel elevated reservoir on the above land to ensure an adequate water supply to the higher areas of the Freemans Reach - Glossodia Water Supply Scheme. The land was acquired by the Board for this purpose and the use is an allowable one in the current and proposed planning instrument.

The reservoir will be 31 metres high "mushroom" in shape with a diameter of 16 metres at the top. The capacity of the reservoir is 1 million litres and will be painted green. Landscaping will be undertaken on the site on the reservoir is located approximately 100 metres back from Spinks Road.

The proposal is a necessary part of the water supply system and the Council, following a submission from the Board, has altered the zoning on the draft local environmental plan to Special Uses 5(a) Reservoir. The reservoir is now under construction.

Recommendation

Approval be granted in accordance with the plans numbered R349/50 submitted with the application subject to the following conditions:

1-5. Standard conditions 1, 3, 14, 24 and 28.
6. Parking area being provided for employees working on the site and for maintenance vehicles visiting the site from time to time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

TO DSP 14/12/83

ITEM 1:	(File DA473/83)
APPLICANT:	BENNETTS REAL ESTATE PTY. LIMITED
OWNER:	ASTRON PROPERTIES PTY. LIMITED
LAND & LOCATION:	LOT 1, DP15104, GROSE VALE ROAD, KURRAJONG. WEST SIDE OF ROAD, ADJACENT SOUTH BOUNDARY KURRAJONG PUBLIC SCHOOL. DIRECTORY C8, MAP 21B.
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1) & 2(a3) D.L.E.P. - RESIDENTIAL 2(a1) & 2(a3)
APPLICATION:	SUBDIVISION CREATING 4 ALLOTMENTS, TWO HAVING AN AREA NOT LESS THAN 1000m2 EACH CONTAINING AN EXISTING DWELLING AND TWO EACH HAVING AN AREA OF NOT LESS THAN 4000m2 EXCLUDING THE ACCESS CORRIDOR.

S.P. REPORT

The land offered for subdivision is irregular in shape, has a frontage of approximately 49.9 metres to Grose Vale Road, a sealed public road in use, an area of 1.34 hectares and is traversed by the boundary between the zones Residential 2(a1) and 2(a3).

The submission proposes the creation of two allotments each having an area of not less than 1000m2 and each containing one of the two established dwellings presently standing on the land and two allotments each not less than 4000m2 excluding the 4.5 metre wide access corridor.

Although the 15.725 metre frontage to the proposed Lot 1 is less than desirable, linear dimensions are dictated by permanent improvements and, in the circumstances, the proposed subdivision pattern is considered satisfactory subject to the two lesser allotments being contained wholly within the Residential 2(a1) zone.

Any consent of Council should be conditional upon the removal of any encroachment upon the proposed new lots and, if necessary the reconstruction of the septic drainage system of the established dwellings to ensure such drainage be contained within the boundaries of the pertinent allotment.

The three additional allotments generate a demand for 340m2 of public recreation space and, in the absence of any provision for such space within the subdivision it is considered appropriate that the applicant be required to contribute the sum of $2,040, in lieu thereof based on an "englobo" value of $6 per m2 for land in the locality.

The application conforms with the requirements of Clauses 19(3), 19(5),21(2) and 21(3) of the instrument and may be approved.

Recommendation

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

1-4 Standard conditions Development (Subdivision) 2, 8($2,040),9 and 12.
5 The demolition and removal of any and all structures that encroach upon the new allotments created.
6 Should any part of the septic drainage system of either of the existing dwellings encroach upon any of the adjoining allotments, such drainage shall be reconstructed within the pertinent boundaries of the allotments to the satisfaction of Council's Health and building Surveyor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File DA 200/83) To DSP 14/IV/83
APPLICANT:	S.H. & M. BARNES
OWNER:	S.H. & M. BARNES
LAND & LOCATION:	LOT 4 AND 5, DP 239109, TERRACE ROAD, FREEMANS REACH
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1) DLEP - RURAL
APPLICATION:	SUBDIVISION BY ADJUSTMENT OF BOUNDARIES TO GIVE ONE LOT OF 5200m2 AND REMAINDER OF 1.5HA

S.P. REPORT

Application is to adjust the boundaries between two lots at Freemans Reach, Lot 4 which fronts Terrace Road and Lot 5, a landlocked block behind Lot 4. A requirement of the original subdivision was that these two lots be consolidated but this was not undertaken and two separate lots now exist. A similar application by McNair on Lots 3 and 6 adjoining was refused by Council but upheld by the Land and Environment Court on appeal. It is considered that the Court was in error but, due to the high cost of a further appeal, was not persued by Council. Council should follow the previous Court decision but require the lots created to be of equal size.

Recommendation

That approval be granted subject to the following conditions:-

1-5 Standard conditions (E.P. & A. Act 1979) 2, 4, , ($800), 9 and 12.
6 The two lots created by the adjustment of boundaries to be of similar area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. WINDSOR CHAMBER OF COMMERCE - DEVELOPMENT, HOLLANDS PADDOCK. A7/20, P160/36. letter dated 20/12/85

Stating that at a meeting of the Chamber, it was unanimously resolved, bar one, to advise of the Chambers decision to request Council's full and complete support and co-operation to bring to a successful completion the proposed Girvan Bros. development at Hollands Paddock. It was further resolved that the proposed Mall development of George Street be deferred until such time as the abovementioned Hollands Paddock development has reached a satisfactory conclusion.

Advising that it is the Chamber's view that a shopping complex type development of the nature of that proposed by Girvan Bros. is essential to the economic well being of the town of Windsor and will ensure the future growth and prosperity of the town.

LATE CORRESPONDENCE

B2. EDGAR SMALL - HOLLANDS PADDOCK. M134, P160.

"I wish to convey to Council my deep concern over the proposed development of "Hollands Paddock".

May I say at the outset that I am of the firm opinion that the Development of this retail site should be encouraged, but I do have real reservations about a development of the size of 60,000 sq. ft., or more. It is my belief that a retail outlet of this size is far too large for Windsor. I feel that if it were allowed to proceed, it would effectively stifle any other sizeable retail development in Windsor. With its limited population base there clearly is a limit as to how much retail floor space that the area can economically support.

Further, if all the major retail development within Windsor is allowed to occur on the one site, it will effectively stifle the viability of the Mall concept for Windsor. In my opinion, for the Mall to work effectively there needs to be a larger-type retail development at EACH end of the mall - then with an attractive pedestrian thoroughfare a pleasant avenue of smaller specialty shops is created.

I am aware that the Windsor Chamber of Commerce - at a meeting at which I was not present - voted almost unanimously in favour of the Development, however I do wonder if the members are really aware of the ramifications of a retail outlet of 60,000 sq.feet, and the effect it will have on many of the smaller businesses in the town. May I suggest that if the Development were limited to say 30,000 sq.ft., or less, then retail expansion at the Northern end of town would be more likely, and this would be more in keeping with the orderly expansion of the retail sector of Windsor.

With my thanks for Council's consideration of this matter."

B3. WINDSOR CHAMBER OF COMMERCE - HOLLANDS PADDOCK DEVELOPMENT. A7/20, P160/36. letter sent 16/11/83

"Further to our earlier correspondence conveying the resolutions of the meeting held this week.

We wish to place before you information relevant to the future development and economic life of Windsor and its community.

As this subject is coming before Council on Tuesday 29 November 1983, we urge you to give due consideration to the important content of this letter and lend your support to the proposed Hollands Paddock development.

Employment and economic growth is a fundamental to the district's prosperity. The Shire's unique location on the periphery of metropolitan Sydney, does provide some employment advantages notwithstanding these points, it is evident that a demand for local employment for persons unemployed, and for persons presently travelling some distance to work does exist. The necessity to commute long distances to work is a fact which faces a good number of people, these income earners are forced from their families for extended periods.

The future role of Windsor Town Centre will depend on several factors, the most important being the level of private investment that developers are prepared to enter into, with attractions such as major shoping complexes offering a range of lower and higher order goods, resulting in an overall increase in business activity in the existing shops, thereby encouraging confidence in the centre, and extending to the most important factor, the potential job opportunities created from the rejuvenation of business in the town centre. A large supermarket and variety store, such as Woolworths would certainly provide this much needed injection of business and result in providing the jobs, full and part-time, which are so desperately needed to give hope to our young unemployed.

Not forgetting the large number of young people who will be available for work over the next decade. In addition, no doubt, the existing businesses would be in an improved position and would provide job opportunities.

Taking note of the attached appendix:

If we consider a possible 60% only, of this figure being spent in the Windsor Town Centre, adding to this purchases of higher order goods, ie. furniture, electrical goods, cars, petrol, building materials, garden machinery etc, the total possible figure is incalculable, as data is not available to produce an accurate figure, therefore we can only leave the individual to guess.

The conclusion, taking that the expected rate of population growth is inevitably reflected in the rate of new house construction, and the release of 1900 new home sites in South Windsor together with the infill development at Glossodia, Freemans Reach, Wilberforce and McGraths Hill and any other factors which increase the population, it can be assumed that Council is endeavouring to encourage development in the area to produce the sound economic growth that a venture such as the Hollands Paddock Park complex will produce, and in turn the existing Town Centre will grow and develop into the 1990's continueing to provide stability of jobs for the residents and their children far beyong the next decade.

Our confidence in our recently elected Council encourages us to conclude that we will see the development of Hollands Paddock Park take place, and the community as a whole prosper as the end product."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

Letter to C. Cantwell 22/12/83

ITEM 1: (File P160)

SUBJECT: DECLARATION OF A MODIFIED NUCLEAR FREE ZONE

The following letter and statement has been forwarded by Messrs Chris Cantwell, Lionel Buckett and Lachlan Sheaves.

"We concerned residents of Hawkesbury Shire wish to have the attached statement placed on Council Business paper for discussion at the committee meeting on 22nd November.

Councillors have been approached and are expecting the matter to be raised at this committee meeting. We also wish to address this meeting for a period of some 5 minutes. Allocation of time would be appreciated."

"STATEMENT ON THE DECLARATION OF A MODIFIED NUCLEAR FREE ZONE HAWKESBURY SHIRE N.S.W.

To provide a clear level of protection to the residents of Hawkesbury Shire, from the health and genetic dangers implicit in the nuclear fuel cycle, and so as to act as a deterrent to any organisation considering the use of our shire for nuclear purposes:

Hawkesbury Shire as a modified nuclear free zone will:

(a) Use all planning and administrative powers to oppose the siting of any nuclear facility used in the nuclear fuel cycle in the shire, for example nuclear reactors and nuclear enrichment plants.

and

(b) Oppose the establishment of any nuclear wastes disposal or storage facilities within the shire.

This policy will in no way effect the production, or transport of radioactive materials used for medical purposes within the shire."

The issue raised is one involving State and national planning policies and for which insufficient information is available to recommend to Council any policy statement.

Recommendation

No action be taken regarding the matter.

Mr. C. Cantwell addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE POSSIBLE siting of a nuclear reactor, nuclear enrichment plant or nuclear waste disposal or storage within this Shire be opposed.

ITEM 2: (File DA 465/83) To DSP 14/12/83

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN - LOT 4, DP 593340, KURMOND ROAD, KURMOND

The draft plan to permit subdivision of the above land due to its severance by the proposed Council extension of Spinks Road to meet Kurmond Road has finished its exhibition in accordance with the Act with no submissions being received.

Recommendation

The draft plan be forwarded to the Department of Environment & Planning for final determination in accordance with Section 68 of the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P160-2) To be resubmitted D.C. 3/1/84

SUBJECT: FLOOD POLICY Deferred.

1. BACKGROUND

As a result of recent policy circulars and maps from the Department of Public Works and Department of Environment and Planning it is necessary for Council to reinstate its Flood Policy.

Planning and Environment Commission Circulars No's 15 and 22 and Department of Environment and Planning Circular No. 31 indicate that Government policy is based on the view that urban development is undesirable on any flood-prone land, as defined by the 1 in 100 year flood, if there are alternative flood free sites available. Urban development, in the context of this policy, includes all buildings, structures, filling and excavation, whether temporary or permanent, which could affect the flow of floodwaters and be imperilled or cause damage elsewhere in time of flood.

Essentially the policy promotes the removal of urban development from flood prone areas and aims to clear floodways of unnecessary obstructions to the free flow of flood water.

In response to Circular No. 15 the former Windsor Municipal Council required that all new residential development on existing subdivided residential and rural allotments be at a level of not less than 13.5 metres above standard datum with a habitable floor level of not less than 16 metres above standard datum. The Windsor Planning Scheme prohibits buildings (other that those ancillary to agriculture and forestry) on any land lying at a level less than 12.2 metres above standard datum. Therefore the former Municipality provided for the filling of land between 12.2 metres and 13.5 metres. This policy currently applies to the area covered by the former Municipality having been adopted by Hawkesbury Shire Council on 23 December 1980.

The prevailing flood policy for land in the former Shire is contained within a provision of Interim Development Order No. 3, Shire of Colo. Clause 47 of I.D.O. No. 3 provides that "floodway lands" (land shaded blue on a set of flood maps) may be developed for the purposes of "agriculture, caravan parks, forestry, open space, picnic grounds and amenity blocks, roads, and subdivision and for the purposes ancillary thereto with the consent of the Council but for no other purposes. Therefore dwellings are prohibited on "floodway lands". The I.D.O. No. 3 floodmaps are the result of an amalgam of a report compiled by the consultant engineers, Rankine and Hill in 1963 and aerial photographic evidence of the floods in 1961 and 1964. The definition of the blue shaded area on the floodmaps has been found to closely correspond to the 1 in 100 year flood frequency level provided by the Department of Public Works.

The Shire's amalgamating draft local environmental plan basically extends the policy applicable to land within the former Municipality to land in the former Shire. The constraints in the preparation of the draft local environmental plan determined that one of the existing policies should be applied to the whole Shire and in these circumstances the policy of the former Municipality was the only policy capable of application over the whole of the Shire.

Additional advice and information on flooding in the Shire has recently been made available by the Department of Public Works and the Water Resources Commission.

The Department of Public Works have provided Council with a copy of a Flood Plain Atlas for the Lower Hawkesbury River identifying areas inundated by the 1 in 20 year flood (floodways), the 1 in 50 year flood, and the 1 in 100 year flood (flood-prone lands).

The Water Resources Commission has forwarded comments on Clause No. 35 of Council's amalgamating draft local environmental plan relating to the development of flood liable land. Some of these comments are of a procedural nature but others provide new advice on recommended development standards. The Commission states that both itself and the Public Works Department recommend that -

> "in the absence of adequate levees, that residential floor levels be set at a minimum of 500mm above the 1 in 100 year flood level".

The additional height, or freeboard, is to allow for increased flood heights resulting from additional development and for protection from wave action.

The Commission advises that this recommendation is used by organisations lending government funds for housing, as a minimum flood proofing standard and should be adopted by Council as a condition of its development consent so that all future buyers will have equal opportunities for finance. Inquiries made by Council indicate that some conflict exists in the State Government in the implementation of flood policy. While the Water Resources Commission and the Department of Public Works promote a habitable floor level of 500mm above the 1 in 100 year flood level the Registrar of Co-operative Societies has been unwilling to lend government funds for housing with habitable floors between the Public Works recommendation and the highest known flood level without an unequivocal statement from the P.W.D. that their recommendation is acceptable for the lending of government funds. To date the P.W.D. and the Water Resources Comission have been reluctant to issue such statements. It is understood that the P.W.D./Water Resources recommendation has the support of the Premier's Department. The resolution of this conflict is of importance to the Shire as the area of land between 500mm above the 1 in 100 year flood level and the highest known flood level is substantial.

Additionally the Water Resources Commission and the Public Works Department recommend that -

> "during a 1 in 100 year flood, water is to be no more than 2 metres deep across any land proposed for development. Therefore, after taking account of the 500mm of freeboard as recommended, the maximum height of habitable floors should be 2.5m above the ground in flood liable areas."

2. ISSUES IN THE DEVELOPMENT OF A FLOOD POLICY FOR HAWKESBURY SHIRE

Most of the issues in the development of a flood policy for the Shire are closely related but for the purposes of discussion the following broad headings can apply.

Policy Issues

New South Wales Treasury figures indicate that between June 1973 and April 1978 over $60million had been spent by Government as a consequence of the nine major floods in this period. Assistance included the restoration of local, State and semi-governmental assets and facilities, and the relief of personal hardship and distress. While it is recognised that people are prepared to accept a degree of risk in exchange for cheap land or an attractive location it is inevitable that Government will be forced to subsidise such development in the long term.

The 1 in 100 year flood frequency has been adopted by the State Government as a level which effectively negates risk to the public and minimizes Government liability. As mentioned the Water Resources Commission and the Department of Public Works recommend that habitable floors be set at a minimum of 500mm above the 1 in 100 year flood event to take account of additional development on flood liable land and for protection from wave action. This recommendation may be considered as a safeguard or a means of preserving the integrity of the 1 in 100 year frequency level.

An assessment of the suitability of land for development should have regard to the frequency of flooding. Where possible development controls contained in a flood policy should be most strict for land subject to frequent flooding. Frequent flooding generally corresponds with the main flow paths for flood waters and for this purpose the Department of Public Works has adopted the 1 in 20 year frequency as the definition of the floodway.

On a state wide basis the Government's policy does not so much reduce the choice of location as the price the whole community has to pay for that choice. Given these policy considerations it is advisable for Council to pursue State Government objectives wherever they are practicable and appropriate.

Financial Issues

Financial issues to be considered in the development of a flood policy are -

(i) the costs imposed on affected landowners through restrictive development controls;
(ii) the responsibility of Council (if any) to provide compensation to land owners who are deprived of certain development potential.

The Windsor flood policy provides that zoned land at a level of 12.2 metres may be filled to 13.5 metres to permit a two-storey dwelling with a habitable floor level of not less than 16 metres. Under the Windsor Planning Scheme, urban development is prohibited on land below 12.2 metres. Depending on the level of land, development controls such as these may have significant financial implications for landowners. The Windsor flood policy is essentially a solution to the conflict between the expectations of property owners and the current Government policy. However it does not compromise the main intentions of regional policy.

Circular No. 31 from the Department of Environment and Planning indicates that zoning restrictions on land designated as flood prone do not attract compensation. Except when reserved land is acquired or where it is necessary to revoke or modify consents granted when the full extent of the hazard was not known, legislation does not make provision for the payment of compensation.

Notwithstanding the provisions of legislation the community may generally perceive that the imposition of highly restrictive development controls (such as the denial of a right to erect a dwelling) on a limited number of people may only be justified where adequate compensation is provided from the public purse. It is generally the case that people who constructed dwellings on land subsequently defined as flood prone did so with the consent (either explicit or implicit) of the local authority. Similarly people who purchased land subsequently defined as flood prone often did so on the understanding that a dwelling could be erected on that land.

The State and Commonwealth Governments make available funds for compensation under the Flood Mitigation Program. This program includes the funding of flood mitigation structures such as levees as well as the acquisition of properties affected by flooding. Funding operates on the basis of 2 parts State to 1 part Local. If the proposal is supported by the Commonwealth, the ratio of funding alters to 2 parts Commonwealth, 2 parts State and 1 part Local. Generally the Department of Public Works will only support a request for acquisition for badly affected properties in floodways. The Public Works Department would not support the funding of acquisition of vacant land.

Because of these financial issues it is generally the case that a trade-off must be struck with policy objectives. Factors to be taken into account in such a trade-off include the severity of flooding, available finance and options for development control. Possibly the "last resort" method of implementing flood policy is by the reservation and acquisition of affected properties. This mechanism must be adopted where properties contain dwellings and necessitates the displacement of households and acquisition on demand.

Legal Issues

It is understood that a Court could well hold that a Council owes a private individual a duty of care both in respect of -

(a) the dissemination of information voluntarily or on specific inquiry as to whether land is subject to flooding; and
(b) the exercise of its statutory obligation to approve or disapprove development or building applications having regard to the relevant statutory mandates (page 6 and 7 of advice prepared for the Local Government Asscciation of NSW and the Shire Associations of NSW).

A breach of such a duty of care, which results in damages which the defendant ought to have foreseen would establish a cause of action in negligence.

It is considered that the first item, ie, the dissemination of information can be adequately catered for by means of Section 149 certificates and flood information certificates. The second item concerning the use of Council's obligation is however a more difficult issue. In a decision by Justice McClelland in the Land and Environment Court in September, in the case of Narrabri Shire Council and Galandon, he stated that the alternative of requiring the Council to be indemnified was not within the Council's power under the Environmental Planning and Assessment Act.

Possibly the best guideline for the proper exercise of Council's discretion is the policy promoted by the NSW Government in Circular No. 31. This policy promotes the removal of urban development from flood prone areas and aims to clear floodways of unnecessary obstructions to the free flow of flood water.

Administrative Issues

The formulation of any policies to control development on land affected by flooding requires that consideration be given to the most accurate, cost effective method of implementing a policy.

The Shire has in its possession Central Mapping Authority orthophoto and cadastral maps covering flood prone lands associated with the Hawkesbury River form Yarramundi to Ebenezer, Rickaby's Creek, South Creek, Cattai Creek and part of the Grose River.

Several months ago Council received a copy of a Flood Plain Atlas from the Public Works Department of New South Wales. The Atlas indicates the areas inundated by the 1 in 20 year flood, the 1 in 50 year flood, the 1 in 100 year flood and the approximate limit of the June 1867 flood (largest known flood in the Windsor area). Discussions with representatives of the P.W.D. indicate that the plotting of their flood frequency information on the map series is intended to be indicative but not definitive.

It is desirable that a flood policy be based on a flood frequency rather than a set level as the latter does not take into account the hydraulic gradient in the river and its tributary streams and peculiarities in flood profiles caused by constricted sections of channel. At the November Ordinary Meeting of Council it was resolved to adopt the flood level information to Australian Height Datum as shown in the Lower Hawkesbury River Flood Plain Atlas prepared by the Department of Public Works but not the mapping of that information in the Atlas.

The matter has been reviewed in detail and after consideration of all issues including Government Policy and Council liability the following is recommended:

The policy applies to existing zoned land only with rezoning taking place within Government policy.

This policy is in its overall effect the most desirable in terms of promoting the removal of urban development from flood prone areas. It is also the favoured policy option as it achieves this result with minimal interference to existing development controls and can be readily implemented from the resources available to Council. The main elements of the policy are:

Land on the Western Side of the Hawkesbury River

- no urban development (business, industrial or residential) on any land on the western side of the Hawkesbury River below the 1 in 100 year flood frequency for the area in which the building is to be located with the exception of existing vacant land which may be currently developed in accordance with Interim Development Order No. 3 Shire of Colo. An investigation of such existing vacant land indicates that approximately 34 allotments would need to be excluded from the provision in a schedule to the draft local environmental plan.

Land of the Eastern Side of the Hawkesbury River

- no urban development on any land on the eastern side of the Hawkesbury River below a level 1.2 metres below the 1 in 20 year flood frequency level for the area in which the building is to be located.

- a building used for business, industrial or residential purposes shall not be erected on any land lying at a level below the 1 in 20 year flood frequency level for the area in which the building is to be located. provided that filling of land is allowed with Council's consent between the 1.2m below the 1 in 10 year frequency and the 1 in 20 year frequency level.

- the habitable floor level of any building to be used for residential purposes shall be at a level not less than that of the 1 in 100 year flood frequency level.

- the floor level of a building to be used for business purposes shall be at a level not less than the 1 in 100 year flood frequency level. It is not considered that the development of business floor space at levels below the 1 in 100 year flood frequency level can be justified given the alternative opportunities for development on flood free sites and the considerable investment in internal fittings for shops and offices.

- the floor level of a building to be used for industrial purposes shall be at a level not less than the 1 in 20 year flood frequency level.

It is appreciated that this policy does not provide a unified flood policy for the whole of the Shire but this appears impractical for the reasons discussed. The three alternatives for implementing a unified policy are to either

a) reduce the development standards west of the Hawkesbury River to equate those standards currently sought under the Windsor Flood Policy. This strategy would facilitate further urban development on flood prone land rather than promote its removal.

b) increase the development standards east of the Hawkesbury River to equate those standards currently sought under I.D.O. No. 3 Shire of Colo. Depending on Council's attitude to the compensation of affected property owners, this is probably not feasible in financial terms as it would abolish development rights for in excess of 150 vacant allotments.

c) apply a development standard midway between (a) and (b). This was considered and it was similarly found that it would require a high level of expenditure which could not be justified in terms of the benefits which would accrue to the community.

It is proposed that this policy be adopted through a draft local environmental plan to replace Clause 35 of the amalgamating draft local environmental plan and through a policy paper to incorporate provisions which are not required and/or are not suitable for incorporation in a local environmental plan.

Upon adoption of the report and recommendation the appropriate policy documents will be prepared.

Recommendation

That Council:-

1. Resolve to prepare a draft local environmental plan to replace Clause 35 of the draft amalgamating local environmental plan No. 80.

2. Adopt the following as the basis of the draft local environmental plan to be submitted to the Department pursuant to Section 64 of the Act.

Development of Flood Liable Land

35(a) Land on the Western Side of the Hawkesbury River

(i) Except as provided by subclause a(iv) and subclause a(v) a building shall not be erected on any land lying at a level below the 1 in 100 year flood frequency level for the area in which the building is to be located.

(ii) Notwithstanding subclause (a)(i), a residential building in existence as at the appointed day on land which is below the 1 in 20 year flood frequency level may, with the consent of the Council, be extended, altered or added to up to a maximum of 10 per centum of the floor space of the building as at that day.

(iii) Notwithstanding subclause (a)(i), a residential building in existence as at the appointed day on land which is above the 1 in 20 year flood frequency level but below the 1 in 100 year flood frequency level may, with the consent of the Council, be extended, altered or added to.

(iv) Notwithstanding subclause (a)(i), the allotments described in Schedule 14 may be developed for the purposes of a residential building in accordance with the provisions of this plan.

(v) Flood liable lands may, with the consent of the Council, be developed for the purposes of agriculture, caravan parks, forestry, open space, picnic grounds, amenity blocks, public conveniences, state emergency service establishments and roads and for purposes ancillary thereto.

(vi) For the purposes of this clause, flood frequency shall be determined having regard to information supplied by the Public Works Department and the Water Resources Commission and adopted by the Council and other information adopted by the Council from time to time for the purposes of this clause.

(b) Land on the Eastern Side of the Hawkesbury River

(i) Except as provided by subclause (b)(x), a building shall not be erected on any land lying at a level below the 1 in 20 year flood frequency level minus 1.2 metres, for the area in which the building is to be located or on any other land which, in the opinion of the Council, was liable to flooding at the appointed day.

(ii) A building used for commercial, industrial or residential purposes, or for more than one of those purposes, shall not be erected on land lying at a level below the 1 in 20 year flood frequency level at the appointed day for the area in which the building is to be located.

(iii) Where land lies at a level below the 1 in 20 year flood frequency level, but above the 1 in 20 year flood frequency level minus 1.2 metres, the land may be filled to allow the erection of a building for commercial, industrial or residential purposes, or for more than one of those purposes, provided the filling is performed in accordance with the Council's policy on the filling of land.

(iv) The habitable floor level of any building on any land to which this clause applies to be used for residential purposes shall be at a level not less than that of the 1 in 100 year flood frequency level for the area in which the building is to be located.

(v) The floor level of a building on any land to be used for commercial purposes shall be at a level not less than the 1 in 100 year flood frequency level for the area in which the building is to be located.

(vi) The floor level of a building on any land to be used for industrial purposes shall be at a level not less than the 1 in 20 year flood frequency level for the area in which the building is to be located.

(vii) In respect of an application to erect a building on any land to which this clause applies for residential purposes, the height of the habitable floor level shall not exceed 3 metres above the ground level.

(viii) Notwithstanding subclauses (b)(i), (b)(ii) and (b)(iv), a residential building in existence as at the appointed day on land which is below the 1 in 20 year flood frequency level may, with the consent of the Council, be extended, altered or added to up to a maximum of 10 per centum of the floor space of the building as at that day.

(ix) Notwithstanding subclauses (b)(i), (b)(ii) and (b)(iv), a residential building in existence as at the appointed day on land which is at or above the 1 in 20 year flood frequency level but below the 1 in 100 year flood frequency level may, with the consent of the Council, be extended, altered or added to.

(x) Flood liable lands may, with the consent of the Council, be developed for the purposes of agriculture, caravan parks, forestry, open space, picnic grounds, amenity blocks, public conveniences, state emergency service establishments and roads and for purposes ancillary thereto.

(xi) For the purposes of this clause, flood frequency shall be determined having regard to information supplied by the Public Works Department and the Water Resources Commission and adopted by the Council and other information adopted by the Council from time to time for the purposes of this clause.

(Schedule 14 referred to in 35(a)(iv) is to include all existing allotments on the western side of the river which would be deprived of building rights by virtue of the proposed policy. Approximately 34 parcels would be listed in this schedule.)

3. Resolve to alter subclause 14(3) of the draft amalgamating local environmental plan No. 80 from:

(3) A subdivision of land within Zone No. 1(a), 1(a1), 1(a2), 1(a3), 1(b), 1(b1), 1(b2), 1(b3), 1(b4), 1(c) or 1(d), other than a subdivision for the purpose of agriculture, shall not be approved unless each lot to be created has sufficient area of land for the erection of a dwelling-house above the 100 year flood frequency for the area in which the subdivision is located.

to:

(3) A subdivision of land within Zone No. 1(a), 1(a1), 1(a2), 1(a3), 1(b), 1(b1), 1(b2), 1(b3), 1(b4), 1(c) or 1(d), other than a subdivision for the purpose of agriculture, shall not be approved unless each lot to be created has sufficient area of land for the erection of a dwelling-house above a level 500 millimetres above the 1 in 100 year flood frequency for the area in which the subdivision is located.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THIS report be deferred.

ITEM 4: (File R190/13) To DSP 20/12/83.

SUBJECT: DRAFT AMALGAMATING LOCAL ENVIRONMENTAL PLAN - CLOSURE OF LANEWAY RUNNING FROM GEORGE STREET TO BRADLEY STREET, SOUTH WINDSOR.

The amalgamating Planning Scheme, soon to be gazetted, provides for the closure of the above laneway for its zoning to become Open Space Reservation (Parks and Recreation 8(a)) so that it can be used, along with adjoining land, in conjunction with the existing attached small park fronting Woods Road and Bradley Road.

Mr. T. Karlson of No. 1 Bradley Road has written to Council indicating his concern at the above proposal in that he utilises the present laneway for access to his garage at the rear of his dwelling.

As the laneway is the only access to the garage, it would be appropriate to let the correspondent have continued access even after the local environmental plan is gazetted with a small area defined and separated from the park for the correspondent's use. A legal right of way would be an appropriate form.

Recommendation

Council approve of a physical separation for access purposes, as required, of part of the proposed park under the draft local environmental plan, the use of which is to be vested in the adjoining landowner affected as a right of way.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA54/83) To DSP 14/12/83.

SUBJECT: CHURCH OF ENGLAND HALL - NEW STREET, WINDSOR.

The local environmental plan to allow use of the above property for purposes of a restaurant or the display and sale of antiques or the carrying out of dancing tuition has finished its exhibition period in accordance with the Act with no submissions being received.

Recommendation

The draft plan be forwarded to the Department of Environment and Planning for final determination pursuant to Section 68 of the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File P160/52)

SUBJECT: PENRITH LAKES DEVELOPMENT ✓ S.P.

Council has requested a report indicating the present position of the Penrith Lakes Scheme. A "present position" paper giving additional details has been distributed separately with the business paper.

The Penrith Lakes Development Corporation Limited, or its shareholders, now own 1638 hectares of land out of a total scheme area of 1980 hectares. To date, 40 million tonnes of the resource has been used, some 165 million tonnes remaining.

Annual tonnage used fell to approximately 3 million tonnes in 1982/83 due to the recession in the construction industry. The Corporation expects to gradually increase as construction work increases.

During 1981 the Department of Environment and Planning indicated that a Regional Environmental Study was required to be undertaken to permit an assessment of the regional impacts of the proposal. This study has been completed and will be exhibited early in 1984. Following receipt of submissions a regional environmental plan is to be prepared by the Department for the scheme area.

The rehabilitation of the landscape concurrently with extraction is a complex engineering operation and thirty scheme alternatives were evaluated during the environmental study. Three have been identified as technically feasible and best meeting the scheme objectives. Two of these were for a Lakes Scheme and the third for a Wetlands Scheme. Details of the alternatives are provided in the "position" paper.

Council would be in a position to make a submission on the implications of the scheme's development as they relate to the Shire when the study is on exhibition.

Recommendation

That the information regarding the Penrith Lakes Scheme be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA133/83) To R.C. 14/12/83.

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN FOR AREA 4 AT BLAXLANDS RIDGE - RURAL LANDS: SUBDIVISION.

The draft local environmental plan for Area 4 at Blaxlands Ridge has been on exhibition following the issuing of a certificate under Section 65 by the Director of the Department of Environment and Planning.

The plan for Area 4 covers an extensive area and applies to land at Kurmond, Kurrajong Heights, Blaxlands Ridge and East Kurrajong and is generally bounded by Crown land to the west and north, Singleton Road to the east and Howes Creek and Bells Line of Road to the south. The plan allows subdivision into lots having a minimum of 4 hectares of arable land provided there is adequate area for the erection of a dwelling, associated domestic and farm buildings and a water supply dam and that none of the 4 hectares of land is in excess of 1 in 6 slope.

Discussions have taken place with the Department over several aspects of the plan and some minor alterations are recommended. Any reference to floor space ratio (clause 22 and 25(4)) should be excluded since Section 71 determinations limit the use of floor space ratio as a development standard. Light brown colour and red edging should be used in Column I of the land use tables since this plan is to vary I.D.O. 3 Colo.

Clause 24(7) of the document is a requirement for development applications as specified in Clause 26 of the Regulation and can be excluded. "Units for aged and disabled persons" should be altered to "units for aged persons" where this term appears in the document. Clause 19(4) of the document relating to building line to roads other than arterial or main roads should be deleted as this is a development standard more appropriate in a development control plan. "Dwelling houses" have been omitted from Column IV of the Rural 1(a6) zone by the Department.

The Draft Plan has been advertised and one submission received from B.R. & J.W. Jessop requesting their land in DP253781 off Moles Road, East Kurrajong be included in the plan. The land of Mr. and Mrs. Jessop is included in an adjoining area where the subdivison minimum area adopted by Council is 4 hectares. This area has not received the Minister's approval to proceed at this time. The boundaries of the various areas were generally defined in the Rural Lands Assessment and those for release were approved by the Minister of Planning and Environment. To include the additional lots would involve the need, for the sake of a satisfactory boundary, of including other properties. This would place the boundary beyond that which the Minister has approved and the boundary should remain as exhibited.

Recommendation

a) that the following alterations be made to the Draft Local Environmental Plan for Area 4 as exhibited:-

   i) Clauses 19(4), (22), (25(4) and 25(7) be deleted.
   ii) "units for aged and disabled persons" be changed to "units for aged persons" where this term appears in the document.
   iii) light brown colour and red edge be included in Column I of the land use tables for the rural zones.
   iv) "dwelling houses" be included in Column IV of the Rural 1(a6) zone.

b) No alteration be made to the boundary of the area as exhibited.

c) The information as required by the Environmental Planning and Assessment Act, 1979 be supplied and the plan be forwarded to the Department of Environment and Planning for gazettal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File P160/25) To Work Proc. 15/12/83

SUBJECT: NORTH WEST SECTOR - RESIDENTIAL RELEASES

When the Sydney Region Outline Plan was released in 1968 it included areas for future residential expansion, including a major in principle, proposal for the Oakville/Maraylya/Rouse Hill area. The outline Plan states in relation to the area in part "This area would need to be planned as a new linear city based on the transport corridor. It should be a balanced community with adequate industrial and commercial opportunities with a new town centre catering for all normal sub-regional requirements. .....it is again quite feasible to plan a linear corridor to accommodate 370,000 people within this area .....Preliminary feasibility studies indicate that public utility costs per capita will be comparable with those in other areas. However, in view of the very significant capital outlay arising from the high proportion of new work involved, this sector has been placed lower in priority than the south west and western sectors".

The Department of Environment and Planning has now written and advised that it intends to prepare, in accordance with the Act, a draft regional environmental plan with respect to the "North West Sector". The purpose of the plan will be to identify future uses within the area defined on the plan forwarded with the letter. That plan covers the western part of Hornsby Shire, most of Baulkham Hills, the northern section of Blacktown City around Riverstone, the northern area of Penrith around Londonderry and all the south eastern developed area of Hawkesbury. This includes all the former Municipality and that area west of the Hawkesbury River from Yarramundi in the south to Kurrajong Heights/Blaxlands Ridge in the west and the Colo River in the north.

To prepare the plan the Department has established a small project team at Parramatta with the primary objective of preparing a regional study with this being available for public exhibition in 1984.

The letter states that during the course of the study Departmental officers will carry out continuing liaison with Council's staff to ensure that the Council is aware of the progress of the study and to provide the Council with adequate opportunities to make information and comments available to the Department.

There have been numerous problems encountered with the release of major residential areas over the past ten years. Basically this relates to the management of the releases, rather than their physical planning.

It is recommended that Council support the principle of an environmental assessment leading to a planned management for the release of the sector at the same time requesting continued consultation and membership of the North West Sector Sub-Committee of the Urban Development Committee.

Recommendation

That the Department of Environment and Planning be advised in relation to the North West Sector Project that Council fully supports the preparation of an environmental assessment and subsequent plan of management for the area's development and requests continued consultation in the matter and membership of the North West Sector Sub-Committee of the Urban Development Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File C44/7) To word Proc. 15/10/83.

SUBJECT: DRAFT STATE ENVIRONMENTAL PLANNING POLICY - TRAFFIC GENERATING DEVELOPMENT

The Department of Environment and Planning has forwarded the draft policy and requests comments on its contents. Existing planning instruments contain consultation provisions for different traffic generating developments, which vary from one another in regard to nominating consultation with one or more of the traffic management authorities. With the establishment of the Traffic Authority in 1976, amendment to procedures has created some confusion, increased administrative work and led to apparent inconsistencies in the degree of relevant traffic engineering expertise applied before determination of traffic generating development applications.

The draft policy intends first to ensure that development applications within a broad spectrum of development known to have significant traffic impact are referred for consultation. Major or controversial developments will be considered by the Traffic Authority although many of the lesser developments will, through powers available to it under the Traffic Authority Act 1976, be considered under one of two levels of delegation. In some cases delegations are to Council where it can assume consultation, while for others the Traffic Authority has delegated to the Council Traffic Committee.

The policy indicates the need to protect the community resources invested in the road system and here the policy deals with consultations on traffic generating developments, which could have a significant impact on the safety and efficiency of traffic flow along major roads.

The policy will provide Council with the benefit of independent traffic advice as part of the development approval process. Once it has received representations from the Traffic Authority or the period specified in the draft policy has elapsed, Council's discretion to determine the application is unaffected. An important inclusion is a requirement that the Traffic Authority reply to Council's referral within twenty one days.

The matters contained in Schedule 1, where reference is required to the Traffic Authority at all times, includes - residential flat building comprising 100 or more dwellings, shops and commercial premises where the gross floor area exceeds 4000 square metres, commercial and industrial premises where the gross floor area exceeds 8000 square metres, industrial building where gross floor area exceeds 20,000 square metres, subdivision into 100 or more allotments, transport terminals, container depots or liquid fuel depots, heliports, airports and drive-in theatres.

The matters contained in Schedule 2 where reference is required where the development has direct access to a main road, or an arterial road, or a frontage within 90 metres of such road, includes - residential flat building comprising 20 or more dwellings, shops or commercial premises where the gross floor area exceeds 200 square metres, industrial building where the gross floor area exceeds 2000 square metres, subdivision of land into 50 or more allotments, waste disposal depots, tourist facilities, recreation facilities, showgrounds, clubs, hotels, places of assembly or public worship, refreshment rooms, roadside stalls, take-away food outlets, service stations, parking areas having a capacity in excess of 50 motor vehicles, educational establishments, hospitals and extractive industries.

It is considered that the provisions of the draft policy are reasonable, will improve the consultation provisions of the existing planning schemes, particularly with the time constraint placed on the consultation and will provide Council with expert advice on relevant traffic matters. The only exclusion seen at this time is that where subdivisions are referred where these have been previously approved in development control plans for residential release areas.

Recommendation

That the Department of Environment and Planning be advised that council concurs with the Draft State Environmental Planning Policy relating to traffic generating development and that the Department give consideration to excluding subdivisions where these have been included in development control plans where consultation has taken place.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File M134,P160) Letter to MWS+DB 20/12/83

SUBJECT: HOLLANDS PADDOCK CAR PARK, WINDSOR - REQUEST FOR TERMINATION OF LEASE AND REZONING TO COMMERCIAL

It was resolved by Council at the Ordinary Meeting on 8th November that a report be prepared regarding the request from the Metropolitan Water Sewerage and Drainage Board to rezone this area from Special Uses - Parking and Residential A to Commercial, and to agree to the termination of the lease.

The land has an area of 8725 square metres (93,918 square feet) is reasonably regular in shape, situated generally between R.L. 10.5 metres and R.L. 11.5 metres (flood level R.L. 16.0 metres - 1:100 frequency) and contains a parking area for 157 vehicles. A number of residential and commercial properties have rear access from this parking area. The cost of construction of this parking area in 1969 including the purchase and construction of the access off Newe Street and the acquisition of the access off Johnston Street was $150,000. The Council therefore has a responsibility to ensure that this public asset is maintained and that a developer who should take control of the property, adequately compensates Council. The council must also ensure that if development takes place on the site, the parking area for 157 spaces and such parking spaces as the development requires, will be maintained and provided.

The Board has requested rezoning of all of the land to commercial and Girvan Brothers indicated at the recent meeting with the Shire President, Shire Clerk and Shire Planner that 5575m2 to 6503m2 (60,000-70,000 square feet) was the area being looked at. There are considerable traffic implications in any large scale commercial development proposal in the locality. This relates to traffic flow within the existing town, points of access and, in particular, increase in traffic flow through existing residential streets including The Terrace.

It is most unlikely that the traffic authorities would permit the development to proceed if action was not taken to reduce commercial traffic moving in the residential streets and, thus, supporting as far as - and to an acceptable degree - commercial and residential movements. In this regard the closure of The Terrace between New Street and Hollands Paddock (i.e. between the commercial and residential uses) would be essential.

Rezoning of the land is contrary to State policy of not allowing rezoning and building on land where it lies below the 1 in 100 flood frequency (R.L. 16.0m). This land lies well below that frequency (R.L. 10.5m to R.L. 11.5m). If Council was to support a rezoning and the consequential building approval, it must firstly ensure that it will not be liable for loss or damage arising from flooding. In March, 1978 floodwaters covered the whole of the area up to the entrance of the Arcade. Deeds of Agreements from developers, owners, heirs and successors, are not a satisfactory means of indemnifying Council.

Apart from the major issue of flooding there are other issues that would need to be addressed in the rezoning application such as floor space ratio, access, traffic management, building setbacks and form. Should the area be rezoned without these matters being addressed and resolved, there is insufficient control available in the development application process to ensure a satisfactory result. It is for this reason that the recommendation was placed before the last Committee Meeting whereby Council would maintain control of the area i.e. ownership until the matter of the rezoning had been finalised and legal and statutory obligations regarding flooding resolved. It is still believed that this is the proper course of action and by agreeing to a rezoning before these matters are satisfactorily resolved, the Council could become unnecessarily involved.

Recommendation

That:

1. Council purchase the property from the Metropolitan Water Sewerage and Drainage Board subject to satisfactory obligations.

2. Seek details from the Department of Public Works and Department of Environment and Planning regarding the possibility of the area's rezoning to commercial.

3. Subject to legal advice that Council would not be liable for loss or damage arising from flooding, support a rezoning of the land and its sale for development providing there is a satisfactory agreement regarding traffic matters, parking, rear access to properties and other development conditions.

Mr. Brian Keegan on behalf of the Windsor Chamber of Commerce, Mr. Peter Taylor, Mr. Eccleston on behalf of Girvan Brothers Pty. Ltd. and Mr. R. Sledge on behalf of a group of residents for the protection of Windsor addressed the Committee.

Councillor Rotherham left the meeting at 3.45 p.m. and returned at 4.14 p.m.

COMMITTEE'S RECOMMENDATION

1. SEEK DETAILS FROM the Department of Public Works and Department of Environment and Planning regarding the possibility of the area's rezoning to commercial.

2. Subject to legal advice that Council would not be liable for loss or damage arising from flooding, the necessary documentation be prepared and agreed to by Girvan Bros. Holdings Pty. Ltd. prior to Council's application for rezoning.

3. Girvan Bros. Holdings Pty. Ltd. be requested to prepare a draft submission for the development of the Hollands Paddock Car Park site.

   The submission is to include the provision of access for all premises now using the area for a rear entrance and to ensure that the development provides an acceptable linkage between the proposed facility and the Colonial Arcade and the main Windsor shopping area.

   Further the submission must make available car parking for 157 vehicle spaces plus the prescribed number in accordance with the code for the proposed development.

4. Council and Girvan Bros. in co-operation revise the submission to comply with the aesthetic and commercial requirements of the town of Windsor and traffic conditions that would apply if the area was to be developed according to the submission.

5. On finalisation of the submission an environmental plan be prepared by Council for the site at Girvan Bros. expense.

6. The environmental plan become part of a legal agreement between Girvan Bros. and Council as a condition of the application by Council for the rezoning of the area for commercial development.

No report receiving from meeting.

ITEM 11: (File 68A/413/74, 5065, 68A/249/79)

SUBJECT: WOLLEMI NATIONAL PARK - WHEENY CREEK STUDY AREA

The Wheeny Creek Study Area is bounded by the Colo River to the north, the Putty Road to the East, Blaxlands Ridge Road to the South and Comleroy Road and Wollemi National Park to the West. The area includes the important wetlands of Wheeny Creek and Gospers Lagoon and a series of steep and generally narrow ridges.

The area was included in the proposed Colo National Park in 1976. This later became Wollemi National Park and, following objections from the Crown Lands Office, the Wheeny Creek area was excluded from the Park's dedication in 1979.

The Minister for Local Government and Lands, in agreement with the Minister for Planning and Environment, set up an Inter-Departmental Committee consisting of representatives of the Department of Environment and Planning, the National Parks and Wildlife Service, the Department of Lands and Hawkesbury Shire Council with the task of drawing up a comprehensive plan of management having regard to the findings and conclusions of a report previously prepared by the Department of Environment and Planning.

The Minister has now written and informed that after consideration of the Inter-Departmental Committee's report, he has given approval to the majority of the Crown lands within the area being transferred to the administration of the National Parks and Wildlife Service. Also in the dedication are to be areas held under permissive occupancy by Mr. A.H. Bow and Fitzgerald and Williams Pty. Limited. Both permissive occupancies will remain until 31st December, 1983, when they will be terminated.

The Minister has also approved of logging being permitted within a small area at Upper Colo for a maximum period of six months. Conditions of the logging are to be controlled and the Minister has directed that the Forestry Commission consult directly with the other responsible authorities in this regard. An area along the Singleton Road frontage of the land is to be made available for community groups by lease. At this time the Crown Lands Office has been directed to undertake a survey to define the boundaries of the area of approximately 130 hectares.

Freehold lands within the area are to remain and these include those of Mr. A.H. Bow, where Council in 1974 approved a recreation development by the erection of cabins. Access to this area and the final development form are currently being negotiated with the owner pursuant to an appeal lodged with the Land and Environment Court.

There are a number of natural features within the Study Area and, in particular, the wetlands that are of significant importance and warrant its inclusion within the National Park system. At the same time the problem of conflicting management objectives will arise between the Service and the freehold landowners, both within the area and on its boundary. The National Parks and wildlife Service is currently undertaking a plan of management for all of Wollemi National Park and, in view of the Minister's determination, this will undoubtedly include the Wheeny Creek locality.

The Fire Control Officer points out that the area provides a much needed buffer zone between the existing Wollemi boundary and development and on that basis he objects to the areas transfer. The land is strategically located in this regard being on the major fire approach front to the locality.

His reasons for opposing the transfer are: area provides essential buffer, wetland areas provide important past of fire management, local people believe they can control fire in the area and have illustrated responsibility in this regard, the area not only provides protection for Blaxlands Ridge but for areas further south as well.

There has been criticism from numerous areas of the fire management policy of the National Parks and Wildlife Service. Particularly that they are not sufficiently flexible in their approach and balance of conservation versus property protection. The issue is significant and one that must be foremost in any management plan. At the same time, the study area contains matters of considerable conservation importance to warrant their protection and management by the authority with appropriate expertise in the field, the National Parks and Wildlife Service.
On balance it is recommended that Council support the transfer with the National Parks and Wildlife Service being required to prepare and have approved a plan of management particularly addressing the issues of freehold owners rights and fire management prior to transfer.

Recommendation

1. That the Minister be advised that Council support the principle of transfer of lands within the study area to the control and management of the National Parks and Wildlife Service.

2. Prior to the transfer taking place that a plan of management for the area is prepared in consultation with the Council particularly addressing the issues of rights of freehold owners and fire management.

3. Council nominate the Shire Planner and Fire Control Officer as persons to be consulted in the plans preparation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA 16/83) Letter to Desmond 20/12/83.

SUBJECT: SUBDIVISION OF LAND - BRAHMA ROAD, NORTH RICHMOND - J.W. & K.L. DESMOND

Council at a Special Meeting in September resolved to approve a subdivision of land at North Richmond being an adjustment of boundaries whereby one of the conditions was that the new lot have a minimum area of 1 hectare. The two lots subject to the application were one being rectangular in shape and having an area of 2 hectares, with the other being 5 metres wide and 527 metres long and not having a right to development. the narrow strip of land was purchased by the adjoining owners as it was cheaper to buy the land with a fence already erected than to build a fence along an existing boundary.

The landowners have now written objecting to the condition requiring a minimum area of 1ha on the following grounds:

> "We wish to thank you for your approval of our subdivision on 20 September 1983 but would like to point out that condition No. 6 stating that both blocks require a minimum area of 1 hectare is not practical in our situation.

While we do have a 7 acre block, we have built our home in the middle with approximately 3 acres at front and rear.

In the front we have a tar-sealed road with approximately 1 acre on one side and 2 acres on the other.

The 1 acre block is the one we wish to subdivide as shown in our plans. The 2 acre block holds a large dam which supplies all our irrigation and livestock water. We have also spent a good deal of money improving and planting this block.

The 3 acres at the rear is very difficult to gain access to. While there is a 15 foot strip to Terrace Road it is very steep and is divided by a dam. This would be very difficult and costly to bridge.

The reasons for our choosing the site we have are:

1. It is an attractive block with a pleasant rural outlook.
2. It would be relatively easy and inexpensive to provide with an access.
3. A house built there would not be within 100 metres of any other home, ensuring privacy for both homes; but the block at the rear is overlooked by 5 other homes.
4. As there are no services already in Brahma Road, eg water, garbage, mail etc, this block will not be a drain on existing services. Brahma Road will not be included in the Glossodia water scheme but a block front Terrace Road will be included.
5. We feel it is of sufficient size to attract the right type of person.
6. It is close to power and telephone poles whereas any other block would be costly to service.
7. There are already 3 one acre blocks in our short street so this size is in keeping with blocks already established.

We hope you can agree with our reasons and will alter the condition and allow us to continue our subdivision as planned. This subdivision is a changing of boundaries and as the original small block is only approximately 2/3 acre, the block we wish to create is about the same size."

Until 1975 subdivisions could occur in the non urban areas and that area of the Shire west of the Hawkesbury River into varying sized lots from 1000 square metres to 10 hectares. As a result, there have been many problems with conflicting land uses where those persons with smaller lots and a dominant residential use object to rural uses being undertaken on adjoining larger rural sized lots. In this particular instance it is proposed to establish a small lot with an area of around 4000 metres on the Brahma Road frontage of the land. The frontage to Brahma Road proposed is 45.5 metres with a substantial watercourse in this location that would result in any home being built higher on the land where the width narrows to 13 metres. Any home would be built within a few metres of the boundary of the adjoining property that is a larger rural sized lot.

The basic simple principle of trying to achieve consistent lot sizes with residential development well within the land's boundary assists considerably in reducing future land use conflicts.

It is possible to establish a larger 1 hectare sized lot on the land in a number of ways. These all have some consequence for the existing development, as must be expected in any land subdivision. The principle is considered important and it is recommended that Council maintain its present position.

Recommendation

That J.W. and K.L. Desmond be advised that Council is not prepared to vary the requirement that the proposed new lot in the subdivision of their land at Brahma Road have a minimum area of 1 hectare.

Mrs. Desmond addressed the Committee and asked for a site inspection.

COMMITTEE'S RECOMMENDATION

THE SITE BE inspected.

ITEM 13: (File DA481/83) To DSP 14/12/83.

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN FOR TWO LOT SUBDIVISION, PORTION 283 PARISH OF KURRAJONG, 59 LONGLEAT ROAD, KURMOND - K.R. & M.M. MAWSON

An application has been received for Council's support to prepare a draft local environmental plan to allow the subdivision of Portion 283 Longleat Road into two lots reinstating the former boundary between lots 20 and 21, D.P. 7565.

Council approved of the subdivision in Longleat Road some years ago and subsequently the subdivision was registered as D.P. 7565. Some time during 1944 the land reverted to the Crown with a title being issued as one parish portion rather than as lots 20 and 21. Council's consent to the subdivision was never rescinded. The Registrar General's Department will not issue new title deeds on the D.P. 7565 subdivision.

The land is zoned as Non Urban 1(b1) under IDO 3 Colo and Rural 1(b1) under the draft local environmental plan for the Shire. The minimum area for subdivision in a 1(b1) zone is 10 ha. The resultant lots from this subdivision will be 3.673 and 3.821 ha and are similar to the other lots in this road created by D.P. 7565.

It is considered that Council should support the draft plan as requested.

Recommendation

1. Council support the preparation of a draft local environmental plan to allow the subdivision of Portion 283 Parish of Kurrajong into two lots having areas of 3.673 ha and 3.821 ha and having a common boundary in similar locations as that representing lots 20 and 21, D.P. 7565.

2. The Department of Environment and Planning be provided with the information as required by Clause 5 of the Environmental Planning and Assessment Regulation 1980 and the Environmental Planning and Assessment Act 1979 and the Department be advised that in Council's opinion an environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File P160-36) Letter to all people who commented. 20/12/83

SUBJECT: WINDSOR TOWN CENTRE - ESTABLISHMENT OF PEDESTRIAN MALL

The current proposal to establish a pedestrian mall in George Street, between Fitzgerald and Kable and Kable and Baker Streets has now reached the stage where approval of the appropriate service authorities, transport groups and traffic authorities has been received. A decision is now required to proceed with the formal application for closure to the Department of Main Roads or abandon the matter.

The proposal has been advertised in accordance with the requirements and a number of submissions received. In relation to the mall there are as follows - 8 in support (six with conditions), 37 against. The reasons for opposing include: difficulties with proposed traffic alterations; need for passing trade, problems with deliveries, create financial hardship for business, parking, reduced convenience for shoppers, devaluation of properties and lack of investigation. A number raise the issues of: one way street in George Street, current economic climate and need for a larger retail development including supermarket. One from solicitors acting on behalf of Winford Motors 'Sales' Pty. Ltd., Saunders, Battersbee & Associates, advises that legal action to prohibit the continuation of the proposal including a claim for costs will be instituted should the Council proceed.

The problems with the functioning of the town centre has been well documented in reports for many years. These and answers to questions commonly asked regarding the proposal are contained in the document distributed with the business paper that has been delivered to all premises in the town centre.

Over the past 5-10 years the shopping amenity of the town centre has been improved by further separation of pedestrian and vehicular traffic. This has been achieved by an increase in off-street parking and the use of pedestrian routes such as arcades to link parking areas with the town centre. While these improvements have been noticeable, the traffic congestion in George Street remains and serves to create a barrier to shopper movement through the town centre.

Improvements in amenity have also been achieved by the restoration of historic buildings in and around the town with Loder House being one of the best examples of colonial restoration. This restoration is now to proceed as a result of the heritage programme reported to this meeting.

If no action is taken the town centre will continue to grow in accordance with the catchment population and its service level. The poor shopping amenity of the centre would remain along with bits effect on retail turnover. It is for this basic reason of adverse amenity implications that other development proposals were investigated.

Traffic Implications of Constructing a Pedestrian Mall

The traffic implications of a mall have been reported previously and the following is a summary of those:

In George Street the peak hourly flow at September 1982 was 290 vehicles southbound and 240 vehicles northbound. Only a small proportion of the traffic in George Street during business hours is through traffic. Its function during these house is to assist in the circulation of traffic around the business centre. Outside business house it is likely that the flow is almost entirely through traffic. The hourly flow between 5pm and 8am is approximately 80 vehicles in each direction.

The task in assessing the traffic implications of the proposed pedestrian mall is to:

(i) assign the business hours traffic using that section of George Street to other routes (530 vehicles/hour maximum) and

(ii) assign the after hours traffic using George Street to other routes (approximately 80 vehicles/hour).

This assignment of traffic should consider the origin and destination of the vehicle movement and will generally assume the line of least resistance between the two points.

1. Assignment of Southbound Traffic in George Street around the proposed Pedestrian Mall

The highest average hourly flow obtained for this movement during a business period (8 am - 5 pm) was 290 vehicles. Analysis of the population to the northwest and north east of Windsor suggests the breakup of traffic destined for the business centre is even in terms of the two directions. That is, the volume of traffic destined for the business centre from the South Creek and Hawkesbury River approaches is approximately equal. Therefore, it will be assumed that the breakup of southbound traffic is approximately 150 vehicles in George Street an hour (maximum) from each side of Windsor.

The precise destination of the vehicles cannot be comprehensively determined. For the purpose of this study it will be assumed that the final destination in the business area is broken down in the following way:

Coles carpark	- 60% of traffic
Kable/Macquarie Street carpark	- 30% of traffic
Other parking	- 10% of traffic

(a) Southbound George Street traffic originating from the Wilberforce side of the Hawkesbury River

On the basis of the destination break-up assumed above and a current inflow assumption of 150 cars an hour (peak), the following traffic volumes would be attracted to each destination:

Coles carpark	- 90 vehicles
Kable/Macquarie Street carpark	- 45 vehicles
Other parking	- 15 vehicles

Of these vehicle movements the only one of concern is that to Coles carpark. This would involve a movement via The Terrace, Fitzgerald Street and George Street or Bridge Street, Macquarie Street, Christie Street and George Street. Given the existing traffic lights on the Bridge/Macquarie Street intersection and the proposal for traffic lights on the Kable/Macquarie Street intersection, The Terrace route would be favoured. Such a result is undesirable as it involves a right turn from a main road with little possibility of following traffic passing on the verge. The direction of traffic from The Terrace intersection to the Macquarie Street intersection can be achieved by diminishing obstacles to movement in Macquarie Street and/or impeding movement in the route connecting The Terrace with Coles carpark. The former measure can be achieved by:

(i) installing a right turn indicator from Bridge Street to Macquarie Street which has been done.

(ii) Proceed with the installation of lights on the corner of Kable and Macquarie Streets. These will greatly improve traffic flow although are not warranted at this time on the basis of flows from Kable Street to Macquarie Street, being approximately 60 vehicles per hour.

(iii) retaining two-way movement in Fitzgerald Street and increasing its efficiency by prohibiting parking between Macquarie Street and George Street. This measure will give shoppers a further opportunity to enter Coles carpark and the business area from Macquarie Street. Also the fire brigade will retain its present level of accessibility.

(iv) introducing a two-way movement in Suffolk Street between Macquarie Street and the access laneway to Coles carpark. This two-way movement is necessary to provide convenient access to Coles carpark for shoppers entering the town from the Hawkesbury River and South Creek approaches. A prohibition of parking between the lane and Macquarie Street will also be required.

With the implementation of these measures it is considered that Macquarie Street would be a more favourable approach to Coles carpark than The Terrace. No doubt a small proportion of shoppers would still opt for The Terrace (say 20%, or 20 cars per hour), but such a movement could be accommodated.

(b) Southbound George Street traffic originating from the McGraths Hill side of South Creek

With an assumed inflow of 150 cars an hour (peak) in this direction and the same destination assumptions, the following traffic movements would be expected:

Coles carpark	- 90 vehicles
Kable/Macquarie Street carpark	- 45 vehicles
Other parking	- 15 vehicles

With respect to Coles carpark this movement will be via Macquarie Street. On the basis of the foregoing traffic control measures, it might be anticipated that of the 90 cars, 70 would gain access to Coles carpark via Suffolk Street and 20 via Fitzgerald Street. The assumed traffic flow destined for the Kable/Macquarie Street carpark and other carparks can be accommodated by a right turn from Macquarie Street without assistance from traffic lights.

(c) Conclusion with respect to southbound traffic in George Street

The traffic flows anticipated on the basis of the four measures previously outlined would represent the following increases in turning movements at intersections (peak):

(i)	Right turn from Macquarie Street to Suffolk Street	+ 120 cars/hour
(ii)	Right turn from Macquarie Street to Fitzgerald Street	+ 40 cars/hour
(iii)	Right turn from Macquarie Street to Kable Street	+ 45 cars/hour
(iv)	Right turn from Bridge Street to The Terrace	+ 20 cars/hour
(v)	Left turn from George Street to Baker Street	+ 45 cars/hour
(vi)	Right turn from Bridge Street to Macquarie Street	+ 50 cars/hour

All of the anticipated increases detailed above are within the capacity of the particular turning movement.

From the stated assumptions the above movements are those of significance. Ripple effects will extent to other intersections (for example Fitzgerald and George Streets), however, it is considered that any attempt to comprehensively assess the implications of these movements is both unnecessary and impracticable because of the low volumes of vehicles involved and the complexity of the task.

2. Assignment of Northbound traffic in George Street around the proposed Pedestrian Mall

The highest average hourly flow obtained for this movement during a business period (8 am to 5 pm) was 240 vehicles an hour. This figure is significantly less than the highest average for southbound traffic, 290 vehicles an hour. In all counts undertaken the northbound flow was 50 - 80 vehicles an hour less than the southbound flow. The difference may in part be attributed to the relative ease of a left turn into Macquarie Street from the cross streets Suffolk, Fitzgerald, Kable and Baker for vehicles proceeding east of South Creek, west of the Hawkesbury or to the Peninsula. Those shoppers leaving the business centre via the Hawkesbury River or South Creek, i.e. the assumed 150 vehicles an hour peak, can be easily accommodated in the left turn capacity of the cross streets mentioned above. It is unlikely that a significant volume of traffic bound for the western side of the river would opt to leave via The Terrace as the major carparks have a frontage to Macquarie Street. The proposed mall would make that section of George Street between Baker Street and Thompson Square slightly less accessible for traffic originating in South Windsor. However, it is considered that the slight delay for the small number of vehicle movements involved is acceptable.

3. Bus Routes

The proposed bus route in Council's original Town Centre report was devised in conjunction with the local bus proprietor. As one of the traffic measures outlined is that traffic lights on the corner of Kable Street and Macquarie Street proceed immediately, the proposed right turn for buses from Kable Street into Macquarie Street would be good.

Relationship Between the Closing of The Terrace and the Proposed Mall

The matter of the closing of The Terrace is a separate report to this Committee. It should be pointed out, however, that on traffic grounds it is not possible to proceed with the establishment of a pedestrian mall without a closure in The Terrace and, in this case, in accordance with the approval of the traffic authorities being between Hollands Paddock Car Park entrance and New Street.

Summary of Proposals

1. Establish a pedestrian mall in George Street between Fitzgerald and Kable and Kable and Baker Streets.

2. Proceed immediately with the installation of traffic lights on the corner of Kable and Macquarie Streets.

3. In Fitzgerald Street prohibit parking between Macquarie and George Streets.

4. Introduce a two-way movement in Suffolk Street between Macquarie Street and the access laneway to Coles car park and prohibit parking in that section.

5. Forward the matter to the Department of Main Roads in accordance with the requirements of the Traffic Authority for formal approval of the closure.

6. Upon approval being received, invite design proposals from 4-6 consultants with expertise in the field.

7. Set up a liaison committee including representatives of the business community to assess the design proposals.

Recommendation

1. Council proceed with the establishment of a pedestrian mall in George Street between Fitzgerald and Kable and Kable and Baker Streets and authorise the necessary action to implement the proposal.

2. Following formal approval for the closure:

   (a) invite design proposals from consultants with appropriate expertise;

   (b) establish a liaison committee including membership of the business community;

3. Authorise necessary action to have traffic lights installed at the intersection of Kable and Macquarie Streets.

4. Request the local traffic committee to implement the following measures in conjunction with the mall construction:

   (a) prohibit parking in Fitzgerald Street between Macquarie and George Street;

   (b) introduce a two-way movement in Suffolk Street between Macquarie Street and the access to Coles car park and prohibit parking in that section.

Messrs. B. Keegan and B. Malaher addressed the Committee.

COMMITTEE'S RECOMMENDATION

1. Council proceed with the establishment of a pedestrian mall in George Street between Fitzgerald and Kable and Kable and Baker Streets and authorise the necessary action to initiate the proposal.

2. Following formal approval for the closure:

   (a) invite design proposals from consultants with appropriate expertise;

   (b) establish a liaison committee including membership of the business community;

3. Authorise necessary action to have traffic lights installed at the intersection of Kable and Macquarie Streets.

4. Request the local traffic committee to implement the following measures in conjunction with the mall construction:

   (a) prohibit parking in Fitzgerald Street between Macquarie and George Street;

   (b) introduce a two-way movement in Suffolk Street between Macquarie Street and the access to Coles car park and prohibit parking in that section.

5. A full costing together with a proposal for funding of the project be presented for Council's approval before any physical development takes place.

6. George Street's physical closure not to take place until the traffic requirements of the Hollands Paddock project have been determined and until physical construction of the mall is ready to proceed.

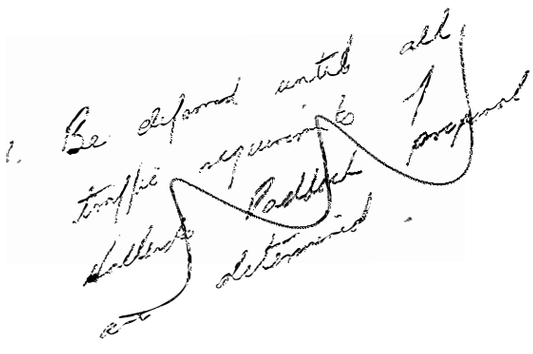
Councillor Horrex left the meeting at this stage the time being 5.19 p.m.

ITEM 15: (File DA442/81) To DSP 14/12/83.

SUBJECT: EXTENSION OF TIME FOR DEVELOPMENT CONSENT 580/1981 - PORTLANDS COUNTRY CLUB - GREENS ROAD, LOWER PORTLAND

Application has been made by David Hooker for Padaso Pty. Ltd. for a 12 month extension to development consent 580/1981 issued on 15/10/81 since the financial climate over the last two years has not been appropriate for the development of the Club.

Council can extent the consent for a further 12 month period under Section 90(3) of the Environmental Planning and Assessment Act, 1979.



Recommendation

Development Consent 580/1981 issued on 15/10/81 to establish a private recreational club incorporating sixty five holiday cottages, golf course and other related recreational facilities be extended for 12 months and the applicant be advised that under the Environmental Planning and Assessment Act 1979 this is the final extension Council can grant to the current development consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File P160/35) TO DSP 14/12/83

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

The following Development Applications were approved under Delegated Authority subject to conditions:

Dwelling Houses

Applicant	Land
L.P. & K. Windsor	Lot 82 Lt. Bowen Drive, Bowen Mountain
Joyce Bruce	Lot 102 Wheelbarrow Ridge Road, Lower Portland
Jennings Industries Limited	Lot 8 East Kurrajong Road, Sackville
R. Edwards & Miss Hollings	Lot 4, 78 Pecks Road, North Richmond
Barry Homes Pty. Ltd.	Lot 12 Vincents Road, Kurrajong
Bovis Homes Australia P/L	Lot 112 Withers Lane, Kurrajong
Masterton Homes (NSW) P/L	Lot 4 Manns Road, Wilberforce
M. McGloin	Lot 5 East Kurrajong Road, East Kurrajong
John Tam	Lot 11 Bowen Mtn. Road, Grose Vale
Bovis Homes Australia P/L	Lot 2 East Kurrajong Road, East Kurrajong
Clarendon Homes	Lot 49 Sirius Crescent, Ebenezer
Masterton Homes P/L	Lot 8 Church Road, Wilberforce

Other Developments

Applicant	Land
J. Vella	Lot 1012 Bells Line of Road, North Richmond - dwelling house and machinery shed
J. Sultana	Lot 1013 Bells Line of Road, North Richmond - dwelling house and machinery shed
OPSM	Shop 3, Lot A, Section 5, 296-298 Windsor Street, Richmond - use shop 3 as an optical dispensing business with associated services
H.R. & E.J. Munro	Shop 1 Lots C & D, and Lots 7 & 8 King Road, Wilberforce - use shop 1 for butcher shop
D.L. McAuliffe	Shop 2 Lots C & D, and Lots 7 & 8 King Road, Wilberforce - use shop 2 as a pharmacy
A. & M. Shepherd	Shop 3 Lots C & D, and Lots 7 & 8 King Road, Wilberforce - use shop 3 for bakery & cake shop
T. Karedis	Lot 4 West Portland Road, Ebenezer - dwelling house and garage
B.A. & U.L. Robinson	Lot 2 Bells Line of Road, Kurrajong - dwelling house and shed

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File 506/83) To DSP 14/12/83.

SUBJECT: PROPOSED SUBDIVISION AND ERECTION OF A SMALL COUNTRY AUTOMATIC EXCHANGE, RADIO AND TOWER

Telecom Australia has approached the Council regarding the establishment of a small country automatic exchange (S.C.A.X.) on land containing an area of 240m2 in Douglas Street, Kurrajong Heights. The Commission presently leases the site 12.2 X 12.2 metres but wishes to increase this to 240m2 and subdivide this land from part of Lot 2 in DP558605.

Increased development in the Kurrajong area has created substantial growth in telephone demand resulting in the existing lead-in cable to the S.C.A.X. nearing its capacity. To overcome this, and to improve the unreliable and fault prone telephone service, the Commission proposes to instal a Radiocommunications facility to supplement the S.C.A.X. building's operation.

The establishment of this Radiocommunications facility at Kurrajong Heights will involve the erection of a twenty one metre self-supporting concrete pole to support a three metre diameter gridmesh aerial. The aerial will be faced to transmit direct to the Richmond Telephone Exchange.

The new facility will also cater for the increased demand expected with the development of the Kurrajong Heights Release Area.

The site is zoned as Residential 2(a1) under I.D.O. 3 Colo and the draft local environmental plan for the Shire. The minimum area for a lot in this zone is 1000 square metres. Under Clause 45(2) of the Order and Clause 33(5) of draft plan the maximum height in the Escarpment Preservation Area is eight metres.

The two planning standards can be varied under State Environment Planning Policy 1 by the Department of Environment and Planning and it is considered that Council should support the proposal.

Recommendation

That Council support the variations of the minimum area for subdivision from 1000m2 to 240m2 under Clause 19(3) of the Order and support the variation of the maximum height of a building from 8 metres to 21 metres under Clause 45(2) of the Order as in Council's opinion the planning standard is unreasonable and unnecessary in the circumstances.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 18: (File DA274/83) TO DSP 14/12/83

SUBJECT: PROPOSED EDUCATIONAL ESTABLISHMENT - BALLET STUDIO WATTLE STREET, BOWEN MOUNTAIN - APPLICANT: S. READ-HARBER

Council deferred consideration of the above application pending a traffic report. The matter was referred to the Local Traffic Committee and their comments are contained in the Minutes of that meeting. The comments were as follows:

"The steep and narrow nature of the driveway would encourage on street parking by the patrons of the above establishment.

The on street parking would create a potentially dangerous situation for those patrons who would use the car park.

Hence, the driveway would need to be widened to 6 metres for its entire length. Apart from the driveway width, the Department considered the application appropriate providing that it conforms with Council's zoning requirements.

The Police concurred with the above comments.

IT IS RECOMMENDED THAT: Council be advised of the above comments and further that the Committee concurs with the proposed condition requiring the two lots be held together and their use restricted to that provided proposed and the current ownership. Further, it is noted that there may be a need for a "No Standing" zone either side of the driveway."

Recommendation

That the application be approved subject to the following conditions:

1-8 1,2,3,7,9 (for 9 vehicles), 14 (to include landscaping of the driveway), 18,24 (this to include the construction of a bituminous sealed pavement 6 metres wide located across the common boundary of Lots 366 and 367 and with particular attention paid to the road junction).

9 Compliance with the provisions of Clause 45 of Interim Development Order No. 3.

10 The building not be used at any time for uses other than ballet instruction, with a maximum of 12 students per class.

11 The completion of a suitable deed of agreement/caveat whereby this approval only remains valid while Lots 366 and 367 are held jointly.

12 The hours of operation being limited to 10am to 8pm Monday to Friday and 9am to 2pm Saturdays, excluding public holidays.

13 The provision of a water storage system that is to the satisfaction of the Shire Health surveyor and is commensurate with the needs of the proposed use.

14 The building being relocated to the north eastern boundary at a setback of 3 metres.

15 Intense landscaping of the driveway be required and in relation to the adjoining home, a suitable lapped, capped fence or brush type fence be erected for the length of the dwelling with details being included in the building application.

16 A 15 minute break be imposed between each class.

17 That suitable sreening no less than 2 metres high be established around the perimeter of the parking area where it abuts adjoining properties not owned by the applicant, such screening to be established prior to the occupation of the studio.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Letter to all people who commented - 20/12/83.

ITEM 19: (File P160-36)

SUBJECT: WINDSOR TOWN CENTRE: PROPOSED CLOSURE OF THE TERRACE

The proposed closure of The Terrace between New Street and the entrance to Holland's Paddock car park has been advertised as part of the Windsor Town Centre proposals. The closure in this location resulted from an assessment of the existing traffic position in the town, the traffic implications of a pedestrian mall in George Street and the consideration of the traffic authorities.

The advertising resulted in 16 letters favouring the proposal all from residents of The Terrace and 13 objecting all with business interests in the town, one being a resident of The Terrace.

Those favouring the closure point to the amount of through traffic, poor alignment, speed and loss of amenity due to adverse traffic function. Those opposing are concerned with the traffic implications for the town centre of a closure of part of George Street and The Terrace.

The Traffic Implications of Closing The Terrace to Through Traffic

The Terrace and its extension Moses Street have over a long period of time developed a number of varying and conflicting functions. The northern end of The Terrace from Bridge Street to New Street has developed commercial and tourist functions in addition to its original residential function.

The commercial function relates to the location of two large public carparks with frontage and access to the Terrace. Also the public carpark between Kable and Baker Streets has contributed to drawing traffic from the business centre into the cross streets and onto The Terrace.

Undeniably the Bridge Street intersection with The Terrace is being used as an access point to the business centre for traffic originating west of the Hawkesbury River. Similarly, the Richmomnd Road/Moses Street intersection is being used as an access point to the business area. A traffic count in The Terrace close to the Bridge Street intersection revealed an average hourly weekday traffic flow of 79 vehicles southbound and 76 vehicles northbound. In Moses Street close to Richmond Road there are average hourly weekday flows of around 80 vehicles northbound and 95 vehicles southbound. A previous study of through traffic in The Terrace undertaken by Council in July 1980 (refer appendix) indicates that 90% of this traffic will turn left or right into the cross streets from Baker Street to Tebbutt Street. It is considered that the majority of this traffic has a destination in the business area.

The Terrace has a developing tourist function related to St. Matthews Church and Rectory, McQuade and How Park and the historic and visually significant residences. A through movement for tourist traffic past the historic section of the street which extends from St. Matthews Church to New Street is an important consideration.

The residential function of the street dominates in the section between New Street and Tebbutt Street. On the basis of a trip generation of 7.5 vehicles per household per day, The Terrace as a whole carries twice the volume of traffic as might be expected for a purely residential function. A number of factors compound the impact of this additional traffic in the section between New and Tebbutt Streets:

i) The relative narrowness of The Terrace as a whole;

ii) poor alignment and concomitant restricted sight distances;

iii) negative camber on many of its curves;

iv) an uneven surface;

v) a narrow setback between the road alignment and many of the residences. This setback can be approximately half of what Council would now normally require.

vi) excessive vehicle speed as it is being used as a connector route to the business area and a through route.

This situation is undesirable for both safety and amenity reasons. Ideally this section of The Terrace should be relieved of much of the excess traffic noted above.

Options for the Future Function of The Terrace

i) Reinforcing its through route, connector function.

On the basis of the above analysis this option is undesirable with regard to its residential function. The option would also be expensive and it can be demonstrated that its current volume of through traffic and traffic destined for the business centre can e accommodated on other routes.

ii) Emphasising its residential, historic amenity and diminishing its through route, connector function.

This is a favoured option and can be achieved in a number of ways. Road closure, speed bumps and other inhibitors to vehicle movement have been used in Australia and overseas to direct traffic out of residential areas. Of these measures it is considered that a road closure is the most effective means available. The location of a road closure should recognise the commercial orientation of the northern end of The Terrace and the desirability of a through route connecting the historic buildings in the street. For these reasons a road closure is proposed in the vicinity of The Terrace access to Holland's Paddock carpark. An additional advantage of a closure in this location is that the business area will have a direct link to any open space network extending from the bridge end of Howe Park to Rickaby's Creek.

Relationship between the proposed pedestrian Mall and the proposed closure of The Terrace.

The consideration of the traffic implications of a mall in George Street between Fitzgerald and Kable and Kable and Baker Streets detailed a minor impact for the Bridge Street/Terrace intersections (an additional 20 vehicles an hour turning right and left onto and off The Terrace). This assumption was derived from an allocation of a peak traffic flow to set distinations via a minimum time route. It is considered that the proposal for a closure of The Terrace can stand on its own with the effect of diverting connector and through traffic from The Terrace onto other routes being negligible. A closure of George Street however cannot be made on traffic grounds without a closure of The Terrace.

In 1980 Council approved of the reconstruction of The Terrace in the section now proposed to be closed and voted an initial $70,000 for the works.

Final cost would have been in excess of this amount. These funds are currently available to implement the construction. If The Terrace remains open the works are essential to bring traffic safety in the location to a desirable level. The overall adverse of the road remaining open however would remain in the terms indicated earlier.

If the closure is effected then appropriate works could be undertaken for a cost substantially less than $70,000.

It is continually stated that the closing of The Terrace and George Street will only leave one through road in the town. This only applies to a relatively short length of north/south bound traffic where a six land highway is available that has been constructed for that purpose. It has been shown that The Terrace has a major function with through traffic that should utilise the main road system. The closure will not hinder traffic bound for the commercial centre as previously indicated. Additionally, it will assist in having the commercial traffic circulated around the town to the many car parks. For a commercial area set up in the form of Windsor, a circulatory system with major east/west routes is preferable to the existing north/south major movements.

Recommendation

That Council exercise its authority and close The Terrace between the entrance to Holland's Paddock car park and New Street with construction works undertaken from funds voted.

Mr. R. Sledge addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 20: (File H2/23, H105/1) S.P. replied to Heritage Council 14/12/83.

SUBJECT: NATIONAL ESTATE GRANTS -HERITAGE PROGRAMME

For some time Council has pressed for a programme to restore and improve the streetscape of George Street, Windsor and Windsor Street, Richmond. Earlier this year Council concurred with a programme on the following basis:

A heritage adviser (specialist architect) - $20,000 - Council $10,000, Heritage Council $10,000;

Restoration fund - $51,000 - Council $17,000, Heritage Council $34,000.

The heritage adviser would prepare the basis of the restoration programme, assist Council in assessing major building works and in the preparation of development guidelines. Similar work has been very successful in a number of Victorian country towns.

The restoration funds would be used to enable works to be undertaken in the two areas in accordance with guidelines to be prepared and adopted following an initial assessment by the architect.

The Heritage Council has now written advising that the Minister for Planning and Environment has now approved the funding of a resident heritage adviser ($10,000 $ for $ with Council) and a $17,000 grant being made to a heritage fund for the Shire to match equal grants from Council and the National Estate Programme.

They have recommended the following course of action:

(a) Heritage Council to call for expression of interest for the heritage adviser position with a view to a decision on selection being made at the first meeting of the proposed Hawkesbury Heritage Advisory Committee;

(b) A small interim Heritage Advisory Committee be formed comprising representatives of Hawkesbury Shire and the Heritage Council and the heritage advisor (when appointed);

(c) The first meeting of the Committee to be called in mid-February, 1984, with a view to a heritage programme commencing prior to the commencement of Heritage Week in April, 1984.

The first meeting to -

(i) select a heritage adviser;
(ii) consider proposed procedures; and
(iii) consider wider membership of the Committee.

Before the meeting the Heritage Council will prepare reports on the suggested purpose of the proposed programme, the suggested roles for the heritage adviser and the committee and the selection of an adviser.

Council has been requested to nominate its member on the committee, with the Heritage Council advising that Mr. D. McManus will be its representative.

The advantage of restoring the streetscape of the main streets of the two towns is obvious and this will be greatly assisted by the specialist architect who will also be available to assist Council in other development matters relating to items of heritage importance.

Recommendation

1. Council nominate one Councillor as its member of the Advisory Committee with the Shire Planner and Health Surveyor as advisors.

2. Express appreciation to the Minister for Planning and Environment over the funding of the programme with a view to its continuation to completely restore the two main streetscapes.

COMMITTEE'S RECOMMENDATION

1. COUNCIL NOMINATE ONE Councillor as its member of the Advisory Committee with the Shire Planner and Health Surveyor as advisors.

2. Express appreciation to the Minister for Planning and Environment over the funding of the programme with a view to its continuation to completely restore the two main streetscapes.

3. Councillor Stubbs be nominated as Council's member on the Advisory Committee.

ITEM 21: (File DA 139/83) TO DSP 14/12/83.

SUBJECT: USE OF HISTORICAL BUILDINGS

Council at its meeting of 10/5/83, as a result of a request from an Architect, Mr R. Pont, on behalf of the owners of the "Bell Inn" at Little Church Street, Windsor, resolved to prepare a draft local environmental plan for all historical buildings within the Shire seeking to enable alternate supportive uses of the buildings such as may not be able to be consented to in their current zones. It was considered that it would be preferable to create an overall local environmental plan with specified uses for historical buildings rather than the time consuming "one off" treatment of applications when received and this generally being in line with the policy of the Department of Environment & Planning on more comprehensive local environmental plans covering a range of issues, being preferable to numerous smaller plans, as the procedural requirements are the same regardless of the size and subject of the plan.

The Department of Environment & Planning in relation to Council's resolution have now advised that Council's proposal may have a potential negative impact on the historical buildings listed in the plan; that it may be difficult to apply the plan to the diverse building types and in the range of locations and contexts throughout the Shire; and the appropriateness of the proposed alternate uses considered by Council for conservation purposes of Heritage items. Additionally, the Heritage and Conservation Branch of the Department considers that an environmental study should be required in order to address the above concerns. On the basis of this and the difficulties seen by the Department in following the Environmental Planning & Assessment Act's procedural requirements for such a broad spectrum plan as proposed, the Department will not issue a Section 65 Certificate at this stage pending the environmental study and further discussions between Council, the Department and their Heritage Branch.

Given the Department's attitude and the length of time that would be required to prepare an environmental study of all heritage buildings in the Shire, it is considered that the Draft plan envisaged by Council should be abandoned and it is further considered that a more appropriate method in the circumstances would be the recognition by Council, as a policy, that heritage buildings may have to be used for alternate uses to ensure their viability and retention and/or restoration, and that it deal with applications received as separate local environmental plans as required.

In this respect, a fresh resolution will be required for the "Bell-Inn" to enable that separate matter to proceed.

Recommendation

That:-

1. Council adopt in principle limited alternate uses of historical buildings to ensure their viability, restoration and/or retention as items of the Shire's environmental heritage.

2. Council resolve to prepare a draft local environmental plan to permit use of the "Bell-Inn", corner Catherine and Little Church Streets, Windsor, as a "bed and breakfast" establishment or private hotel and that the matter be forwarded to the Department of Environment & Planning pursuant to Sections 54 and 64 of the Act with the advice that in Council's opinion, an environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 22: (File P160) To DSP 14/12/83.

SUBJECT: PROPOSED DEVELOPMENT - KABLE STREET, WINDSOR

Council owns land fronting Kable Street, Windsor zoned commercial currently occupied by an old cottage now used for commercial purposes and part vacant. Redevelopment of the area has been looked at over some years with various proposals. The matter has been reassessed over the past twelve months in the light of the town's current and projected role.

Development in a satisfactory commercially viable configuration providing for a maximum increase in parking, setback from Kable Street and properties fronting George Street and pedestrian access from George Stret would involve utilisation of part of the car park area.

Discussions have taken place with Mr. and Mrs. J. Jackson and Mr. B. Mealing regarding pedestrian access from George Street and they concur with the development.

The final form would depend on firming up a specific proposal with a commercial developer. This two basic forms available are:

1. one level of parking and one level of commercial development of 1858m^2;

2. two levels of parking and two levels of commercial development of 1858m^2 each.

The area provides good access with pedestrian, vehicle separation and opportunity for medium scale commercial development.

With the Council's objective being the development of the town centre including areas for larger retail floor space then appropriate action would be: authorisation of negotiations with developers with specific proposals placed before Council for consideration and necessary rezoning action for the area involved zoned special uses.

Recommendation

1. Council authorise negotiations with developers for the establishment of commercial development on the land with specific proposal being placed before Council.

2. Council resolve to prepare a draft local environmental plan for the rezoning to commercial of part of the existing car park and advise that in its opinion an environmental study is not required considering the small area involved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Extract typed by Word Proc. 15/12/83.

ITEM 23: (File DA333/83)

SUBJECT: SUBDIVISION OF LAND - GROSE RIVER ROAD, GROSE WOLD

Council at its meeting in September approved of a subdivision of the property known as The Steading at Grose Wold and being lots 2, 3, 4 and 5, D.P. 17870 and Portions 44 and 45, Parish of Kurrajong into 20 lots each containing an area of not less than 10 ha.

A revised proposal has now been received proposing 14 lots, 13 lots with areas of 10 ha. and 1 lot with an area of 89.3ha. The larger lot contsains the existing homestead and associated building and is to be developed as a major stud property.

Approval is recommended with a condition requiring an open space dedication along the Grose River frontage as an extension to Navau Reserve rather than a contribution in lieu.

Recommendation

Approval be granted for the subdivision of the Steading property in 14 lots in accordance with the plan submitted subject to:

1-5. Standard conditions 2, 4, 5, 9 and 12.
6. Dedication of an area for possible reserve as shown on Council plan, along the Grose River frontage as an extension of Navau Reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBJECT: FURTHER REPORTS

Council has recently requested other reports including the Hawkesbury/Nepean Valley Report, Wilberforce Sewerage and Access to Starlight Place, which have not been prepared for this meeting. They will be prepared as soon as possible.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

QUESTIONS WITHOUT NOTICE

Councillor Stubbs asked in relation to the mall if the Shire Planner or Chief Librarian could approach Michael Barnes or other members of the Committee who have historic photographs of George Street so that these may be made available to architects when the time comes for planning.

Councillor Stubbs asked if Hawkesbury Press could be invited to request their readers to submit their ideas for special features to be included in the mall.

Councillor Stubbs asked if the possibility of local musical groups, the R.A.A.F. Band, Pipe Band, the Junior Symphony Orchestra, conducting regular Sunday afternoon recitals in the mall could be considered also.

Councillor Stanley stated that the property in Speets Road Oakville still has all the circus equipment on it.

The Health Surveyor advised that the original notice has been followed up but Council has not had any co-operation at all. He stated that a final notice with affidavits had been served.

Councillor Stanley stated that on the Sunday before last a rock concert was held in the open air at the Jolly Frog Hotel with people being served alcohol in an outdoor area. He stated that he believed that no planning requirements have been met or applications presented. He asked what action was Council taking.

The Shire Planner advised that Council had served notices on the Jolly Frog Hotel that they were not to carry out development without consent. He stated that he had had discussions with the proprietor and had made arrangements to meet with him this afternoon at 3 p.m. However as the Committee Meeting had not finished the meeting could not take place and that he would arrange a later meeting and hopefully the matter would be resolved before the next Ordinary Meeting of Council.

Councillor Stevens asked if the Council could inform the Officer Commanding of the Richmond R.A.A.F. Base of its concern over the extent of area operation over the week ending the 25th November particularly the number of aircraft in circuit in relation to the functions of the Windsor Primary and High Schools and the Richmond Primary School, the normal business functions of the area and the amenity of residents.

The Shire President stated that the Base worked to a very strict curfew however they would not wish to carry out the work unless it was essential. He stated that if Councillor Stevens would be happy, he would be willing to contact the Base and advise that the issue had been raised.

Councillor Stevens stated that he would certainly like the President to approach the Base in the first instance but would also like a letter from the Council to be forwarded.

Councillor Durrington left the meeting at 5.47 p.m.

SECTION 3 - FINANCE

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	28372 - 29096	5,291,344.17
Trust	1760 - 1825	445,745.26
Main Roads Trust	262234 - 262235	350,000.00
		$6,087,089.43

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

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

3. CORRESPONDENCE:

ITEM 1: (File R186)

CORRESPONDENT: HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION

SUBJECT: RATING REFORM

"During the election campaign many candidates gave the issue of rating reform a high priority. The Ratepayers Association would like you to implement your pledges as soon as possible, as this will be a long and difficult task, which is likely to take the whole of your four year term of office.

To this end we would respectfully suggest that Council convene a week-end seminar to get as much discussion and as many ideas on the subject as possible, with the object of formulating satisfactory amendments to the Local Government Act on rating.

It is suggested that Council should invite submissions from groups and individuals prior to the seminar, for consideration and discussion. Well known experts on Local Government matters such as Bob Ryan and Mark Coultan, leader writer for the Sydney Morning Herald on Local Government, as well as all politicians involved with the issue at State and Federal level, should be invited.

The Newcastle Council ran a similar seminar some time ago and would no doubt be able to offer helpful advice on the matter."

"ADOPTED POLICY STATEMENT approved at Meeting 4th August, 1983

1. The Association believes that the present rating system is unjust and discriminatory. We propose that rating should be replaced by Local Government Funding by return of tax revenue from Federal and State Governments on an equitable formula to be worked out.

2. The Association supports the concept of maximum democracy in Local Government. It therefore believes that all Major Development Projects proposed by Council should be put to Referendum. This could be done by Postal Ballot sent out with annual Rate Notice. While not legally binding such Referendums would have a strong moral influence on Council decisions.

3. The Association believes that the practice of concentrating Major Development Project Expenditure in Windsor/Richmond must be balanced by equal distribution of expenditure around Shire.

4. The Association will campaign to have public facilities such as roads, riverfront facilities (launching ramps, etc.) funded entirely by the appropriate tax base (e.g. road and petrol taxes) and not by levies on ratepayers who get no more use of public facilities than other taxpayers or citizens.

5. This Association believes that freedom of information is an important aspect of Local Government. Any attempt at concealing or withholding information from Councillors or Citizens must be strongly resisted. In this regard full statistics on all aspects of rating and ratepayers must be readily available on request.

6. This Association is concerned to ensure that Council is responsive to criticism and the wishes of the people of the Shire. To this end we advocate regular information being supplied on all major issues via the press, radio and explanatory leaflets as applicable. Much criticism of Council activities stems from lack of sufficient information which could be avoided by better public relations."

SHIRE CLERK'S REPORT

A number of enquiries and a Royal Commission have been held into the rating system. Apart from amendments to the Local Government Act regarding rating on particular types of development, pensioners rebates, etc., the principles are still the same as they have been for many years. It is therefore felt that it is extremely unlikely that any proposal for a changed rating system which will have the support of a Government, will come forth from a seminar.

It should also be noted that a seminar would involve certain costs particularly in regard to staff time.

Individuals and groups who have proposals for amendments to the Local Government Act on rating are entitled to make submissions to their various State and Council representatives.

Proposals can be matters of substance but the question of whether a seminar will achieve that significance is unknown.

Recommendation

The letter be received, and the Association be advised to make its submissions regarding amendments to the Local Government Act to State and Local Representatives for consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File R186/2)

CORRESPONDENT: HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION

SUBJECT: RATING ASSESSMENTS AND RURAL RATING

"During the last two years considerable controversy and animosity has been generated by disputes between individual ratepayers and Council's Administration over rating assessments, and in particular rural rating. The normal avenue of appeal in such cases is to the Land and Valuation Court : a difficult, unpleasant, and costly exercise for both ratepayers and Council, often tending to exaggerate the seriousness of the dispute.

Our Association suggests that Council could solve many of these disputes directly by setting up a Committee of Appeal, whereby Councillors, the ratepayer, and Council officers could discuss the issue without time consuming correspondence. The Council Committee would then make its decision after looking at all relevant information. If the ratepayer was still dissatisfied with the decision, the existing avenue of appeal to the court would remain.

We believe such a system would be better for all concerned and save unnecessary cost as well as reducing animosity which is inevitably generated by these cases.

Your views, both collectively and individually, on this matter would be appreciated. We trust this matter will be raised in Council for a firm decision before next year's rate notices are sent out."

SHIRE CLERK'S REPORT

Details regarding rural rating for 1983 are submitted to the Committee for information:

Number of properties granted rural rating	1183
Number of properties granted rural rating upon reconsideration of further information	167
Number of properties refused rural rating	192
Number of appeals to the Land & Environment Court	2
Number of appeals pending	1

Council has delegated authority to the Shire Clerk to make decisions concerning rural rating and this is done prior to the issue of rate notices on 3rd February.

The present system works efficiently and is convenient to ratepayers because interviews and discussions can take place at their convenience.

In regard to the statement that appeals to the Land and Environment Court are costly for both ratepayers and the Council - this is not in accordance with general policy. Unless there are exceptional circumstances, it is policy not to engage legal assistance and this is made known to likely appellants. In the case of the two appeals which have already been heard, the Deputy Shire Clerk represented the Council.

Recommendation

The Association be advised that changes to the policy are not warranted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File D64)

CORRESPONDENT: THE SCOUT ASSOCIATION OF AUSTRALIA, WINDSOR SCOUT GROUP

SUBJECT: SEWERAGE RATES - DONATION

Stating that last year Council reimbursed the Scout Group their Sewerage Rates in the form of a donation, and they would be grateful if consideration could again be given to this matter.

SHIRE CLERK'S REPORT

Provision has been made in the 1983 Estimates for a donation of $50 to this organisation. A donation of $50.00 was made in 1982.

Recommendation

A donation equivalent to the 1983 Sewerage Rates, being $50, be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File G95/26)

CORRESPONDENT: L.J. FERGUSON, M.P., DEPUTY PREMIER

SUBJECT: ALLOCATION UNDER STATE YOUTH CORPS PROGRAM

Advising that an allocation under the State Youth Corps Program has been approved for an amount of $30,000. Stating that people employed under the Program are to be additional to Council's current workforce and recruited through the Commonwealth Employment Service.

H.S. REPORT

This is the third allocation under the State Youth Corp Program and brings the total grant offered to date to $85,000. Employees have assisted with Library duties, child care, and have assisted the Engineer in undertaking traffic counts, tree planting, gardening, maintenance of parks and reserves, erection of signs and guide posts, clearing of drains and associated duties. Originally the scheme was designed to employ persons on a one day per week basis for 13 weeks, however this proved unsatisfactory for a variety of reasons and approval has now been obtained to employ these people on a basis of 13 straight working days. This arrangement has proved far more satisfactory from both Council's point of view and those being employed.

Recommendation

The grant of $30,000 be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S205/30,S205/19/A)

CORRESPONDENT: FEDERATED MUNICIPAL AND SHIRE COUNCIL EMPLOYEES' UNION OF AUSTRALIA, NEW SOUTH WALES DIVISION

SUBJECT: 19 DAY MONTH

Attaching a copy of a sample scheme on a 19 day month. Stating that the proposal, if accepted, would be that wages staff employed at Wilberforce, St. Albans and the trades section of Windsor Depot would commence work at 7 a.m. until 4 p.m. Monday to Thursday and 7 am until 3.30pm Friday with a half hour lunch break per day.

S.E. REPORT

With due regard to previous investigations with the outside staff into alteration to working hours, further consultation will be necessary to determine the attitude of the staff. It should be noted that the request is not in respect of all of the wages staff as the Parks staff and Works Staff operating from Windsor Depot have not been included in the request.

Recommendation

That the Federated Municipal and Shire Council Employees' Union of Australia be advised that discussions are being held with the Council's wages staff regarding the introduction of a 19 day month and further advice will be forwarded when a decision has been reached.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File A7/2)

CORRESPONDENT: RICHMOND & DISTRICT CHAMBER OF COMMERCE

SUBJECT: CHRISTMAS DECORATIONS

Requesting permission to erect Christmas decorations in Richmond and North Richmond. These will be in the form of bunting to be suspended in Richmond across Windsor Street between Toxana and Bosworth Streets, a banner over Windsor Street west of East Market Street intersection and in North Richmond across Bells Line of Road in the vicinity of the Shopping Centre. Where possible, bunting will be suspended between buildings, not power poles.

Prospect County Council has given verbal permission for the Chamber to leave existing bunting in place, providing they request Prospect County Council to remove same after Christmas.

Also stating that the Chamber will be spending around $1700 on decorating and requesting that Council contribute toward some of this cost.

S.E. REPORT

As Department of Main Roads requirements do not permit erection of banners across roads under their control, Council is unable to grant permission for the erection of the banner and bunting across the main road.

Approval has been granted in respect to the section of Windsor to the west of East Market Street.

Council recently entered into an arrangement with the Windsor Chamber of Commerce for erection of banners in the Windsor Commercial area on the basis of the cost being shared equally between the Chamber and Council. The same arrangement in this case would require a contribution of $850.

The approach towards decoration by the Windsor Chamber of Commerce was made in consultation with Council with the aim of featuring the historic aspect of that Macquarie Town. The approach by the Richmond and District Chamber of Commerce has been self motivated without any prior discussion with Council and whilst the bunting is eye catching it has not the capability for being used on other than festive type activities. Consideration should be given to a joint approach, similar to that of Windsor Chamber of Commerce, between Council and the Richmond and District Chamber of Commerce for the provision of decorations that would be appropriate for festive occasions and other celebrations.

Recommendation

That the Richmond & District Chamber of Commerce be advised that Council is prepared to share the cost of erection of bunting and banners in the Richmond commercial area on the basis that the costs are shared equally to a maximum cost of $850 and further, the Chamber be requested to consider liaison with Council regarding a joint approach for the provision of suitable decorations for the towns of Richmond and North Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File D64, C51/18)

CORRESPONDENT: MUSEUM AND WINDSOR CENTRE COMMITTEE

SUBJECT: DONATION

Forwarding copies of Financial Statements of Income and Expenditure and Balance Sheet for the period ending 31st August, 1983 and requesting a donation towards the remuneration of the staff to operate the Museum on a seven (7) day week basis.

S.C. REPORT

Provision has been made in the Estimates for a donation of $500 and in consideration of the service that is provided, it is felt that a donation should be made to this organisation. A donation of $500 was made in 1982.

Recommendation

A donation of $500 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File C45/18)

CORRESPONDENT: COLO WILDERNESS MOBILE RESOURCE UNIT

SUBJECT: FEES - PRESCHOOL SESSION

Requesting Council's permission to increase the fees charged for preschool sessions from $3.50 to $4.00 in 1984.

S.C. Recommendation

Council agree to the increasing of the fee from $3.50 to $4.00 for 1984.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File C45)

CORRESPONDENT: HAWKESBURY SHIRE INTERAGENCY

SUBJECT: REQUESTING PERMISSION TO ATTEND COUNCIL MEETING

Requesting permission for a representative of the Interagency to attend and adress a meeting of the Finance Committee to outline the aims of the group. Extending an open invitation to Councillors to attend its meetings which are held on the first Tuesday of each month at 12.30 p.m. at the Neighbourhood Centre, Richmond.

S.C. Recommendation

Representatives of the Hawkesbury Shire Interagency be invited to attend the next Finance Committee of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File R186/2)

CORRESPONDENT: THE LIVESTOCK AND GRAIN PRODUCERS' ASSOCIATION OF NEW SOUTH WALES

SUBJECT: RURAL RATES

A letter has been received from the above Association requesting a review of the rural rate levy and suggesting that a sliding scale ought to be introduced whereby properties valued from $5,000 to $10,000 receive a rebate of 10% progressing up to properties of $60,000 and over to receive a rebate of 60%

SHIRE CLERK'S REPORT

Council's rural rate for 1983 was approximately 63% of the general rate and it is felt that this concession to rural rate payers is adequate, however, the Association should be advised that the matter will be considered when Council is adopting rates for 1984.

Recommendation

The Association be advised accordingly.

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. MRS. JOYCE BRUCE, WHEELBARROW RIDGE ROAD, LOWER PORTLAND - QUESTIONS RAISED AT ORDINARY MEETING. C50, P160/36.

"I am writing to thank you for allowing me to ask questions at the Council meeting recently.

I also wish to apologise for abusing the privilege you gave me but not for the content of the questions.

It was a result of sheer desperation and principle which forced me to 'stand up and be counted', to address Council for the first time in my life, completely out of character.

When one considers that in 1968 one of the proposed parking areas in the town of Windsor was to come right up to the rear of our store which, at that time, was the largest grocery in the district.

When one considers the various Aldermen, the vested interests, the Council Executive, the lobbying which has culminated in the situation as it is today!

When one considers ....

After 24 years my husband and I have come to a decision to auction our premises, 153/155 George Street, on 10th November. As to whether our property actually sells or not is a matter of indifference to us, however we hope to have a successful auction.

I would consider that the enquiries of valuers, city real estate agents and our application for a 149 Certificate would have alerted the Council Executive and others to this probability. I can only say that if I sense that the Council has exerted undue influence upon the outcome we shall retain the premises and be forced to take a more active part in Council matters in the future.

Once again, thank you for your patience at the meeting. It must be extremely difficult to be seen to be fair to all in such a situation."

B2. SHIRES ASSOCIATION OF N.S.W. - RECLASSIFICATION OF COUNCILS. S205/26.

Referring to Council's application for regrading and advising that the Committee of Review resolved that Council be regraded to Grade 13.

(S.C. - Council is currently Grade 12. This increase affects Council's senior officers, whose salaries are tied to the Grading of the Council. This will cost Council $14,394 in a full year.)

B3. OFFICE OF SPECIAL EMPLOYMENT - UNEMPLOYED SUPPORT GROUP - RICHMOND NEIGHBOURHOOD CENTRE. G95/33.

Notifying that funding for a Wage Pause Program project, an "Unemployed Support Group, Richmond Neighbourhood Centre" was unsuccessful.

Stating that the Community Employment Program was recently launched by the Prime Minister and that this joint Commonwealth/State Program will provide $86m in 1983/84 in NSW for employment projects by State and Local Government and Community Groups.

(S.C. - The closing date for submission for the Community Employment Program was November 11th for community based organisations, but this has been extended to 16th December, 1983.)

B4. LOCAL GOVERNMENT AND SHIRES ASSOCIATION IN NSW - GENERAL CIRCULAR 10/1983.

National Wage Case

Advising that the Full Bench of the Australian Conciliation and Arbitration Commission handed down its decision to adjust wages and salaries by the C.P.I. increase for the March and June 1983 quarters of 4.3% from the first pay period commencing on or after 6th October 1983.

(S.C. - Provision has been made for this increase in the adopted Estimates of Income and Expenditure.)

Local Government Senior Officers' Award

Application has been made to vary the award in the following terms:

i) Periods of leave without pay approved by Council shall not be regarded as service for the purpose of computing sick leave, annual leave or annual leave loading, but shall not constitute a break in the employee's continuity of service.
ii) Where an employee is absent from work on approved leave without pay, he shall not be entitled to payment for any holiday which occurs during the period of absence.

Local Government Senior Officers' Award
Local Government Salaried Officers' Award
Local Government Engineering Staff Award
Municipal & Shire Council Wages Staff Award

Application has been made by the MEU to increase rates of pay and allowances in the above awards by 20 per cent. The Associations will be opposing this claim.

Health Surveyors' (State) Award

Application has been made to vary the award to include a Leave Without Pay Clause.

The claim to increase car allowances could not proceed as it would be in contravention of the general intention of the Wage Pause Guidelines, and Conciliation Commissioner Rigby handed down his decision on 14th September, 1983 and agreed that this claim would be in contravention of those guidelines.

Applications have been made by the Health Surveyors' Association to vary the award as follows:

- to insert a new clause, i.e.:
  - when filling a new or vacant position preference shall be given to an existing employee of Council who is capable of performing the duties of such position;
  - where an applicant who is senior in service to an appointee to a new or vacant position is not appointed to such vacancy he shall be given in writing by Council the reason such applicant was not appointed;
  - this Clause is subject to Clause 19, Preference of Employment.

Municipal & Shire Council Wages Staff Award

The Associations have applied to vary the award, in relation to the definitions of various classifications.

Early Retirement Schemes

Requesting Council's comments regarding the optional lowering of retirement age for local government employees.

(S.C. - The Association has requested comments from Council regarding the optional lowering of retirement age for local government employees.

At the 1977 Local Government conference a motion was carried to lower the retiring age for local government employees. The Associations have been continuing discussions with the Local Government Superannuation Board concerning the introduction of a lower voluntary retirement age and the matter is still being investigated.

A member of Council has requested the Association to pursue the matter to lower the optional retirement age to 55. That Council holds this view because of the unemployment situation, the benefits in providing positions in local government for younger people and the recent alteration to taxation on lump sum superannuation benefits. The Federated Municipal and Shire Council Employees Union of Australia has as a general policy been in favour of early retirement providing that the employee can be guaranteed an adequate livable payment from superannuation. The Association has now requested Council's views on this matter including the reasons for its attitude to a lowered optional retirement age.

The reasons advanced for lowering the optional retirement age to 55 years in relation to the unemployment situation career advancement for younger employees and alterations to the taxation system are all valid reasons for lowering the optional retirement age.)

Preference of Employment

Requesting Council's comments regarding compulsory unionism, and when filling a new or vacant position, preference being given to an existing employee of Council who is, in Council's opinion, the most capable of performing the duties of the position.

(S.C. - The variations sought to Clauses 27 and 28 of the Municipal and Shire Council Wages Staff Award to provide:

(a) Clause 27: That membership of the appropriate union be mandatory only after appointment being taken up.

(b) Clause 28: When filling a new or vacant position preference shall be given to an existing employee of Council who is, in Council's opinion the most capable of performing the duties of the position.

In relation to the variations sought in respect of (a), it is considered that when applications are called for additional works staff that no discrimination should exist as between unionists and non-unionists at that time in making the relevant appointment.

In regard to (b) the reasons for the variation given that Council as employers have a duty and therefore a right to appoint and promote those employees it considers the most capable to perform the duties of the position.

In accordance with the provisions of the Local Government Act the appointment of an employee to a permanent classification of the Wages Staff occurs on the completion of twelve months' satisfactory service, therefore in the true sense the variation sought by the Association is not truly pertinent. Similarly, it may be argued that as Council is responsible to appoint and promote those employees it considers mmost capable to perform duties then surely the argument is that Council has an obligation to provide the appropriate training and assessment of its employees to ensure that the appointed person has the competence and suitability for the position. This approach is in accord with the principles of the Federated Municipal and Shire Council Employees Union of Australia and has the advantage of establishing an order of selection for appointment for permanent classification and also for relief assistance.

No advantage is seen in supporting the proposed variation of Clause 27 and Clause 28 of the Municipal and Shire Council Wages Staff Award.)

Workers Compensation (Dust Diseases) Act 1942

Advising that the following motions were carried at the 1983 Shire Conference:

"That the strongest representations be made to have the winning of gravel by Councils excluded from the processes set out in the schedule of determined classes of employment under Section 6(3) of the Workers' Compensation (Dust Diseases) Act, 1942."

"That urgent representations be made for the removal of retrospective dust diseases contributions from the provision of the Workers' Compensation (Dust Diseases) Act, 1942."

(S.C. - Council has paid the following levies to the Workers Compensation (Dust Diseases) Board:

1978-79	$1,224.40	1979-80	$1,950.08
1980-81	$2,714.68	1981-82	$3,051.04

It is anticipated that the levy from 1982/83 will be approximately $3,500.

The levy is calculated as 4% of the annual wages of 6 full-time employees working in dust producing environments.

Investigations have revealed that the equivalent of less than one full-time employee is exposed to risk in the class of employment for which we are levied.

A submission will be made to the Workers Compensation (Dust Diseases) Board to have the number of employees considered for levy reduced.)

Employment Protection Act

New regulations passed provides for notifications to the Industrial Registrar to be made in a specified form. Failure to use the new Form 2 will leave a Council liable to a penalty not exceeding $50. A notification made under the Act will be deemed not to have been served unless it contains the particulars required for completion of Form 2, Council could thereupon be liable to a penalty of $5,000.

B5. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - GENERAL CIRCULAR NO. 11/1983. C44/2.

State Wage Case - October, 1983

On 19th October, 1983 the Industrial Commission of N.S.W. handed down its judgement of a flow on of the 4.3% National Wage Increase for State Awards.

Part of this decision included an increase in the Basic Wage to $92.90 per week.

Employment Protection Act

When terminating employees for misconduct, Councils are obliged to give the Industrial Registrar notice of the termination within seven (7) days of the termination.

Local Government Engineers' Certificate

In relation to the issuing of Local Government Engineers' Certificates successful candidates will be informed by the Committee of the proposed date of the issue of the Certificate prior to its actual issue, thus enabling candidates to inform their employing Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATIONS BE adopted.

4. SHIRE CLERK'S REPORT

ITEM 1: (File C47)

SUBJECT: PUBLIC COMMUNICATIONS

It is understood that the Commonwealth Government has made $750,000 available for local government projects in western Sydney. Apparently, there are no specific guidelines for the distribution of these funds other than a requirement that any project should be innovative and provide a function or service not currently supplied by local government.

Communication with the community is a primary aim of any local government area and a project which emphasises this objective might receive favourable consideration. Access to information could be achieved by establishing a computer networking system which would provide a readily accessible communication link between Council and the community.

Initially, the network could link Council's computer to various business houses which frequently require information from Council in their day to day operations. This would include local real estate agents, solicitors, valuers and banks and be limited to property file information in the first stage. As property information is updated daily, there would be no additional workload imposed on staff responsible for updating the files.

Businesses within the computer network would then be able to make direct enquiries to Council's computer facilities without the need to visit the Council Chambers. Property files contain information relating to the property's description and details of ownership, zoning, valuations, sales, rate levies and recent building, subdivision, and development approvals. Computer terminals could also be located in the libraries, the foyer of the Council Chamber and other public buildings to permit enquiries by members of the public.

The ultimate aim of this project would be to make a comprehensive range of information accessible to the public. The files available could be expanded to include such things as details of Council Minutes, a community services register, information on community sporting groups and organisations, books available from the library and computer graphics which would sketch property boundaries and then identify the location of buildings, sewerage and drainage lines.

Before the scheme could be undertaken a number of constraints would need to be considered. Legal requirements prohibit the nature and extent of information which could be made available. The network should be designed to prevent interruption or reduction of staff access to the computer facilities.

A well designed public information system would also assist the staff in the day to day functions and could lead to less staff time involved in answering enquiries from the public.

It is felt that Council should make application for a grant to establish a computer networking system. Initially, the grant would be to undertake a feasibility study and, if this is favourable, for funding to implement the scheme. It is necessary to submit the application as soon as possible and if the recommendation is adopted by the Finance Committee it is proposed to submit the application immediately. The cost of the feasibility study would be $15,000.

Recommendation

Application be made to the Commonwealth Government for a grant to undertake a feasibility study and if this is favourable for further funds to establish a computer networking system.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 813)

SUBJECT: LOT 7, SECTION 1 SINGLETON ROAD, WILBERFORCE

Council is purchasing the above property from Mr. D. Morrison and the Estate of the Late A. Morrison (his brother) as part of the Wilberforce Shopping Centre.

Contracts were signed during October 1981 for a purchase price of $25,000 but a number of difficulties have delayed settlement of this sale:

1. Mrs. Morrison has lodged a caveat on the title of the property pending a decision in her property application to the Family Law Court.

2. The protective Commissioner is administering Mr. Morrison's affairs through the Supreme Court.

3. Probate on the Estate of A. Morrison is still to be granted.

Although it has been suggested that settlement could take place with the proceeds to be held in trust until the above matters are resolved, the Solicitor acting for Mr. Morrison has been unable to reach agreement with the various parties involved and the matter may be further delayed for a considerable period.

The old house erected on this property is now vacant and the general appearance of the land and buildings detracts from the appearance of Council's shopping centre. It now appears that the matter can only be resolved if Council resumes the land.

Recommendation

Council make application for approval of the Governor for the resumption of Lot 7, Section 1 Singleton Road, Wilberforce. All documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 821)

SUBJECT: RICHMOND ARMY TRAINING DEPOT

At the Ordinary Meeting of Council on 11th October it was resolved to accept control and management of the former Army Reserve Training Depot in Bosworth Street, Richmond subject to conditions imposed by the State Government.

Because the property is currently owned by the Federal Government an approach was made to the Department of Administrative Services requesting approval to occupy the premises pending sale to the State Government.

The Department has now approved a monthly licence at an annual fee of $52.00 and subject to a number of standard lease conditions. The licence will remain in force until the sale to the State Government has been finalised.

Enquiries through the State Crown Lands Office reveal that the Courthouse intended for this site should be constructed in approximately three years. However, no firm time schedule can be obtained because construction will depend on community needs and availability of funds.

The estimated cost of maintenance, repairs and alterations to make these premises suitable for use by a number of community groups is $69,500. In view of the short-term nature of Council's lease agreement these costs cannot be justified.

It is felt that Council should enter into the licence agreement subject to satisfactory negotiations with Community Groups for use of the buildings at no capital cost to Council.

Recommendation

Council enter into a licence agreement with the Department of Administrative Services subject to the conditions imposed and satisfactory negotiations for use of the building by Community Groups at no capital cost to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-1321-2)

SUBJECT: LOT 1 MOUNTAIN LAGOON ROAD

Council is acquiring part of the above property for road widening. The owners, Mr. & Mrs. E.B. Mowbray have advised that they will accept compensation of $200 as assessed by Council's valuer with Council also liable for all survey and legal costs.

Recommendation

Compensation of $200 be paid with Council liable for all survey and legal fees.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 802/36)

SUBJECT: LOT 36 SOUTH WINDSOR INDUSTRIAL ESTATE

Council has a $20,000 mortgage over the above property which was due for repayment on 31st October. The mortgage provided for quarterly interest repayments at prevailing interest rates and the first three instalments have been received.

Mrs. P. Thorpe has advised that the recession has adversely affected her ability to repay the mortgage and requested that it be renegotiated.

A report on remaining properties within the industrial estate was submitted to the Ordinary meeting of Council on 8th November and part of the resolution provided for mortgages with interest at a rate of 15% per annum repayable quarterly.

Mrs. Thorpe has offered to repay the loan on 30th October 1984 and make quarterly interest repayments at a rate of 14.5% per annum.

It is felt that Council should agree to her request subject to an interest rate of 15% per annum and Mrs. Thorpe accepting liability for all costs arising from the mortgage.

Recommendation

Council enter a 12 month mortgage agreement with Mrs. P. Thorpe with interest payable quarterly at a rate of 15% per annum and the principal to be repaid on or before 31st October, 1984. Mrs. Thorpe to be liable for all costs arising from the mortgage and all necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File R186)

SUBJECT: RECOVERY OF OUTSTANDING RATES AND CHARGES

Council has been previously advised of the extensive rate recovery programme that was implemented in 1983 to recover outstanding rates. This recovery program has proved exceptionally successful and as at 22nd November, 1983 collections were $1.2 million above the same period in 1982. This represents a collection rate as at that date of 86.78% as compared with 81.47% in 1982. It is also interesting to note that the total amount outstanding as at 22nd November, 1982 was $1,133,681 whilst as at 22nd November, 1983 the amount outstanding was only $844,030.

This is a significant improvement on the previous year and indicates the outstanding success of the Council's rate recovery program. Council also has outstanding the sundry debtors for various charges including kerb and gutter, path paving, fire hazard clearing, miscellaneous, etc., amounting to $359,461. This amount includes many accounts which have been brought forward from previous years. It has not yet been possible to devote sufficient attention to the recovery of these charges whilst the rate recovery program was proceeding. Staff have now been allocated to investigate and follow up this outstanding amount to recover it as soon as possible. These initial investigations have indicated that it will be necessary to write off some accounts which have been outstanding for a number of years and which investigation indicates would be uneconomical to endeavour to recover. Work is progressing on the follow up of these sundry debtor accounts and a further report will be submitted to Council advising of the progress made.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File C40/12)

SUBJECT: COMPOSITION BICENTENARY ART EXHIBITION AND GALLERY COMMITTEE

At the meeting of Council on 8th November it was resolved that invitations be forwarded to Messrs. T. Hayes, M. Doyle, C. Parker, B. Jones and W. Wells to become members of this Committee.

Although the resolution of 4th October provided for four representatives of artists and gallery proprietors in the Shire to be members of the Committee, Council was advised that upon receipt of the acceptances for this Committee, a further report would be submitted to the Finance Committee regarding the number of representatives.

Letters of acceptance have been received from all five of the representatives and each has expressed appreciation for being asked to become a member of the Committee.

Recommendation

That Committee include five representatives of artists and gallery proprietors in the Shire and Messrs. T. Hayes, M. Doyle, C. Parker, B. Jones and W. Wells be appointed to the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5. SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File 702 9208

SUBJECT: PREMISES - LOT 8 CLARE CRESCENT, OAKVILLE - STATEMENT OF CLAIM - FLOOD DAMAGE

A Statement of Claim has been received from the Public Solicitor's Office on behalf of plaintiffs Warren James and Irene Pearl Cole, regarding the erection of a dwelling on the subject land. The plaintiffs allege that Council failed to ensure that the dwelling was erected in the location on the land for which approval had been given and as a consequence, suffered damage when flood waters entered the house in March 1978.

The subject dwelling was approved on 1st July 1975 prior to Council adopting the requirements that habitable floor levels be at a minimum height of 15 metres above standard datum, which was subsequently increased in 1978 to 16 metres.

The plaintiffs, who purchased the property in August, 1977 claim damages totalling $34,244 together with interest thereon and costs.

The Government Insurance Office has advised that Council took out professional indemnity insurance in May 1978 and would not be covered for this claim. In fact, professional indemnity cover was not available at least with the Government Insurance Office, for local authorities prior to 1977.

This claim highlights the significant responsibility resting with Council in approving the development of land which may be subject to flooding and the severe financial consequences of damage or loss which may be suffered by occupiers when flooding occurs. It will be appreciated that this responsibility is particularly apparent in this Shire with such a high proportion of land which may be subject to periodic inundation.

The prescribed form of notice of Council's appearance in defence of this matter has been submitted to the Registrar of the Supreme Court as required by the rules of the Court.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 0150)

SUBJECT: SITE INSPECTION FEES - BUILDING APPLICATIONS

Council will recall a report submitted to the October meeting regarding a report from the Ombudsman relating to the imposition of site inspection fees. That report was also submitted to the Minister for Local Government and Lands and contained the following recommendations:

1. That Council refund the $30 inspection fee paid under protest by the complainant, Mr. Mowbray.

2. That the Department of Local Government and Lands determine the matter and issue guidelines as to the practice Council should follow in regard to the levying of charges in respect of the consideration of building applications; and

3. That Council desist from charging site inspection fees except in exceptional circumstances such as those specified by Holland, J. until guidelines are issued by the Department of Local Government and Lands.

Council at that time resolved that in the light of the Minister's advice that his Department will determine the matter and issue guidelines, Council await such determination prior to giving further consideration to implemention of recommendations 1 and 3. The Ombudsman was advised accordingly.

Advice has now been received from the Minister that he concurs with the findings and recommendations made by the Ombudsman. The Minister states that in his view, the present scale of fees in Clause 9.1 of Ordinance 70 takes account as an integral part of the building approval processs that Councils will need to carry out inspections at various stages including prior to the assessment of building applications. He considers that these inspections, regardless of the stage at which they take place, are part of the normal process and are not considered to come within the scope of the observations of the Court in the Smith versus Wyong Shire Council case. The Minister states that in so far as the level of building application fees is concerned, due to the need to apply the scale to all Council areas throughout the State where Part XI of the Act applies, the wide variation in the size of areas, distances of travel, level and type of building activity, etc., it has not been possible to arrive at a scale which will provide a uniform income in return for expenditure incurred in respect of individual Council areas. The scale of fees is therefore basically directed at providing a return to Councils on a State wide average basis. It might also be noted that while the scale of fees has been based on the "user pays" principle, it also adopts the approach that because Council's activities in this field have a public interest component, it is reasonable that portion of Council's expenses in the building regulation sphere should be met by the general body of ratepayers.

In conclusion the Minister strongly recommends that the Council take urgent action to refund the inspection fee which was the subject of the complaint of the Ombudsman; refrain from charging site inspection fees in the future; and ensure that its levying of building fees is strictly in accordance with the terms of Ordinance 70 under the Act.

Recommendation

Council adopt the recommendations of the Minister for Local Government and Lands as outlined above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C45/23)

SUBJECT: DRUG AND ALCOHOL REFERRAL SERVICE

Council will recall its recent resolution to make appropriate representation regarding the establishment of a Drug and Alcohol Counselling and Referral Service in the Hawkesbury Shire.

The Minister for Health, Mr. Brereton, has advised that he has referred Council's representations to the Regional Director of Health and the Drug and Alcohol Authority for consideration in planning additional Drug and Alcohol Services. Budget allocations for these programs for 1983/84 have, however, been finalised and major new initiatives are unlikely in the immediate future.

The Minister suggests that Council may care to develop a specific proposal for a service within the Shire in consultation with officers of the Health Department and the Drug and Alcohol Authority. Such a proposal could be submitted to the Regional Director of Health or the Drug and Alcohol Authority for consideration for 1984/85.

It is felt that the Minister's suggestion should be pursued and accordingly, I will arrange the necessary consultation with the officers of the Health Department and the Drug and Alcohol Authority with the view to developing a specific proposal for service within the Shire and will report developments to Council.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

IN RELATION TO Drug and Alcohol Referral Service, The Prior of St. John of God Hospital, The Reverend Anthony Duncan, O.H., be written to, requesting that a representative of the Hospital be appointed to act in a liaison/advisory capacity in the setting up of any such service, in order to take advantage of the expertise of the Hospital in this field.

6. CHIEF LIBRARIAN'S REPORT

ITEM 1: (File C40/8)

SUBJECT: HERITAGE SEMINAR APRIL 7-8, 1984

Macquarie Towns Preservation Society suggested that a seminar on the theme "Adaptation of Historic Buildings to New Uses" would be appropriate for Heritage Week, 1984.

Following discussions, it is felt that such a seminar would have wide interest for architects, property developers, tourists and general members of the public. If this seminar proves successful, it may be worth considering as an annual event during Heritage Week.

A proposed programme is as follows:-

PROGRAMME

SATURDAY 7 APRIL 1984

8.45 Registration

9.00 Shire President's Welcome

9.15 Keynote Speaker: Robert Irving, Senior Lecturer,
Graduate School of the Building Environment, University of NSW

9.30 SESSION 1

THE ROLE OF STATE AGENCIES

Chairman:	Christopher Johnson, President Royal Australian Institute of Architects (NSW)
Hugh Fraser:	Specialist Conservation Architect Heritage Council of NSW The role of the Heritage Council
Colin James:	Resident's Advocate, Woolloomooloo
Jack Mundey:	Protection of the Public Interest
Lionel Glendenning:	Project Architect, Department of Public Works Case Study: Museum of Applied Arts and Sciences

10.45 Morning Tea

11.00 SESSION 2

LOCAL GOVERNMENT: PLANNING CONTRAINTS AND OPPORTUNITIES

Chairman:	Christopher Johnson
Stephen Harris:	President, Royal Australian Planning Institute, NSW Division Planning Opportunities
Peter Jensen:	Town Planner, Woollahra Municipal Council Statutory Constraints
Terry Fripp:	Project & Design Architect, Allen Jack & Cottier. Houses in Paddington Street, Sutherland Street and Juniper Hall, Paddington

12.30 Lunch

2.00 SESSION 3

CASE STUDY; 'MERINO CENTRAL' WOOLSTORES, PYRMONT

Chairman:	Robert Irving
Ian Hayson:	The Hayson Group Economic Feasibility
Bob Perry:	Clarke, Perry & Blackmore Architectural Design

3.30 Afternoon tea

3.45 TOURS

8.00 COLONIAL BALL

SUNDAY 8 APRIL 1984

9.15 SESSION 4

PROJECT FEASIBILITY

Chairman:	David Chesterman, Director, Jackson Teece, Chesterman, Willis
Graham Brooks:	Associate Director, Wills Denoon, Travis & Partners. The Feasibility Study in Adapture Re-use Projects
Rodney Jensen:	Director, Rodney Jensen & Associates The Effects of Ordinance 70 (Local Government Act) on Redevelopment Proposals

10.45 Morning tea

11.00 SESSION 5

CASE STUDIES

Chairman:	David Chesterman
Alison Main:	McConnel Smith & Johnson Pty Limited Newcastle City Hall
Don Johnston:	Architectural Consultant Macdonalds Restaurants in the City of Sydney
David Russel:	Project Architect, Department of Public Works (NSW) Conversion of Convent to Commercial Purposes, Tamworth

12.30 Lunch at "Mountain View" Richmond

2.00 TOURS

It is suggested that the Tourist Promotion Committee be approached to assist with the costs associated with publicity brochures and booking forms, mailing charges, participants and speakers name badges and the printing of seminar papers, an estimated total cost of $570.

Assuming 100 paying participants and an estimated income of $3,050 made up as follows:

80 x $30 (registration fee)	$2,400
20 x $25 (students)	500
	$2,900
Sponsorship by Airlite Windows	$150
	$3,050

Costs include:

Booking of Community & Cultural Centre	
- Bligh and Phillip Rooms	$330
Morning & afternoon teas	300
Lunch both days	1,600
* Costs associated with speakers	380
	$2,610

* Speakers have agreed to not charge a fee. However, it is suggested that a suitable donation, such as a set of Council's Oxley printed edition of lithographs be presented to each guest.

Other activities include a Colonial Ball, and river, bus and walking tours. These activities will be self-funded and paid for in addition to the seminar by those wishing to attend. However, it is also proposed to hold a Colonial Furniture Exhibition in the Macquarie Room from Saturday 7th to Friday 13th April. This exhibition would be open to the public throughout Heritage Week.

Recommendation

1. Council agree to hold the Heritage Seminar on April 7-8th, 1984 in conjunction with Macquarie Towns Preservation Society and the $570 be contributed toward printing, name badges etc.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File L125/1)

SUBJECT: DEPUTATION TO PREMIER

The Library Association of Australia, Public Libraries Section, New South Wales group, made its annual deputation to the Premier on 13th October, 1983. The deputation requested that the State Government review its priorities on funding for public libraries with a commitment to:

- Increasing the per capita subsidy on an indexed basis.
- Increasing Special Grant expenditure with emphasis on:
  - Supporting co-operative networks.
  - Establishing and improving resources for special and disadvantaged groups.
  - Bridging inequalities in standards of service, particularly in the country.
  - Funding innovative projects.

- Maintaining the interest subsidy scheme, but on a basis independent of other library funding.

A copy of the documentation presented at that deputation is available at the Library.

Recommendation

1. Council support the recommendations made by the Library Association deputation to the Premier on October 13th, 1983.

2. W.S.R.O.C. also be requested to support the recommendations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C50/12)

SUBJECT: COUNCIL'S PUBLICATION

At the Ordinary Meeting on 11th October, 1983 it was reported that Council's publication was expected to be published by December, 16th. However, recent discussions with the printer have revealed that this deadline is now impossible to meet. The tight schedule does not allow for photographs to be changed should some not screen well (it is not possible to always know which ones will be unsuccessful).

It is also felt that further research is needed on parts of the text, discrepancies have already been found when checking a number of sources.

Assuming that the printer could complete all tasks, the index cannot be prepared until the page numbers have been allocated, and following that, the binding could take an additional 1-2 weeks. Most binderies close for one month over the Christmas, New Year period. In view of the amount of work that has already been put into this publication it is considered unwise to attempt to rush and spoil what is hoped to be a popular and useful work.

Expected publication date is now March, 1984.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L125/7)

SUBJECT: LOCAL STUDIES CONSULTANCY

It was reported to Council at the Ordinary Meeting on 12th April, 1983 that Mr. Bernard Sergeant would be undertaking the above consultancy.

This project was funded by Special Grant funds of $2,250. Copies of the report are available at the Library.

Arising out of the Consultant's investigations the following objectives were developed:

The objectives of a local studies collection are "to endeavour to meet the requirements of the members of the local community and of persons from outside the local community in their quest for information on aspects of life in the past and in the present in the defined area covered by the collection".

The actions to be taken to ensure that the objectives of a local studies collection are fulfilled, i.e. to meet the requirements of its users are:

(a) to collect;

(b) to arrange for use; and

(c) to preserve

materials on the community, in this case, Hawkesbury Shire.

The following recommendations are included in the Consultant's Report:

1. The Council adopt the objectives as detailed in Section 2.0 of the report as the objectives of its local studies collection.

2. The Council refer this report and its documentation to the Library Council of New South Wales for consideration of the contents being accepted as a set of standard objectives for local studies collections in public libraries in New South Wales.

3. The Council when referring the report to the Library Council of New South Wales, urge that the provision of local studies collections be accepted as one requiring special funding.

4. The Council makes an allocation in each year's estimates for funding for the local studies collection to provide for special purchases, copying, equipment, binding, microfilming, etc.

It is felt that the objectives as outlined may take some years to achieve. For example, the depth and variety of materials of the local studies collection and the level of indexing will always be dependent on resources.

However, this document provides for an examination of directions for the future and will allow a more balanced and systematic approach to the building of the local studies collection.

Recommendation

1. The Objectives of a Local Studies Collection as outlined be adopted.

2. Council refers this Report and its documentation to the Library Council of N.S.W. for consideration of the contents being accepted as a set of standard objectives for local studies collections in public libraries in N.S.W.

3. The Library Council of N.S.W. urge that the provision for local studies collections be accepted as one requiring special funding.

4. Council makes an allocation in each year's estimates for funding for the local studies collection.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

7. QUESTIONS WITHOUT NOTICE

Councillor Nicholson sought leave of business for the next meeting of Council.

COMMITTEE'S RECOMMENDATION

LEAVE BE GRANTED.

Councillor Stevens asked what progress was being made regarding resumption of Mrs. Small's property in Bensons Lane.

The Shire Clerk advised that the resumption was proceeding satisfactorily.

Councillor Stevens referred to an approach made to him by Mrs. Small as to why Council had not resumed the swamp area at the bottom of the hill.

The Shire Clerk advised that this matter would be looked at.

Councillor Rotherham asked if any value could be seen in having an informal round table conference of the Councillors and Senior Officers on the question of rate reform, particularly his idea as to standard rate units.

Shire President and Shire Clerk to discuss the matter with Councillor Rotherham.

Councillor Rotherham stated that he had been approached to see if some initiative could come from Council to get the McMahons Park 527 Committee, the Pony Club and Council together with a view to coming up with some way of getting the gymkhana back at McMahons Park, not necessarily on the oval.

The matter to be investigated.

The meeting terminated at 6.13 p.m.

Report of the Meeting of the Tourism Committee held at the Council Chambers, Windsor on Tuesday, 6th December, commencing at 7.30 p.m.

PRESENT: Councillor G.G. Michael, Shire President, Councillors R.P. Stubbs and C.J. Stanley, Mrs. M. Overmyer, Messrs. M. McEwan, C. Sullivan, and J. Bullock.

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

BUSINESS ARISING FROM THE MINUTES

COMMITTEE'S RECOMMENDATION

A LETTER OF appreciation be sent to Mr. M. Panic for setting up the display and arranging the roster at the Hawkesbury Agricultural College upon day on Sunday, 21st August, 1983.

A REPORT BE obtained from Mr. G. Edds and Mr. R. Hodgskin concerning their activities at the Annual Tourism Conference held in Tamworth on 17th - 20th September.

A DOCUMENTARY FILM "Australia's Wonderous Waterway" be screened at the next Tourism Committee meeting.

CORRESPONDENCE

ITEM 1: (File C40/8)

CORRESPONDENT: WILLIAM A. HALSTED FOR STROMA INVESTMENTS

SUBJECT: CLOSING DATE FOR 'WHAT'S ON IN AUSTRALIA - A NATIONAL DIARY'

Stating that they are preparing to publish a National Diary closing on 31st December, 1983, and requesting Council to consider the inclusion of major events for the area. Advising that the diary will cover the period from June 1984 to May 1985 to take full adantage of the high tourist season.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

ITEM 2: (File T220/2)

CORRESPONDENT: DEPARTMENT OF LEISURE, SPORT AND TOURISM

SUBJECT: GOVERNMENT SUBSIDIES TO ORGANISATIONS, OPERATING TOURIST INFORMATION CENTRES

Enclosing a copy of the "Application for 1983 Annual Subsidy" form and stating that following receipt of all applications, those judged as adhering to the criteria will have their individual performances assessed and this assessment used to determine the amount of subsidy to be allocated. The closing date for applications is 3rd February, 1984.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

ITEM 3: (File C40/8)

CORRESPONDENT: GRANT KEARNEY, EXECUTIVE OFFICER, HERITAGE WEEK COMMITTEE

SUBJECT: WEEK OF DISCOVERY - HERITAGE WEEK '84

Inviting Council's participation in Heritage Week 1984 from Sunday 8th April to Sunday 15th April, 1984. Seeking support and participation in Heritage Week '84, and requesting details of planned activities so they can be included in the programme.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

ITEM 4:

CORRESPONDENT: NEW SOUTH WALES COUNCIL OF TOURIST ASSOCIATIONS

SUBJECT: TELECOM DIRECTORY INFORMATION

Stating that the State Council has been investigating the possibility of including Tourist Information Centres as a separate heading in Telecom Directories. At the Acting Committee meeting it was resolved to recommend to all member Associations that they establish in their own local Telecom Directory a special section in bold type headed "Tourist Information Centres" listing those Information Centres operating within the area covered by the local Directory. Member Associations should still retain their listing under the name of the Centre.

COMMITTEE'S RECOMMENDATION

THE TOURIST PROMOTION Officer investigate the listing in both the Sydney and local Telephone directory and that appropriate arrangements be made for inclusion in those directories subject to the approval of the Chairman.

ITEM 5:

CORRESPONDENT: NEW SOUTH WALES COUNCIL OF TOURIST ASSOCIATIONS

SUBJECT: THIRTEENTH RESIDENTIAL SCHOOL FOR TOURIST OFFICERS

Advising details of the 13th Residential School for Tourist Officers to be held at the Institute of Administration, Little Bay, Sydney, from 5th - 10th February, 1984. Stating that persons wishing to register for the Course should do so by 23rd December, 1983.

COMMITTEE'S RECOMMENDATION

THE TOURIST PROMOTION Officer attend the Residential School for Tourist Officers to be held from 5th - 10th February, 1984 at a cost of $350.

ITEM 6:

CORRESPONDENT: NEW SOUTH WALES COUNCIL OF TOURIST ASSOCIATIONS

SUBJECT: TOURIST SIGNPOSTING OF HIGHWAYS, TRUNK AND MAIN ROADS

Referring to the difficulties in erecting signposting on highways, trunk and main roads around New South Wales and requesting member Associations to forward any information on the difficulties experienced in locating signposting of a tourist nature. Stating that submissions should be forwarded by 31st December, 1983.

COMMITTEE'S RECOMMENDATION

THE TOURIST PROMOTION Officer investigate the tourist signposting and reply to the Associating, giving details of any problems encountered by tourist operators.

ITEM 7:

CORRESPONDENT: I. KING, REGIONAL OFFICER, DEPARTMENT OF LEISURE, SPORT AND TOURISM, OUTER SYDNEY REGION

SUBJECT: OUTER SYDNEY PROMOTION COMMITTEE

Seeking nominations for ministerial representative on the Outer Sydney Promotion Committee and stating that nominations close on 16th December, 1983.

COMMITTEE'S RECOMMENDATION

THE TOURIST PROMOTION Officer be nominated for the ministerial representative on the Sydney Promotion Committee.

ITEM 8:

CORRESPONDENT: I. KING, REGIONAL OFFICER, DEPARTMENT OF LEISURE, SPORT AND TOURISM, OUTER SYDNEY REGION

SUBJECT: TOURIST ASSOCIATION MEETINGS

Indicating that he would like to attend the monthly Tourist Committee meetings, and requesting that he be advised of the date, time and venue of the normal meetings.

COMMITTEE'S RECOMMENDATION

MR. IAN KING, Regional Officer, Department of Leisure, Sport and Tourism be invited to attend future meetings of the Tourism Committee.

ITEM 9:

CORRESPONDENT: MR. P. HUVENEERS

SUBJECT: BELLBIRD COTTAGE, BELLS LINE OF ROAD, KURRAJONG HEIGHTS

Requesting assistance from the Hawkesbury Shire Tourism Committee to develop Bellbird Cottage into a restaurant of dignity and standing.

COMMITTEE'S RECOMMENDATION

MR. P. HUVENEERS BE requested to consult with Council's Shire Planner concerning the use of Bellbird Cottage, Kurrajong Heights.

LETTERS B - LETTERS SUBMITTED FOR INFORMATION

COMMITTEE'S RECOMMENDATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. JOANNA GASH, DEPARTMENT OF SPORT, LEISURE AND TOURISM

Notification of Mr. Ian King's appointment as Regional Officer for the Outer Sydney Region.

B2. VISUAL DIFFERENCE - MICHAEL SLANSKY - RADIO ADVERTISING CAMPAIGN

Offering their services for radio advertising campaign.

B3. MR. JOHN BAKER, JOHN BAKER & ASSOCIATES, ARCHITECTS

Notifying of their interest to assist in this area with architectural matters.

B4. AD-LINE PROMOTIONS PTY. LTD, MR. MALCOLM McCLENNAN

New concept in advertising - photogram.

TOURIST PROMOTION OFFICER'S REPORT

ITEM 1:

SUBJECT: COFFEE SHOP PROMOTION

Birthday Week with the Coffee Shop brochure released promoting usage of the Windsor Rest Centre and Coffee Shop as an excellent venue for Coach Operators to use whilst visiting the Hawkesbury Shire Holiday Playground.

Advertising and editorial in local papers and promotion from 2VTR-FM and community information on 2KA. Improvement of internal fittings in Coffee Shop including bright and colourful place mats and additional plants, as well as external sandwich board for Manageress to be able to list specialities of the day.

Coffee Shop brochures plus dodger promoting the Hawkesbury Shire area, Information Book and letter will be sent to all Coach Operators and Senior Citizens Groups - metropolitan area and N.S.W. state. Major Coach Operators interstate as well. Brochures also will be placed in motels, caravan parks in the Hawkesbury Shire and surrounding areas.

New external tables and chairs ordered to replace the original ones.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 2:

SUBJECT: MEDIA PROMOTIONS

Radio 2KA with Richard Pernot on "Benefits and Attractions of the Hawkesbury Shire Holiday Playground".

Assistance will be given to our Committee to promote activities in our Shire through 2KA and 2WS community programmes.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 3:

SUBJECT: PUBLICATIONS

Participation in the N.S.W. Premier State Supplement. Advertisement appeared on 21st November in the Daily Telegraph.

Editorials and photography have been prepared and despatched for inclusion in the following papers:

Blue Mountains Visitor published second week in December
Southern Tourist (distribution statewide) published 15th December
Northern Star, editorial and photography as above

Advertising will also appear in the above papers.

Negotiations proceeding with Hawkesbury Press for publication of a monthly tourist paper for the Hawkesbury Shire Tourist area, commencing in February, 1984.

A.P.A. Publications - details of tourist plant in Hawkesbury Shire and advertisement on Hawkesbury Holiday Playground will be included in the 1984 Australian Coach Operators Manual.

Sydney Visitors Facilities Guide, editorial copy, photographs and details of our Community & Cultural Centre will appear in colour in the 1984 Sydney Visitors Facilities Guide.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 4:

SUBJECT: OUTER SYDNEY REGION COMMITTEE MEETING AT BERRIMA - 16TH NOVEMBER, 1983

Final layout for Outer Sydney Region brochure approved. Launch will be held second week in March, 1984, venue Martin Plaza, Sydney.

Hawkesbury Shire Tourism Committee to decide what format our section of the promotion will be.

Suggestions, distribution at the Plaza of our new literature package, display utilising our new boards and photographs. Members of the Committee and interested members of the community dressed in period costume.

Launch will include radio, T.V. and newspaper coverage. Minister for Tourism, Mr. Michael Cleary, will officiate at the official launch programme.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 5:

SUBJECT: OUTER SYDNEY REGION FAMILIARISATION TOURS

Two day familiarisation tour of our area. Suggested date for approval - Heritage Week 1984.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 6:

SUBJECT: DEL RIO - WEBBS CREEK

I have visited Del Rio twice since commencing my duties on 12th October, 1983 - the first time as part of my own familiarisation of the Hawkesbury Shire, and again with the Shire President and Mrs. M. Overmyer on 30th November, 1983.

We were invited to attend a major media promotion day at Del Rio which proved to be an excellent day, well planned, highly motivated and a tremendous opportunity to sell the Hawkesbury Shire area to the major travel writers in the Sydney metropolitan area. A direct result of this day will be overseas travel writers coming into the Hawkesbury Shire area for familiarisation tours early in 1984. This will enable our area to be promoted in the best possible way overseas.

The cost of developing Del Rio to its present state is in the vicinity of $2.5 million, and future plans now in progress will increase the value of this tourist plant to possibly up to $10 million over the next few years.

I believe we are very lucky to now be able to include this excellent holiday resort in our tourist promotion.

Mr. Bill McNamara and his promotional staff have been working with me now for some time, and are very interested in our Council's progressive attitude towards tourism, and will be happy to join with us in major promotional activities.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 7:

SUBJECT: LITERATURE KIT

Although arrangements were previously made for the production of a tourist information brochure and photographic material, unfortunately, this photographic material is not of a standard which is acceptable and will need to be done again. Therefore, the production of this brochure and photographic material has been delayed.

Our tourist promotion literature kit will be as follows:

(a) Tourist Information brochure - full colour.

(b) Updated Tourist Information Book - jacket in full colour - sale of advertising to be carried out by publisher.

(c) Souvenir book - full colour. Promotional book on the Hawkesbury Shire Holiday Playground area - approximately unit cost $1.95, retail at $2.95.

(d) Presentation folders - colour, utilising Hawkesbury Shire flag and logo (these folders to be used for major promotional work, promotion to coach companies, travel agencies and distribution at major tourist conferences).

(e) Plastic bags - two colour with artwork to depict attractions in Hawkesbury Shire. These bags will then be used for the mass distribution of literature, e.g., tourist centre distribution, caravan shows, coach shows, shopping centre promotions, etc.

(f) Stickers depicting tourist attractions - souvenir product.

(g) Hawkesbury Accommodation Guide.

Work is proceeding with publishers and photographers.

COMMITTEE'S RECOMMENDATION

A TOURISM LITERATURE Package be prepared and that the following quotations be accepted:

1.	Plastic Bags - Abbott Packaging - 10,000 bags	$845
2.	Presentation folders - John Bartel - 10,000	$4,000
3.	Souvenir book - John Bartel - 12,000	$21,600
4.	Colour brochure - John Bartel - 50,000	$5,000
		$31,425

THE LITERATURE KIT to include 50,000 copies of Tourist Information book and 10,000 copies of accommodation directories which will be financed from advertising.

THE FUNDS FOR the project to be provided from the $14,000 from the Tourist Promotions Vote for 1983 and the balance from the sale of the Souvenir Books which it is estimated 10,000 will be sold at $3.00 per copy.

ITEM 8:

SUBJECT: AUSTRALIAN TOURIST COMMISSION INBOUND AUSTRALIA 1984 CONFERENCE

I attended this conference on the 18th November, 1983 and have available a package of all papers delivered.

To sum up the conference ... statistics are proving that Australia is fast gaining recognition overseas as a tourist destination. Next year the Australian Tourism Committee will be undertaking in co-operation with the States, Territories and the Australian tourism industry a $3 million tourism campaign. It will be aimed at not only promoting a concept of seeing more of Australia, but of competitively marketing Australian holidays against the many other claims on disposable incomes.

The Australian Tourist Commission are looking towards areas such as ours to participate.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 9:

SUBJECT: DEPARTMENT OF SPORT, LEISURE AND TOURISM - MR. T. TOLHURST

On the 14th November I visited Mr. T. Tolhurst in his office at the Department of Sport, Leisure and Tourism, and following discussions with Terry regarding our plans for the future and work in progress, I am happy to say that we can expect a visit from him prior to Christmas, or, in the very early next year.

This area is perceived by the Department as being second in historic significance to Sydney Cove, and a vital part of not only N.S.W. tourism, but also overall tourism in Australia.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 10:

SUBJECT: TEMPLE CITY - VISIT

At the present time I am working with Mr. Fred Fernandez on the plans for the forthcoming visit from our Temple City friends - January, 1984.

Tours organised for this visit are:

15th January ... Cruise down the Hawkesbury River
Smorgasbord lunch at Del Rio
Bus tour to St. Albans

16th January ... Tour of the Hawkesbury Shire commencing at 8.30 a.m.
Morning tea at Senior Citizens Centre
Picnic lunch and afternoon tea en route

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 11:

SUBJECT: PROMOTIONAL ACTIVITIES FOR 1984

Temple City visit as previously listed.

Promotional evening - presentation of the Hawkesbury Shire Holiday Playground, launch of new literature packages. Suggest that invitations be extended to Chambers of Commerce, media and other local business groups.

Outer Sydney Region promotion - release of new Outer Sydney Region brochure - second week in March - launch as previously outlined.

Heritage Week - 8th - 15th April, 1984.

Shopping Centre Promotion - Westfield Shopping Centre, Blacktown, in April, 1984.

Outer Sydney Region Promotional Committee tour - this will be held during Heritage Week and will be a two day familiarisation of our area. Participants will include Tourist Officers, Inbound Tour Operators, Coach Operators and the media.

Monthly Tourist Newspaper - new concept - utilising the old-fashioned theme of antique paper. Distribution to Tourist Centres throughout the State, and single copy distribution to all Coach Operators, Senior Citizens Groups and selected Travel Agencies.

This paper will enable us to actively promote all activities in our area (see copy Southern Tourist).

Caravan Show - June, 1984 to be held at Yennora. This is an annual show and provides an excellent opportunity to utilise our new photographic display stands and literature kit to its best advantage.

Coach Show - September, 1984. Annual show which again provides us with the opportunity to meet with people in the industry and display our attractions and services to help them in planning tours.

Familiarisation Tour for Department of Tourism Travel Staff and N.R.M.A. Travel Staff - suggested time - Spring, 1984.

Radio Advertising Package - I am liaising with specific radio stations for the promotion of our area for 1984 and hope to gain the support of our local tourist and business people, i.e., Del Rio, antique outlets, restaurants etc. so that we can undertake radio advertising on a quarterly basis throughout the year.

Paper Advertising and Supplements - Editorials will be constantly updated and forwarded to papers throughout the State and Interstate, and once again I hope to be able to produce at least one 2-page supplement in a different area on a quarterly basis.

It is suggested that the Hawkesbury Shire Tourism Committee place a submission with the Department of Sport, Leisure and Tourism for the 1985 Tourist Conference if the following conditions will apply:

1. Work on Clarendon Motel in progress so that we can guarantee completion prior to Conference.
2. Providing that our Tourist Centre will be complete.

Quarterly visits or contacts with Coach Operators.

COMMITTEE'S RECOMMENDATION

THE LIST OF promotional activities for 1984 be received, and that the proposed programme to implemented.

GENERAL BUSINESS

THE TOURIST PROMOTION Officer investigate and convene an informal monthly meeting with Tourist Operators and other interested people from the community, and that a report of these meetings be tabled at each Tourism Committee meeting.

THE QUESTION OF parking facilities in the vicinity of the Coffee Shop be investigated.

NEXT MEETING

The next meeting of the Committee is to be held on 10th January, 1984 at 7.30 p.m.

The meeting terminated at 10.07 p.m.

Report of the meeting of the Bi-centenary Park Committee Meeting held at the Council Chambers, Windsor on Tuesday, 22nd November, 1983 commencing at 7.30 p.m.

Present: Councillor G. Michael (Chairman), Shire President, and Councillors F.S. Stevens and A.B. Sheridan, Messrs. R. Miller, N. Wenzel, A. Biggs, I. McEwan. Mr. J.R. Gilmore and Mr. C. Hamilton, Council Officers.

Apologies for absence were received from Messrs C. Todd and R. Cambridge and were accepted.

CORRESPONDENCE

ITEM 1: (File 625-214)

CORRESPONDENT: MR. A. BIGGS, HORTICULTURE CENTRE, HAWKESBURY AGRICULTURAL COLLEGE

SUBJECT: GARDEN FOR DISABLED PERSONS

Advising that horticultural students from the College will design and construct a garden for disabled persons and stating that it is understood that funds from the Park development budget would be available for this aspect.

COMMITTEE'S RECOMMENDATION

THE OFFER OF the Hawkesbury Agricultural College to design and construct the garden for disabled persons with funds from the park development budget be accepted, and the Committee to arrange a press release on the matter in the new year when College students are back at the College after the summer vacation.

ITEM 2: (File 625-214)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: HAM COMMON

Advising that at the Ordinary meeting of Council of 13th September, 1983 it was resolved that that part of Ham Common adjoining the western boundary of Hayes Bros. be developed in conjunction with the remainder of Ham Common on the Bicentenary Project.

(Refer to Deputy Shire Engineer's Report to this meeting.)

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

DEPUTY SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214)

SUBJECT: DEVELOPMENT OF AREA ON RICHMOND SIDE OF HAYES BROS.

The committee in response to Council's request, has agreed to prepare plans for the development of this area.

The land is subject to an open drainage channel that discharges under the railway. Action is being taken to fill the waterholes in this area and to better banks to allow machine mowing.

Consideration should be given to the best use and form of the area to provide for the progressive development of this section of the park. Current access is by pedestrian movement.

COMMITTEE'S RECOMMENDATION

A BASE PLAN of the area is requested from Council for the horticultural sub-committee to prepare a plan for the development of the area.

ITEM 2: (File 625-214)

SUBJECT: CONSTRUCTION OF CAR PARK AT REST-A-WHILE

Detailed planning of this area will be undertaken early in 1984. Further discussion has been held with officers of Prospect County Council regarding provision of power to the area. It is anticipated that details of a proposal will be forwarded to Council within three weeks.

The sewer reticulation mains to serve the Clarendon area has been extended by Council to a point adjacent the rail crossing Racecourse Road and will be available as a point of connection for a rising main from the waste water facilities at the Rest-A-While.

COMMITTEE'S RECOMMENDATION

COUNCIL BE REQUESTED to proceed and install the rising main from the Rest-A-While to Racecourse Road.

ITEM 3: (File 625-214)

SUBJECT: LAND ACQUISITION FROM THE STATE RAIL AUTHORITY

A report on this matter from the Council's Administrative Officer is attached and submitted to the Committee for consideration.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

ITEM 4: (File 625-214)

SUBJECT: PARK DEVELOPMENT

In continuing the development and improvement of the area, action will proceed, following completion of the design for construction of the first car park, to prepare detailed plans for the pathway through the park.

Action is also continuing to provide for further tree planting in the area including replacement of trees where necessary. A further and last allocation of funding has been received under the N.S.W. State Youth Corps Scheme and application has been made for staff to assist with the establishment of existing trees in the area in the coming months.

At the last meeting, a Committee was formed to investigate the development of the Children's Playground and type of park furniture to be provided in the park. The Committee may wish to review this matter to allow for further appropriate action.

COMMITTEE'S RECOMMENDATION

I. MCEWAN BE APPOINTED to join N. Wenzel and C. Todd on this committee.

PARKS SUPERINTENDENT REPORT

ITEM 1: (File 625-214)

SUBJECT: BI-CENTENARY PARK TREE PLANTING

Maintenance works are continuing on the Bi-Centenary Project; further watering, fertilizing, mulching and tree planting has been carried out this month.

Tree planting scheduled for 25th September, 1983 has been completed and the trees staked, tied, mulched, and fertilized. Some 324 trees were planted with the assistance of Committee members, Councillor Geoff Michael, Councillor Ian McEwan, Council staff and group associations.

In attendance for the planting were members of the Richmond Guides and Brownies with representation from Richmond Scouts and Cubs; Windsor Rotary tendered their apologies but had passed on the information to individual members for attendance where possible.

Tentative drawings for the development of newly required areas, the triangular block centering Racecourse Road and the Park land adjacent to Hayes Bros. Richmond, have been commenced. it is intended to have concepts available for the next Committee meeting.

Vandalism in the form of tree theft is still prevalent on the park area with some 65 trees being either stolen, broken or in some instances being pulled from the ground and thrown onto the adjacent railway land.

It has been reported that since the planting carried out on 25th September, some 8 trees were removed from the newly-planted area adjacent to the Rest-A-While. A count is currently being implemented to ascertain the extent of the removals and broken trees and on receipt a further report will be submitted. The value of trees vandalized this month totalled $415.30.

Vandalism Report

A report was made that some time during 11th November and 14th November, 1983, a further 64 trees were either broken or stolen from the newly-planted section of the Bi-Centenary Project. The matter has been reported to the Police who have assured me that patrols do carry out surveillance of the park area where practical. This latest theft brings the total number of trees stolen or damaged over the past ten or so weeks to 137 at a replacement cost of some $800; at this stage, replacements have not been carried out.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

GENERAL BUSINESS

N. Wenzel tabled photographs of a playground development near Wyong for the Committee's information.

I. McEwan requested if any further information had been received regarding supply of the Canberra Bomber for display in the park. The Chairman advised that there had been no further developments.

Councillor Stevens requested consideration to provision of installation of seats, etc. in the park as a Community Employment Programme project.

A. Biggs requested action to provide maximum public involvement in the park; publicity of the development with emphasis on community ownership of the area.

N. Wenzel requested details of size and length of rising main to be provided for waste water from Rest-A-While area.

The meeting terminated at 9.28 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 13TH DECEMBER, 1983

The President & Councillors.

Gentlemen :

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. CITY OF TEMPLE CITY, CALIFORNIA U.S.A. - INVITATION TO HAWKESBURY SHIRE TO BE THEIR SISTER CITY. C50/10/a

The Mayor, Councilman Kenneth G.Gillanders advising that Temple City Council at their regular meeting on November 1, approved the resolution inviting Hawkesbury Shire to be their Sister City and they would like to exchange proclamations on the occasion of their official visit to the Shire in January, 1984.

They propose to convert their proclamation and this Council's proclamation into plaques for hanging side by side in City Hall.

Also extending an invitation to the Shire President and Mrs.Michael, and any other interested members of Council to attend their Camellia Festival in the week of February 25. Stating that it is a time of many public activities that are unique to Temple City and they would appreciate the Shire President's attendance if at all possible.

(The Mayor of Temple City, Councilman Kenneth G.Gillanders, with another resident of Temple City, and possibly four others, will pay a special visit to the Shire from 14th to 22nd January, to exchange proclamations and an itinerary for the guests is being arranged by the Community Sister City Committee in conjunction with the President and myself, and the formal exchange of proclamations will take place at a reception on the 16th January.)

A2. HOUSING COMMISSION OF N.S.W. - NOMINATION OF MEMBER - RICHMOND/WINDSOR HOUSING ADVISORY COMMITTEE H107/1

Requesting Council give consideration to the nomination of a person to represent Council on the Richmond/Windsor Housing Advisory Committee. The following guidelines are submitted for consideration :

- The maximum age of Committee members is 70 years
- Appointments will generally be until the next elections
- Representatives must be current serving Aldermen or Councillors, and not Council Officers or other citizen
- The previous representative can be nominated provided that he or she has been re-elected.

(Meetings are held four times a year unless there are special circumstances, on an afternoon or evening most suitable to the members. Meetings generally last about two hours depending on the amount of business and are held in the Richmond Office of the Housing Commission. The previous representative was Councillor Sullivan.)

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. THE HON.A.R.L.GORDON, MINISTER FOR LOCAL GOVERNMENT & LANDS - ESTABLISHMENT OF WORKING PARTY TO EXAMINE THE EXTENSION OF PREPOLL VOTING FACILITIES. E73

Referring to Council's letter suggesting the establishment of a working party to examine the extension of pre-poll voting facilities and stating that in the past most requests for amendments of the electoral provisions of the Local Government Act and Ordinances have come from the Local Government and Shires Associations and the Town Clerks' Society. Whilst happy to receive suggestions for the amendment of the electoral provisions direct from Councils, he considers it preferable not to set up a working party on this matter but suggests that the Council might send its views to the Associations or the Society so that those views might be examined, and if supported, forwarded to him by the relevant body.

(At the meeting on 4th October, it was resolved that representations be made to the Minister to establish a working party to examine extended voting facilities. Representations were made to the Minister and to the Local Government Association. The Local Government Association has advised that the proposal will be included in the next General Circular and the responses will be considered by the Executive at its next meeting. The Association's advice was submitted to the Council Meeting on 8th November - Correspondence Item B10).

B2. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CERTIFICATES OF SERVICE C50/9

Forwarding Certificates of Service for former Councillors B.E.Brown, E.A.Buttsworth, A.L.Knight and C.Sullivan.

(A suitable function will be arranged.)

REPORTS

1. ANNUAL LEAVE. S1/8P.

Approval is requested for annual leave from 22nd February to 30th March, 1984.

2. SITE FOR HAWKESBURY SHOWGROUND. 829.

The Government Gazette published on 11th November dedicated Lot 187, DP 45754 for Showground and Recreation purposes and appointed Council as trustee of the land.

The property has an area of 36.76ha, fronts Racecourse Road at Clarendon and is adjacent to the Hawkesbury Racecourse. Together with Reserve Number R76765, a 2 hectare triangular parcel of land which adjoins Lot 187, it is the proposed site for establishment of a showground. A proposal is under consideration for the siting of an Aviation Museum on 22 acres and this is the reason for the special provision in condition 5 below. If the museum does not go to that site the condition will then be waived.

The land will be used as a showground for 3 days each year and will be the venue for agricultural exhibitions, as well as being made available to community/sporting organisations, clubs and individuals for public recreation.

To give control and management of this site to the Show Society, it is now necessary for Council to enter a lease agreement with the Hawkesbury District Agricultural Association Limited.

The lease would be for a term of 20 years and, if not re-negotiated on expiration, would continue on a yearly basis. To assist the Society in establishing this venue, it is felt that Council should pay legal fees/costs associated with the lease agreement and make a donation equivalent to rates paid on the land for the first 5 years.

Similarly, it is also felt that a nominal rental should be fixed for the first five years of the lease. The Society have indicated that the venue should be fully operational by 5 years time, but the question of donation of rates levied and rent payable would be subject to a further decision by Council after this period.

IT IS RECOMMENDED that Council enter a 20 year lease agreement with the Hawkesbury District Agricultural Association Limited for Lot 187, DP 45754 and Reserve Number R76765, Racecourse Road, Clarendon, subject to the following conditions:

1. At a nominal rental rate for the first five years and with Council to make a donation equivalent to the rates paid for the first five years.

2. Council to be liable for payment of legal fees and costs associated with the lease agreement.

3. Apart from Council rates and legal fees/costs associated with the lease, the Association to be responsible for all other costs and charges on the land.

4. If the occasion arises where the lease is terminated, all buildings to be removed at the Association's expense and damage to the site to be repaired.

5. Development of the site is to be undertaken in two stages. Apart from general clearing, levelling and maintenance, no work is to be commenced on Stage 2 (22 acres) without the written consent of Council, and if required by the Council this area to be excluded from the lease.

6. All necessary documents to be completed under Seal of Council.

R.L. Rawson,
Shire Clerk.

DEPUTY SHIRE CLERK'S REPORT

ORDINARY MEETING - 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - 'RAIL SERVICES IN WESTERN SYDNEY'. W275.

Enclosing a copy of "Rail Services in Western Sydney", which was prepared by WSROC in order to detail specific areas in which improvements in train services in the Region are needed, which include new rail lines, operations of existing services and other improvements. Stating that any representations Council may wish to make, especially to the N.S.W. Minister for Transport, would be most appreciated.

(There are many recommendations contained in this report, two of which relate specifically to the Hawkesbury. They are:

1. The Blacktown to Richmond rail line be completely upgraded, electrified, and duplicated.

2. The feasibility of extensions to the Richmond line be investigated; in particular the possibility of a Richmond to Penrith link and a spur line in the South Windsor area.)

IT IS RECOMMENDED THAT Council make representations to the appropriate Ministers supporting all the recommendations contained in this report.

A2. THE ROYAL NEW SOUTH WALES INSTITUTE FOR DEAF AND BLIND CHILDREN - DONATION. A7.

Seeking permission for their Official Collectors to call on regular donors during 1984.

(Permission has been granted in the past for these collections.)

IT IS RECOMMENDED THAT approval be granted.

A3. COMMONWEALTH SAVINGS BANK OF AUSTRALIA - LOAN OFFER. B23/27.

Offering Council a renewal loan of $70,000 at an interest rate of 13.2% p.a., to repay the outstanding balance on an $80,000 loan maturing on 1st January, 1984. The loan is to be repaid by nine equal half yearly instalments of principal and interest each amounting to $6,403.50 and a final instalment of $52,222.55 at the end of five years.

(Notification of acceptance of this loan had to be received by the Bank by 25th November, 1983. Acceptance has been given subject to confirmation by Council.)

IT IS RECOMMENDED THAT the action taken be endorsed, and application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the Application and Mortgage documents.

A4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - SECOND REPORT ON LOCAL GOVERNMENT FINANCE AND COMMONWEALTH REVENUE SHARING. W275, G95/1.

Referring to a letter received from the Minister for Territories and Local Government concerning the "Second Report on Local Government Finance and Commonwealth Revenue Sharing" and stating that the letters refers to 'a Budget allocation of some $1.5 million to finance two pilot programmes for regional community development in association with local Councils of Western Sydney and Western/North Western Melbourne'. Attaching a copy of this letter, and also a copy of a report prepared by the Department of Territories and Local Government outlining the impact of the recent Federal Budget on Local Government.

(Refer Item 1, Shire Clerk's Report to Finance Section. Council has made application for the feasibility study of a public communication service in connection with Council's computer system from the $750,000 allocated in the 1983/84 Federal Budget.

The Minister has advised of the establishment of an independent committee to review local government financing and the operation of the revenue sharing scheme. It is felt that WSROC should make submissions in terms of the "Second Report on Local Government Finance and Commonwealth Revenue Sharing" to that committee.)

IT IS RECOMMENDED THAT WSROC be requested to make a submission to the independent committee for review of local government financing and the operation of the revenue sharing scheme.

A5. HAWKESBURY DISTRICT HOSPITAL - EMERGENCY ACCOMMODATION. C45/22.

Advising that its Board at its meeting in September resolved that Council be requeste to consider providing short term emergency accommodation in the Hawkesbury Shire.

The Hospital indicated that there is need for a house preferable within walking distance to the Hospital to accommodate three family units for one adult and three children as a unit.

The letter also gives details of the demand for this facility within the Shire.

(Council does not own any houses which would be suitable for the emergency accommodation as requested by the Hawkesbury District Hospital.)

IT IS RECOMMENDED THAT the Hospital be advised that Council does not own any houses which would be suitable as emergency accommodation and that they be requested to discuss the matter with the Housing Commission, and Council support their representations.

DEPUTY SHIRE CLERK

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. HAWKESBURY DISTRICT TOURIST ASSOCIATION - TOURIST PROMOTION COMMITTEE. T220-3.

Advising that Mrs. M. Overmyer, Secretary of the Hawkesbury District Tourist Association, is nominated to accept appointment on the Tourist Promotion Committee.

B2. RICHMOND & DISTRICT CHAMBER OF COMMERCE - TOURIST PROMOTION COMMITTEE. T220-3, A7/21.

Advising that Mr. Ted Sheehy, President of the Richmond & District Chamber of Commerce, has been nominated as their representative on the Tourist Promotion Committee.

B3. HENDRIKSON & COMPANY PTY. LTD. - TOURIST PROMOTION COMMITTEE. T220/3.

Advising that Mr. A. Hendrikson accepts the invitation to appoint him as a representative of Windsor Chamber of Commerce on the Tourist Promotion Committee.

B4. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - APPRECIATION. A5.

Expressing appreciation for Council's donation of $300 towards the Prize Fund of the 98th Annual Hawkesbury Show, which is being held on 4th, 5th and 6th May, 1984.

B5. MRS. STAFAR - APPRECIATION. A5.

Expressing appreciation on behalf of the Stimulus Playgroup, Richmond, for Council's donation of $100.00.

B6. HAWKESBURY SHIRE PROGRESS AND RATEPAYERS ASSOCIATION - 'RATE FREEZE'. A7/10.

Requesting Council to support the concept of a "rate freeze" for 1984 to include rates and charges, and to consider the following relevant points:

- Over the last 3 years there have been very large rate increases to many ratepayers, in the order of 100% or more in a large number of cases.
- Council's income is increasing due to increased valuations, new subdivisions, restriction of rural rate, Council service charges.

Stating that Council could reduce its expenditure by restricting Council loan borrowing to keep within a reasonable proportion of Council income for interest and principal repayments and careful checking of available interest rates on loans to obtain the best. Suggesting also that a car pool system would be more economical than the present system of individual allocation.

B7. RICHMOND NORTH PUBLIC SCHOOL - APPRECIATION. A5.

Expressing appreciation for Council's co-operation in transporting the Community Maze for the School's use, and stating that the day was very successful, and the maze was the most popular attraction for the children.

B8. HAWKESBURY DISTRICT HOSPITAL AUXILIARY - APPRECIATION. A5.

Expressing appreciation for Council's donation towards the 1983 Annual October Appeal. Stating that the new extensions to the Casualty area are almost complete, which is a much needed service in the Hawkesbury District due to its geographical situation.

B9. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - LIMITATION OF INCREASE IN GENERAL PURPOSE RATES AND GARBAGE CHARGES FOR 1984 - GENERAL CIRCULAR NO. 3565. C44/1.

Advising Council of proposed legislation changes affecting the limitation of increases in general purpose rates and garbage charges for 1984. The increase in individual levies for general purpose rates plus garbage charges where separately made in 1984 will be a maximum 8% over 1983.

(This item is a matter which will have been considered in connection with the 1984 Estimates.)

B10. A.R.L. GORDON, M.P., MINISTER FOR LOCAL GOVERNMENT AND LANDS - PROPOSED RELOCATION, VALUER-GENERAL DEPARTMENT. R186/10.

Referring to Council's letter regarding proposed relocation of clerical and administrative staff from the Valuer-General's metropolitan offices to a centralised unit at Parramatta. Advising that the Valuer-General will not be closing the Penrith District Office, existing valuation activities will continue to be performed at this office, where valuing and ancillary clerical staff will provide the same range of services currently available to local councils and members of the public.

B11. THE PROSPECT COUNTY COUNCIL - LIGHTING CHARGES FOR THE YEAR 1984. E74.

Enclosing a copy of Council's Schedule of Lighting Charges for 1984 and stating that the increase in cost is 4.8% for residential lighting and 6% for subsidisable traffic route lighting, an overall average increase of 4%. The charges are based on current costs and will remain the same at least until the end of December, 1984.

B12. BLACKTOWN CITY COUNCIL - HAWKESBURY/NEPEAN/GEORGES RIVERS BASIN ANTI-AIRPORT COMMITTEE. A4/3.

Enclosing a draft report outlining the general concensus of opposition to the siting of a second Sydney Airport in the western area of Sydney. The report was tabled at the Hawkesbury/Nepean/Georges Rivers Basin Anti-Airport Committee meeting on Saturday, 29th October, 1983 where it was recommended that all constituent Councils and other interested organisations be provided with a copy of the submission so that the respective comments from all parties concerned can be further discussed at the next committee meeting, to be held on 19th November, 1983 at 10.30 a.m. in the Council Chambers, Civic Centre, Flushcombe Road, Blacktown.

B13. ST.M ONICA'S SCHOOL - APPRECIATION. A5.

Expression appreciation and gratitude to the Rescue Services and Bush Fire Brigade for their contribution to the School's Centenary Fete, which was a resounding success.

B14. KURRAJONG & DISTRICTS PONY CLUB - APPRECIATION. A5.

Accepting Council's offer of $1000 donation, and stating that it will be of invaluable assistance to the Club.

B15. L.J.N. SHORE, SHIRE PRESIDENT, BAULKHAM HILLS SHIRE COUNCIL - APPRECIATION. A5.

Thanking Council for its congratulations on his recent election to the position of Shire President for the Shire of Baulkham Hills.

B16. MR. B. KING, MAYOR, PENRITH CITY COUNCIL - APPRECIATION. A5.

Thanking Council for its congratulations on his re-election as Mayor of Penrith City Council. Stating that he looks forward to continued amicable co-operation with neighbouring local government areas.

B17. THE NATIONAL TRUST OF AUSTRALIA - 1983-84 SPONSORSHIP - APPRECIATION. A5.

Expressing appreciation to Council for its donation of $200 and stating that Council's support will be gratefully acknowledged in the Trust's next Magazine and Annual Report.

B18. THE OUTWARD BOUND HAWKESBURY CANOE CLASSIC - APPRECIATION. A5.

Thanking Council for its support for the 1983 Outward Bound Hawkesbury Canoe Classic. Advising that sponsorships paid and promised total over $52,500, of which $5,000 will be paid to the Outward Bound Memorial Foundation, and the remainder to the Multiple Sclerosis Society of N.S.W.

B19. WINDSOR SOUTH PRIMARY SCHOOL - APPRECIATION. A5.

Expressing appreciation for Council's generosity in donating to the Windsor South Public School Book Prize Fund.

B20. TELEGRAM - ALAN CADMAN, M.P. - LOCAL ROADS PROGRAMME. G95/34.

Advising that Council's programme under the Local Roads Programme for 1983/84 will be $389,500.

(Council submitted a programme of works for Urban Local Roads and Rural Local Roads for 1983/84. This grant is in accordance with that programme.)

B21. LOCAL GOVERNMENT GRANTS COMMISSION - ESTIMATED PERSONAL INCOME TAX COLLECTIONS FOR 1983/84. G95/1.

Advising that, after making allowance for an estimate of income related to the medi-care levy, the estimated increase over the level of net personal income tax collections in 1982/83 is reduced to 6.17%. Stating that this increase should not be taken as the likely increase in the Council's revenue sharing grant for 1984/85 and should only be taken as a guide.

B22. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 11/1983.

TRAFFIC AUTHORITY INFORMATION

Advising that twice a year senior staff of the Associations and the Traffic Authority meet to discuss matters of common concern.

1. Delegations of Authority to Councils under the Motor Traffic Act.

1.1. Background

Advising that Councils have generally been delegated authority in respect of certain traffic control facilities, road closures and light traffic thoroughfares.

1.2 Local Traffic Committees

Stating that the Authority has recently varied the delegation to Councils by removing the power of veto previously held by the Police and the Department of Main Roads and requiring instead that in considering a traffic management proposal Council take into account the views of the Council Traffic Committee.

Referring to a recent resolution to broaden this delegation to cover all regulatory signs and devices. This revised delegation will be issued to Councils in the near future.

Stating that the Traffic Authority delegates its powers to a Council, not to the local traffic committee. The final decision to exercise a delegated power must rest with Council.

1.3 Appeals

Stating that where a situation arises in which Council resolves to proceed with a proposal requiring the exercise of powers delegated under the Motor Traffic Act and a voting member of the Council Traffic Committee objects to the implementation of the proposal, that person or organisation may appeal to the Authority to have the decision reviewed.

Advising that where a Council is prevented from exercising its delegation to close a road or impose a light traffic thoroughfare under Section 269A of the Local Government Act because of failure by the Police or the Department of Main Roads to concur in the proposal, Council may similarly appeal to the Authority to have the matter reviewed.

2. Sydney Road Hierarchy Plan.

Stating that the first stage of the Sydney Road Hierarchy Plan which involves the designation of a short term arterial/sub-arterial road network for the metropolitan area is nearing completion.

3. Local Area Traffic Management.

Advising that a number of the traffic management devices detailed in the "Provisional Guidelines for Local Area Traffic Management" have yet to be fully evaluated in the context of New South Wales roads.

Road humps are seen as a particularly contentious device and will not be used generally on NSW roads until current trials are successfully completed. Where a scheme does not include the use of road humps a Council may design and implement a local area traffic management scheme without direct reference to the Authority provided it follows the conditions of the Authority's delegations to Council under Section 269A of the Local Government Act and the Motor Traffic Act.

The Authority's guidelines are provisional and is it expected that the guidelines will be revised in two to three years when adequate experience has been gained with the present publication to permit a meaningful review.

4. Statewide Intersection Control.

Reminding Council that the Authority is meeting the full cost of the signposting and linemarking required in regard to intersection control and is desirous that Councils complete intersection control as soon as is practicable in the interests of ensuring the maximum practical safety on New south Wales' roads.

5. Improvement of Intersection Safety.

Urging Councils to continue identifying troublesome intersections and seeking remedial action but without predetermining the type of facility it will support. In this regard the Authority is currently reviewing its policy towards the funding of roundabouts, but it may be anticipated that where conditions at an intersection warrant traffic signals the Authority will continue to fund the installation of either signals or a roundabout depending upon which is seen as the optimum facility for the particular site.

GENERAL CIRCULAR - RESPONSES FROM COUNCILS.

1. Solar Access Pilot Study.

Stating that it is proposed that a pilot study be undertaken in three local councils to determine the implications of solar access rights by implementing, monitoring and evaluating a control at local government level and that the study would be of limited duration (12-18 months) and could involve only part of the three local government areas.

Requesting Councils to indicate their interest in being involved in the pilot study as it is proposed to select councils representing a fringe metropolitan area, an established metropolitan suburb and a country town respectively.

2. Regional Funding Advisory Committees: NSW Department of Youth and Community Services.
3. Draft State Soils Policy.
4. Draft State Environmental Planning Policy - Traffic Generating Development.
5. State Environmental Planning Policy No. 5 - Housing for Aged or Disabled Persons: Amendment No. 1.

6. State Budget Up-Date.

1. Local Government Housing Initiatives Programme

Advising that some $380,000 had been sought from Consolidated Revenue by the Housing Commission for the Programme in 1983-84 and the Housing Commission has agreed to meet the proposed budget of the Programme from its own sources.

2. Sport and Recreation Fund

Advising that The contribution from consolidated revenue to the Fund in 1982-83 was $4.36 million not $1.7 million. Some $10.9 million is available from the Fund for 1983-84.

3. Vacation Care Programme (YACS)

The allocation for the Vacation Care Programme in 1983-84 is $600,000 which is an increase of $200,000.

7. Road Funding Up-Date.
8. State Environmental Planning Policy No. 9 - Group Homes.
9. State Environmental Planning Policy No. 4 - Development Without Consent: Amendment No. 1.

10. Land and Environment Court.

Advising that the Minister has given an assurance that the Land and Environment Court shall be able to sit in country areas on a regular basis

11. Prescribed Payments System.

12. Bank Account Debits Tax.

Advising that the Commonwealth is presently reviewing the tax after six months of operation and that the ACLGA has expressed concern at the inequitable effect of the tax on councils and the high administrative burden the imposition of the tax has caused. Stating that the ACLGA has requested that general purpose councils be granted total exclusion from the tax.

13. Staff Training - Training Development Unit.

14. Community Employmnt Programme.

Advising that the next round of funding under the CEP will probably commence in February/March next year, when applications will again be called and Councils are therefore encouraged to continue planning for projects; the Associations hope that feedback on current projects will help councils in devising appropriate projects for the second and subsequent round of the Programme.

15. Local Government Insignia/Medals.

16. Direct (on-the-spot) Infringement Notices for Offences Under the Dog Act.

(S.H.S. - In response to an item in a general circular several months ago, Council supported the Associations in their representations for such provisions to be included in the Dog Act. It is pleasing to note that the representations have been successful.)

17. National Water Resources Association.

18. Penalties for Breaching Water Restrictions.

Advising that the Association's Water Supply and Resources Committee made representations to the Water Resources commission to have the maximum penalty of $200 for breaches of water restrictions, raised to $1,000 and that the matter is currently receiving consideration by the Local Government Office.

19. Children's Services Planning.

Advising that a number of councils have been approached regarding provision of a new long day care centres. Stating that the State Government has indicated that it hopes to be able to advise councils in December of identification of needs within the high priority areas for funding in 1984/85. Stating that although this will give more time for consideration of the proposals, no firm action, beyond identifying sites and becoming administratively prepared, is usually possible until the State Budget

20. Tape/Slide Kit on Town Art.

REPORTS

1. LOT 37, TI-TREE PLACE, WILBERFORCE. 921-37.

Mr N.E. Jackett of Jackett, Drum & Transport Services has submitted an offer of $30,000 for Lot 37 in the Woodlands Park Industrial Estate.

Mr Jackett purchased Lots 21 and 22 within the Estate on 22 July 1981 and operates his business from these properties. Lots 21 and 22 which have areas of 3316m2 and 2371m2 were sold for $17,000 and $12,500 respectively.

Lot 37 has an area of 3046m2, is subject to a large drainage easement and is directly behind these other Lots. It is felt that the price of $30,000 is reasonable.

Mr Jackett intends to erect a factory on this property during the first half of 1984 and has undertaken to settle the sale prior to Christmas.

IT IS RECOMMENDED that the offer of $30,000 for Lot 37 Ti-Tree Place be accepted with all necessary documents to be completed under Seal of Council.

2. LOT 102, IRONBARK DRIVE. 921-102.

Mr E Pike has submitted an offer of $36,000 for Lot 102 Ironbark Drive, in the Woodlands Park Industrial Estate.

Lot 102 has an area of 3605m2 and in view of other sales within the Estate, it is felt that the price of $36,000 is reasonable.

If Council resolves to sell Lot 37 to Mr N.E. Jackett, this is the last property Council owns within the Estate. Mr Pike intends to erect a factory on this property and has agreed to settle the sale prior to Christmas.

IT IS RECOMMENDED that the offer of $36,000 for Lot 102, Ironbark Drive be accepted, with all necessary documents to be completed under Seal of Council.

3. DEPARTMENT OF YOUTH & COMMUNITY SERVICES - ACCOMMODATION. C51.

Council has resolved to lease the Reverend Turner Cottage to the Department of Youth and Community Services and, with the exception of the Tourist Promotions Officer, all staff formerly housed in the Cottage have now been relocated.

It is anticipated that the commencing date for this lease agreement will be 1st January 1984 and the Tourist Promotions Officer will remain in the building until the Department takes possession to prevent vandalism.

The market rental for these premises has been assessed at $150 per week and this would be payable from the commencing date of the lease. Because rental is to be reviewed at 2 year intervals, the Department have advised that they would prefer a 2 year lease with a 2 year option for renewal.

IT IS RECOMMENDED that the lease be for a term of 2 years with a 2 year option for renewal at a rental rate of $150.00 per week subject to review each 2 years. All necessary documents to be completed under Seal of Council.

4. LOT 1, LAURENCE STREET, HOBARTVILLE. 855.

Mobil Oil Australia Limited own Lot 1, DP 586207 which adjoins the Hobartville Shopping Centre.

The property has an area of 1561m2 and would be an ideal site for a Child Care Centre to serve the Hobartville area.

The Company no longer requires this land and have offered it to Council for $35,000. It is felt that the price is very reasonable and that Council should acquire the land with a view to constructing a Child Care Centre in the future.

IT IS RECOMMENDED that Council purchase Lot 1, DP 586207, Laurence Street, Hobartville for $35,000 with all necessary documents to be completed under Seal of Council.

5. 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 November, 1983:

Date of Engagement	Purpose		Person or Body Responsible for Engagement
4th November	Spring Concert	*	Hawkesbury District Band
4th November	Dinner/Presentation	*	Hawkesbury Valley Hockey Club
5th November	Wedding	*	V. Marney
5th November	Wedding	*	K. Weston
7th & 8th November	Concert	*	Windsor Primary School
11th November	Concert	*	Nepean Country Music Association
12th November	Wedding	*	G. McBride
12th November	21st Party	*	P. Holland
13th November	Concert	*	Mews Windsor Music Shop
14th November	Dinner	*	Gideons International
18th November	Ball	*	St. Dominics School
18th November	WSROC Supper	*	Hawkesbury Shire Council
19th November	Wedding	*	R. Campbell
19th November	Christmas Party	*	104 RAAF Club
24th November	Meeting	*	C. Cramp
25th November	Christmas Party	*	Klippon Electrical
26th November	Wedding	*	L. Davis
26th November	Wedding	*	Cl Taylor
29th November	Dinner	*	T. Gow
30th November	Concert	*	Macquarie Towns Junior Orchestra

* Paying Functions

IT IS RECOMMENDED THAT the report be received.

6. FAMILY DAY CARE MONTHLY REPORT - NOVEMBER.

The Caregivers and children attended eight playsessions this month and, as a planned excursion, visited Little Ebby Farm at Ebenezer.

Caregivers were invited to attend a regional meeting to discuss the possibility of forming a Caregivers Association. One of the aims of this group would be to look at the working conditions of caregivers with the view to raising their esteem in the community and to point out the important work the mothers are performing in the field of childcare.

Advertisements were placed in the local papers to recruit new caregivers for 1984 and a group of ladies attended an orientation morning on November 29. Home inspections on these ladies will be carried out over the next month and a half in readiness for the 1984 year.

The Co-ordinator attended the N.S.W. Family Day Care Association and the Outer Western Regional Children's Services Committee Meetings in November.

O.C. Monthly Report - November

No. of days centre open	12
No. of children enrolled	270
No. of cancellations	37
Fees collected	$698.35
No. of volunteer helpers	37

Three work-experience students from Windsor High School and three students from Penrith Technical College assisted at the Centre during November.

Kieren Booker who was employed on the 17 week work-experience project completed her work in mid-November.

IT IS RECOMMENDED THAT the information be received.

7. CONTRACTS & DOCUMENTS FOR EXECUTION

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

Discharge of Mortgage	...	Lots 21-22 Box Avenue, Woodlands Park Industrial Estate, Wilberforce - Mr. N.E. Jackett
Real Property Application	...	Lot 108 Walmsley Road, Wisemans Ferry - Conversion of Old Systems land to Torrens Title by issue of a qualified certificate of title
88B Instrument & Plan	...	Alteration of drainage easement Lot 137 Lieutenant Bowen Drive, Bowen Mountain - A.F. & A.J. Holdings Pty. Ltd.

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

The following reports, minutes, etc., are submitted for Council's information:

1. Management Executive Committee
2. Western Sydney Regional Organisation of Councils
3. Prospect County Council

IT IS RECOMMENDED THAT the reports, minutes, etc., be received.

9. 1984 FEES & CHARGES. F80.

The recommended fees and charges effective from 1st January, 1984, are submitted to this meeting and are attached.

IT IS RECOMMENDED THAT the fees and charges be adopted.

10. POST OFFICE AGENCIES.

Since 1st January, 1983, Council has been using Post Offices within the Shire as agencies for collection of Council rates. Council's contract with Australia Post is to be renewed for a further two years as from 1st January, 1984.

During the nine months to 30th September, 1983, collections have amounted to over $1,386,000 which represents 20% of Council's total rate cash collections. It is anticipated this percentage will increase in 1984.

In Council's original contract, a clause for the submission of a "nil return" sheet by Post Offices which on a particular day did not take any payments, was included. It is felt that this clause can now be deleted as the original purpose of the clause was to educate the agencies into ensuring cash payments were processed daily. A close examination of agency returns has revealed that each Post Office has made prompt returns throughout the year, even on days when no cash was taken.

It is felt that this clause could now be deleted.

An analysis of each Post Office's return has been made and of the seventeen agencies, it is felt that two agencies should be excluded from Council's new contract. Cattai Post Office (eleven cash returns) and Londonderry Post Office (six cash returns) appear to be of little use to Council. The areas they service can easily be accounted for by Post Office agencies such as Pitt Town (in the case of Cattai) and Richmond and South Windsor (in the case of Londonderry).

IT IS RECOMMENDED THAT Council renew the contract with Australia Post from 1st January, 1984 for two years and that Cattai Post Office and Londonderry Post Office be excluded from the contract, and that the clause requiring a nil return be deleted.

11. COMMUNITY ARTS OFFICER'S REPORT - NOVEMBER, 1983.

(a) Macquarie Towns Acquisitive Art Exhibition

Paintings not personally collected have been wrapped and despatched by nominated carriers or by rail. Cheques have been sent to Artists whose work has been purchased. Council's Art Collection has been rotated throughout the buildings, and an inventory taken. Information regarding a free listing in "Art in Australia" magazine has been sent. Caltex (Aust.) Pty. Ltd. have received a copy of promotional, publicity material and press coverage.

(b) Australia Day Dinner

A meeting of the Committee was held on 22nd November, 1983 and matters such as guest speaker, music, decorating, pricing, ticket selling, promotion and publicity were discussed. The Dinner will take place in Windsor Community & Cultural Centre on Australia Day, 26th January, 1984 at 7.30 p.m.

(c) Australia Day Awards

An advertisement was placed in the local press on 10th November seeking nominations for the Citizen, Young Citizen and Sports Award which will be presented at the Australia Day Dinner. Letters were sent to all service clubs and community organisations asking for nominations. These close on 12th December.

Media releases for both the Dinner and Awards have been prepared for Rural press, Riverstone Guardian, 2KA, 2WS, 2VTR-FM and 2LT (Lithgow). A programme was presented on 2VTR-FM on 28th November.

(d) General

It is hoped to finalise arrangements for childrens' activities to celebrate Australia Day during the next week.

Tickets have been distributed through the Senior Citizens Association and combined Pensioners Association for the Premier's Department Christmas Concert.

(e) Meetings and Functions Attended

- Committee Meeting - Colo Wilderness Mobile Resource Unit
- Opening of Feedshed Gallery Exhibition
- Hawkesbury District Band re Australia Day Dinner Programme
- Annual Concert Macquarie Towns Junior Symphony Orchestra
- Division of Cultural Activities re 1985 funding and policy
- N.S.W. Community Arts Association and Arts Council of Australia
- Western Sydney Performing Arts Foundation re 1988 Bi-Centenary Performing Arts Centre project proposals
- National Art School - Sydney, Graduating Exhibition of Ceramic Students (As a member of Department of Technical & Further Education Curriculum Review Board)

(f) Colo Wilderness Mobile Resource Unit

The Annual General Meeting of the Resource Unit was held on 1st November at the Blaxlands Ridge Schoolhouse. Twenty people attended including Councillors Dunn and McMahon. The new Committee was elected, reports and discussion papers presented.

The Staff have continued to provide pre-school sessions at the Blaxlands Ridge base, Colo Heights and Bilpin. Playgroup support has continued with a visit to Windsor Playgroup. After school activities are well attended at Colo Heights, where a course of basic gymnastics is being provided.

The Colo Heights Adult Activity group has continued with weekly sessions and these included a curry and vegetarian food demonstration and a market day with an exhibition of the year's craft on display.

A survey has been conducted at Bilpin for Adults Craft Workshops. The workshops are now being prepared.

A combined pre-school and playgroup day was held at Bilpin, with a toy expo. The Bilpin Fete was well attended. Face painting and a children's mural was provided by staff and committee.

Vacation Care Centres have been planned and will be held in January.

Meetings Attended

- Glossodia Neighbourhood Centre re C.E.P. joint application
- Mike Corcoran - Department of Youth and Community Services
- Elton Monday re seminar on legalities
- W.S.A.S.A. re funding
- Nick DeBrett - Department of Youth and Community Services
- Community Employment Programme Seminar

The Community Resource Worker and the Glossodia Comittee prepared a submission for the Community Employment Programme for three (3) mobile youth workers.

The Committee has held a Lamington Drive to raise more funds for the Unit.

IT IS RECOMMENDED THAT the report be received.

R.G. Hillyard,
Deputy Shire Clerk

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 13TH DECEMBER 1983

The Shire Clerk,
WINDSOR.

REPORTS

15. TENDERS - VEHICLES. P165/2.

Council at its Ordinary Meeting held on 12th July 1983 in consideration of tenders for supply of plant resolved in the case of replacement of three trucks that "the tender of Stillwell Trucks, Milperra, for the supply of two Ford Cargo 1313 tipping trucks and Ford Trader 071, be accepted at a cost of $54,480 after trade".

Orders were placed accordingly for these vehicles and following completion of construction of bodies, the units were delivered on Monday 12th December 1983. Bodies have been built by Blackwell Body's, Erskine Park and due to delay at the bodyworks, delivery has been made five months from the date of acceptance of the tender.

The accepted tender included trade-in of Bedford Tipping Truck Registered No. HYZ 669 for an amount of $5500. This unit has now suffered engine failure and in view of the situation has been reappraised by the company on the basis of acceptance as the unit in its present condition.

The company has reduced their trade figure by $1500, from $5500 to $4000 as an assessment of the cost of repair. This figure is considered realistic and is recommended for acceptance.

IT IS RECOMMENDED THAT the amended offer for trade for Bedford Tipper HYZ 669 in the sum of $4000 on new Ford Cargo 1313 7 tonne Tipping Truck being supplied by Stillwell Trucks, Milperra be accepted.

16. DRAG BOAT RACERS OF AUSTRALIA - AQUATIC EVENTS, 31ST MARCH - 1ST APRIL, 1984. C51/25.

(Refer to Correspondence Item A2 of the Engineer's Report)

With regard to the application from "Drag Boat Racers of Australia" for use of Governor Phillip Park on the weekend 31st March - 1st April, 1984, the club has indicated that it would prefer to denote to Council 30% of the gate takings as has been the previous arrangement.

The recommendation as shown under correspondence A2 is therefore amended accordingly.

IT IS RECOMMENDED THAT permission be granted to Drag Boat Promotions for the closure of the boat launching ramp and recreation facilities at Governor Phillip Park for Saturday 31st March and Sunday 1st April, 1984 subject to remission to Council of 30% of the gross gate receipts.

17. AUSTRALIAN BAREFOOT WATER SKI CLUB - REQUEST FOR PERMISSION TO USE ARGYLE REACH TO HOLD STATE TITLES. 625-6.

An application has been received from the Australian Barefoot Water Ski Club (NSW Division) to use Argyle Reach on 13th, 14th and 15th January, 1984 instead of the previously approved weekend 7th-8th April, 1984.

The new date in January is right in the middle of the school holidays and summer season when use of the area by children for swimming, fishing, other water based activities and passive recreation is anticipated to be at a peak.

Agreement to the request would result in a clash between use with concern for the safety of all in the area.

IT IS RECOMMENDED THAT the Australian Barefoot Water Ski Club be advised that with due regard to the usage of the area in the summer school holidays approval to use of the area is refused.

R.F. Cranston
SHIRE ENGINEER

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR.

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. HAWKESBURY CHRISTIAN CENTRE - PROPOSED NATIVITY SCENE, RICHMOND PARK.

Requesting permission to conduct a live Nativity Scene in Richmond Park, 7.00 p.m. - 9.30 p.m. Thursday, 22nd December, 1983.

(Discussions with Mr. S. Davis of that Centre reveal that the Centre proposes to stage that scene on Richmond Oval itself, behind the wire fence at the Windsor Street frontage of the reserve. Spectators will be separated from the actual scene by the wire fence. Approximately twelve (12) persons will be partaking in the scene, with four (4) tethered animals (donkey, cow, goat and sheep) for effect. A band comprising piano and acoustic guitars will provide accompaniment for carols to be sung during the performance.

IT IS RECOMMENDED THAT the application by the Hawkesbury Christian Centre to conduct a live Nativity Scene at Richmond Park on 22nd December, 1983, be approved, subject to the area being left clean and tidy upon completion of the Centre's function and compliance with standard conditions applicable to use of reserves.

A2. DRAG BOAT RACERS OF AUSTRALIA - ACQUATIC EVENTS, 31ST MARCH - 1ST APRIL, 1984. C51/25.

Advising that application has been made to the Maritime Services Board for the issue of regatta licences to cover acquatic competition events proposed to be conducted at the Windsor Marine Stadium on 31st March and 1st April, 1984. Stating that it is proposed to include an attempt at the World Barefoot Water Ski Record on 31st March and the 1984 Grand National Drag Boat Titles on 1st April. Requesting exclusive use of the boat ramp for this weekend.

(The application is for use of Governor Phillip Park for a major promotion for Drag Boat Racing at Windsor.

This organisation conducted a successful carnival on 22nd/23rd October, 1983 from which a donation of $500 was forwarded to Council towards the maintenance of the boat launching and recreation facilities at the park. In addition to the improvements provided Council attends to the cleaning of the area.)

IT IS RECOMMENDED THAT permission be granted to Drag Boat Promotions for the closure of the boat launching ramp and recreation facilities at Governor Phillip Park ~~for Saturday, 31st March, 1984~~ and Sunday, 1st April, ~~1984~~ subject to payment of $500 hire charge.

see supplementary report

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. BILPIN PUBLIC SCHOOL - APPRECIATION. A5.

Thanking Council for the donation of ten trees and shrubs during Earth Week which have been planted to blend with existing trees and shrubs.

B2. WINDSOR ADVENTIST PRIMARY SCHOOL - APPRECIATION. A5.

Thanking Council for its recent donation of trees for the School's grounds.

B3. RICHMOND HIGH SCHOOL - USE OF SPORTING FACILITIES. 625-202, 625-216, 625-218, 625-215, P179/1.

Expressing appreciation to Council for assistance and co-operating in the use of various sporting facilities during 1983, which has facilitated the smooth running of the sporting and activity programmes of Richmond High for many years.

B4. L.J. FERGUSON, M.P., MINISTER FOR PUBLIC WORKS AND PORTS - FLOOD MITIGATION SCHEME. F84/2.

Referring to Council's maintenance programme for 1983/84 for the flood mitigation scheme on the Hawkesbury River, the total value of the programme submitted being $37,177. Stating that he is able to offer a grant of only $14,944 which will allow Council to carry out a subsidised programme of $29,888. However, advice is being sought as to whether additional funds could be made available this financial year and if so, a further grant will be offered to Council. The subsidy is provided on the condition that it is matched on a dollar-for-dollar basis by Council.

B5. G. PACIULLO, M.P., MINISTER FOR ROADS - 1983/84 GRANT FOR CONSTRUCTION WORKS ON TRUNK AND ORDINARY MAIN ROADS. M130/24.

Referring to personal representations made by Mr. Rozzoli, M.P. on behalf of Council, concerning the 1983/84 grant received by Council for construction works on Trunk and Ordinary Main Roads. Advising that the representations are receiving attention and further advice will be conveyed as soon as possible.

B6. DEPARTMENT OF MAIN ROADS, N.S.W. - PITT TOWN ROAD - PROPOSED DEVIATION AT PITT TOWN. A7/5, M130/4.

Referring to Council's previous correspondence supporting Pitt Town Progress Association's submission for the implementation of the Pitt Town By-pass and advising that because of limited funds, the position is still that the construction of the by-pass could not be considered for several years.

B7. G. PACIULLO, M.P., MINISTER FOR ROADS - BELLS LINE OF ROAD KURRAJONG HEIGHTS, BELLBIRD HILL. M130/161.

Referring to Council's letter to the Hon. L.J. Ferguson, M.P., concerning the condition of Bells Line of Road and specifically that section of Kurrajong Heights known as Bellbird Hill. Confirming that the Department of Main Roads has a proposal to deviate the alignment of ths section of road however because of the high cost involved and the present limitation on funds, it will be many years before consideration can be given to undertaking the work. Advising that an amount of $250,000 has been provided in the 1983/84 construction programme for improvements at Bellbird Hill and that work has recently been completed on resheeting the full length of Bellbird Hill with Rhyolite Asphalt for improved skid resistance and traction. Advising that in conjunction with the resheeting, the road pavement on the downhill side of Bellbird Hill has been widened at four locations together with the repair and replacement of some guardrail. Advising that further works in this area are proposed to be undertaken during 1983/84 and 1984/85, however the extent of these works will depend upon the availability of funds. Stating that plans are being formulated for the widening of Bells Line of Road opposite Hermitage Road to create a passing lane and that this work will commence when funds and other priorities permit.

REPORTS

1. ROADS RECONSTRUCTION

Railway Road, Vineyard
Pavement gravelling and bitumen sealing has been completed to provide a sealed/pavement for the full length of this road.

Wheelbarrow Ridge Road
The improvement work approved for this year has been completed.

Bells Line of Road, North Richmond
Stormwater drainage and kerb and gutter including construction of the traffic island has been completed, gravelling carried out and preparation of the pavement for sealing is in progress.

2. UNEMPLOYMENT RELIEF WORKS

Mileham Street, South Windsor
Work continued during November with extension of the stormwater drainage pipeline through to Woods Road.

State Youth Corps
Attention has been given to erection of signs and drainage work with staff employed under this scheme.

3. STORMWATER DRAINAGE

Clarendon
Pipes have been installed under the racetracks organised so as not to affect the Club's race programme.

The Terrace, Windsor
Reinstatement of the river bank completes this programme.

4. DEPOT IMPROVEMENTS

Construction is well advanced.

5. MAINTENANCE

Attention to patching of sealed surfaces, grading of roads, attention to shoulders and roadsides included work on MR181 (St. Albans Road), Groves Avenue, Mulgrave, Scheyville Road, East Kurrajong Road, MR519 (Comleroy Road and Blaxlands Ridge Road), Fitzgerald Street, Windsor, Dight Street, Richmond, Ridges Lane, Richmond Lowlands.

6. OTHER WORKS

Painting of the mural in the walkway to Woodhills car park is well advanced.

Erection of banners in the Windsor Commercial area.

Improvements to drainage Argyle Steeet, Windsor.

Attention to public utility reinstatements.

Ferry Service
Work has continued on the overhaul of the Lower Portland Ferry with need for additional replacement of deck timbers. Launching is scheduled for 9th December, 1983.

The new contractor commenced operation of the Webbs Creek Ferry on the 14th November, 1983.

7. PARKS & GARDENS

Vines Pony Club
Work has commenced on installation of the irrigation system.

South Windsor Netball Courts
Construction of the permanent surface on the four additional courts is proceeding with placement of the pavement gravel completed.

Glossodia
Work has commenced on the construction of two soccer grounds.

Richmond Ex-Servicemen's Sporting Complex
The initial water supply installation has been attended to and the amenities block completed subject to connection of power. Further shale material has been placed in the car park.

General
Welcomerainfall towards the end of November revitalising grounds. Attention was given to Governor Phillip Park in conjunction with the bridge to bridge ski marathon.

Improvement has also been made to fencing at Deerubbin Park and North Richmond, reinstatement of the turf at Icely Park worn during the winter sports season and replacement of seats in Pound Paddock.

8. SEWER CONSTRUCTION - CLARENDON

Action is proceeding on construction of the elevated platform for the switch gear with a view to commissioning of the system prior to Christmas.

9. BUILDINGS

Wilberforce Shopping Complex
Placement of the asphaltic concrete surface and landscaping of the surrounds has been completed with the building ready for occupation.

Glossodia Shopping Centre
Construction of the shops has reached practical completion. Construction of the car park is well advanced with kerb and gutter complete, gravel pavement placed with the surface being prepared for surfacing. Kerb and gutter has been provided on the Golden Valley Drive frontage and the road shoulder gravelled. The initial beautification of the area will be attended to by the day of the meeting.

South Windsor Multi-Purpose Children's Centre
Construction of the building is approaching completion.

Lower Portland Ferry Cottage
Renovations and repairs are in progress.

Maintenance
Attention to Richmond Neighbourhood Centre, Senior Citizens Centre, Webbs Creek Ferry Cottage, Council Offices, Windsor Library and Horrie Eley Hall.

10. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S83/75
Applicant: J. F. Talidu
Owner: T. Talidu
Pts Lots 1 & 2, D.P. 589011, Castlereagh Road, Agnes Banks
Subdivision creating one lot having a frontage to Eaton Road of 30.5 m and area not less than 1380 m together with a residue.

S83/72
Applicant: Bennetts Real Estate/Hahisu Pty. Ltd.
Owner: Hahisu Pty. Ltd.
Lots 13 & 14, D.P. 249442, Griffen Road, Tennyson.
Subdivision creating two (2) varied lots having areas of 5 and 62 ha respectively in accordance with the plan submitted.

S83/79
Applicant: M. A. Ranger
Owner: M. A. Ranger
Lot 3, D.P. 221010 Tennyson Road, Tennyson.
Subdivision creating two (2) lots, one having an area not less than 10 ha.

S83/19
Applicant: R. K. Cambridge and Company
Owner: C. J. Bailey
Lots 1 - 7 D.P. 262706 and Portion 28, Upper Macdonald Road, Parish of MacDonald.
Subdivision creating eight (8) varied lots by adjustment of boundaries.

11. RESIGNATION - MRS L. COUPLAND (S1/8P)

Mrs Leonie Coupland has advised the termination of her services with Council on 23rd December, 1983 for personal reasons and requests a reference under Seal of Council.

Mrs Coupland commenced duties with Colo Shire Council on 24th March, 1980, and for the past three and half years has occupied the position of Secretary to the Shire Engineer, a position which she handled in the most competent manner and the loss of these services is most regrettable. Mrs Coupland exhibited a most pleasant personality and her public relations with the community were both cordial and efficient.

Recommendation

That the resignation of Mrs Leonie Coupland be accepted with regret and that reference regarding her service be given under the Common Seal of Council. ✓

12. EXTINGUISHMENT OF DRAINAGE EASEMENT D.P. 263472 (FILE S81/29)

In the subdivision of Portions 305 and 306 Collith Avenue, South Windsor the developer is proceeding in stages. Stage 2 of the subdivision was approved with drainage discharge over the balance of the land covered by an easement to drain water 3 metres wide, fourthly described in the instrument lodged with D.P. 263472.

The developer, Tasman Securities Pty. Ltd., has now completed Stage 3 of the subdivision of the above land, where the drainage from Stage 2 is contained wholly within the extension of Harpur Crescent and the easement to drain water described above is now redundant.

As this easement now affects titles of newly created residential lots, the applicant has requested cancellation of the easement.

Recommendation

That the whole of the easement to drain water 3 m wide, fourthly described in 88B Instrument lodged with D.P. 263472, be cancelled and the authority of Council be given to the affixing of the Common Seal of Council to the necessary documents. ✓

13. BUSH FIRE SUPPRESSION - BUSH FIRE BRIGADE CAPTAIN'S MEETING HELD 4TH NOVEMBER, 1983 (B27/4)

The above meeting was held at the Fire Control Centre, Wilberforce, in the evening of 4th November, 1983, arising from which the following members were elected to the Bush Fire Advisory Committee: Messrs P. Peck, W. Bean, I. Nicolson, B. McKinlay, D. Petrikas and W. Shields.

13. BUSH FIRE SUPPRESSION - BUSH FIRE BRIGADE CAPTAIN'S MEETING HELD 4TH NOVEMBER, 1983 (CONT'D)

Arising from the meeting, a request was made that Council make representations to the Minister for Police and Emergency Services and the Shires Association of New South Wales for:

1. Bush Fire Brigade representatives on the Bush Fire Council of New South Wales to be appointed on a regional basis with the nominees from each region being determined by the Bush Fire Brigades from within each region.

2. Representation on the Bush Fire Council be increased to seven with five members representing the existing regions within the Eastern and Central Divisions and two members representing the Western Division.

The reasons for the request being that there would be better representation for bush fire brigades throughout the State.

14. STATE EMERGENCY SERVICES - LOCAL CONTROLLERS REPORT NOVEMBER/DECEMBER, 1983 (S206)

November has been a busy month for the S.E.S. members with various training and community projects. An Operations Room course was conducted on the 2nd and 9th with all members attending. This course was designed for operations room use during flood emergencies. The guideline for this exercise being the new State Emergency Service & Civil Defence flood warning plan for flood emergencies in the Hawkesbury - Nepean river valley. This is an approved plan under sections 10(a), 10(c) and 15 of the New South Wales State Emergency Services and Civil Defence Act. Over the past three months, we have been working on local evaluation plans for flood problems and this course was a test for these plans.

During Saturday and Sunday, 5th and 6th November, S.E.S. members helped out with the Kurrajong Heights Grass Ski Classic as a welfare exercise. Welfare members learning the use of field kitchens and catering for large numbers.

The Bridge to Bridge Water Ski Classic held on the 20th November provided a communication exercise and the Hawkesbury S.E.S. will be doing this exercise next year with the communications at the finish our own responsibility which will make it a worthwhile exercise for us.

On Saturday, 3rd December, S.E.S. members helped out with traffic control for the street procession in Windsor, with one minor incident. Also on this weekend we hosted a flood boat course for the Sydney Western Division with 6 local headquarters visiting; they were Division HQ, Blacktown, Baulkham Hills, Parramatta, Penrith, Strathfield and Auburn. Nine boats attended with 70 flood reserve members. This course was run on Jones property at Lower Portland with different exercises running throughout the weekend. Hawkesbury fielded four boats with six crews.

Over the Christmas period, Hawkesbury S.E.S will still be operating and training on Tuesday and Wednesday nights will continue over this time. In closing, I would like to thank Mr Cranston, Council and Council staff for the assistance given to Hawkesbury S.E.S. throughout the year.

R. F. Cranston,
SHIRE ENGINEER.

SHIRE HEALTH SURVEYOR'S REPORTS

ORDINARY MEETING - 13TH DECEMBER, 1983

The Shire Clerk.
WINDSOR

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. A.R.L. GORDON, MINISTER FOR LOCAL GOVERNMENT AND LANDS - PRIVATE SWIMMING POOLS. P179/3.

Referring to safety fencing for private swimming pools and stating that Councils are empowered under Section 288C of the Local Government Act to require an owner of land on which a pool is located to fence his pool or to fence the whole of part of the land. A number of councils have adopted the standards of design and construction produced by the Standards Association of Australia, but because of the extremely varied topography of land and other factors it has not been considered appropriate to make it mandatory for such standards to be applied throughout the State.

Stating that Council's continued co-operation in respect of safety precautions in respect of domestic swimming pools will contribute significantly to the efforts being made by other organisations to reduce the incidence of death or injury.

(The installation of both inground and above ground swimming pools are subject to building approval which includes the condition that the pool be adequately fenced from adjoining premises and public places.

Above ground pools are readily available from many retail outlets and are often installed by the owner. In some instances it has been found that such pools have been installed without approval, and safety fences that are required are often significant and costly. Many owners appear to be unaware of the necessity of obtaining building approval and that fencing may be required.

Early advice to prospective purchasers of all swimming pools would help reduce these difficulties as well as enabling owners to determine the financial commitments involved more accurately.

It is felt that advertisements regarding private swimming pools should contain advice that building approval and safety fencing may be required and contact with the relevant local authority should be made to determine requirements).

IT IS RECOMMENDED THAT the Minister be advised accordingly.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES - LOT 2 GROSE VALE ROAD, GROSE VALE. BA711/83.

Advising that the Court has upheld an appeal by Mr. John Kershaw to permit alterations to an existing dwelling at Lot 2, D.P. 625079 Grose Vale Road, Grose Vale in accordance with Building Application No. 711/83 of 27th July, 1983, and the plan attached marked No. NR 4690.

(See S.H.S. Comment, Item B2)

B2. LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES - LOT 4-6 SMITHSLANE, FREEMANS REACH. DA361/83.

Advising that the Court has upheld an appeal by Mr. Graham Edds to permit the extension in accordance with plans R1/1 and R1/2, but with attic room ceiling level reduced by 150mm to 2175mm at Lot 4-6 Smiths Lane, Freemans Reach, D.P. 247875.

(Council at its meeting of 13th September, 1983 resolved to support objections to the Land and Environment Court by Mr. Edds and Mr. Kershaw in these matters regarding the ceiling height provisions of Ordinance 70 in respect of these two buildings.

The Court has now advised that the objection has been upheld in both cases.)

B3. RICHMOND EX-SERVICEMEN'S CLUB - CAR PARKING FACILITIES. P155/12.

Advising that the Board of Directors have agreed to Council's request for the possible use of the Club's car park for all day parking facilities for the Shopping Centre Workers.

(This is in response to Council's approach to the Club following a suggestion by Councillor Dunn at a recent meeting.)

REPORTS

1. BUILDING APPLICATIONS. B25

The following is a summary of building applications received during the month of November 1983. Applications received during November 1982 shown in brackets.

No.		Type of Building	Estimated Value	
57	(30)	New Dwellings	$2 299 078	($1 484 631)
46	(36)	Additions to Dwellings	475 919	(321 138)
-	(-)	Residential Flat Buildings	-	(-)
38	(29)	New Buildings other than Residential	711 055	(237 449)
9	(8)	Additions to Buildings other than Residential	73 600	(1 468 200)
22	(17)	Swimming Pools	139 191	(79 615)
1	(1)	Additions to Dwellings - Dual Occupancy Unit	6 000	(16 600)
173	(121)		$3 704 843	($3 607 633)

Building applications received up to the end of November 1983. Approvals for the corresponding period during 1982 shown in brackets.

No.		Type of Building	Estimated Value	
378	(297)	New Dwellings	$16 874 981	($13 610 750)
383	(375)	Additions to Dwellings	3 298 448	(2 726 594)
5	(12)	Residential Flat Buildings	263 762	(2 387 000)
329	(294)	New Buildings other than Residential	5 998 002	(4 658 554)
52	(79)	Additions to Buildings other than Residential	675 358	(2 879 520)
118	(86)	Swimming Pools	795 445	(570 755)
10	(10)	Additions to Dwellings - Dual Occupancy Unit	226 000	(391 600)
1275	(1153)		$28 131 996	($27 224 773)

Council will have noticed the significant improvement in building activity which has become apparent over the past few months when compared with the corresponding periods in 1982. Reasonable bases in comparing building figures relate particularly to the total number of applications received and the number of applications received to erect new dwellings. It will be noted that the figures shown for November 1983 and the total for the year till the end of November again compare favourably with these figures for 1982. This improvement coincides with the easing of interest rates and is to be hoped will continue.

IT IS RECOMMENDED THAT the information be received.

2. PREMISES NOT CONNECTED TO THE SEWER. S200/2.

In response to question without notice from Councillors Denne and Dunn at a recent meeting, the following information is submitted.

There are at present a total of 40 premises within the sewered areas of the Shire that are not connected. These are made up as follows:

North Richmond

In this area 26 premises remain unconnected. All are serviced by septic tanks, five of which are pump out installation and 21 utilising on site disposal of effluent. All but one of the on site disposal installation are operating satisfactorily and an appropriate notice has been served in respect of that premises requiring connection.

Connections to the sewer in this area are being carried out at a reasonable rate. A survey conducted in June 1982 revealed that 61 premises were unconnected at that time or 35 installations have been completed during the intervening period.

Little indication is had at this time as to the extent of financial difficulty being a major factor in these premises remaining unconnected. As stated previously, the majority are at present utilising a site disposal system which is operating satisfactorily. As no service costs are associated with such a system there is little incentive to invest a significant sum at this time. There are, however, considerable costs in maintaining a pump out system so it could be assumed that some financial difficulty would be a factor in some instances.

South Windsor

Three premises are unconnected. There seems to be no financial reason for these not being connected, each has indicated that they will carry out the work.

Pitt Town

Eleven premises remain unconnected. Four of these are subject to notices to connect, two others have agreed to carry out the work and five have indicated financial difficulties. In the case of the latter five all the absorption areas are working satisfactorily and are currently being kept under review each six months to determine if the financial position, or the condition of the absorption area, has changed.

Council will be aware that the provision of sanitary services in the Shire is becoming very expensive, due particularly to the small number of services involved. As indicated in the report to the Estimates meeting it is proposed that this service be phased out during 1984.

Accordingly, an amount of $150,000 has been included in the 1984/85 Loan Borrowing Programme to re-lend to applicants who may need assistance to provide alternative facilities. While the provision of alternative facilities to sanitary services should be the first priority in utilising this funding there seems no reason why any balance cannot be used to assist with sewerage connections generally if needed. Perhaps then allowance could be made in future Loan Borrowing Programmes should the demand be evident, taking into account of course Council's other commitments.

SHIRE HEALTH SURVEYOR'S SUPPLEMENTARY REPORTS

ORDINARY MEETING - 13TH DECEMBER 1983

The Shire Clerk,
WINDSOR

REPORTS

3. NOISE FROM POWER BOATS. H100/6

Council will recall the many reports submitted regarding a lack of control over noise being generated from power craft and the subsequent noise nuisance to nearby residents to the circuit racing course in Windsor.

Complaints received from nearby residents following a race meeting held on Sunday, 11th December again highlights the need for effective and appropriate regulations of noise levels from these craft.

Several representations have been made to the State Pollution Control Commission and the Maritime Services Board over a lengthy period to establish effective regulation under the Noise Control Act, but to date without success.

ACCORDINGLY, IT IS RECOMMENDED that urgent representation now be made to the responsible Minister, Mr Eric Bedford to have effective regulation determined and brought into force in the near future.

4. INVESTIGATIONS - WATER QUALITY IMPROVEMENTS - SOUTH CREEK.

As Council has been advised in item 4 of the Shire Clerk's Report to the Finance Committee, it is understood that the Commonwealth Government has made available funds for Local Government Projects in western Sydney. While there are no specific guidelines for the distribution of these funds, it appears possible that consideration could be given to investigations works resulting in improvements to the water quality of the Hawkesbury River. Council will be aware that considerable investigations has been and is currently being undertaken in the area by a number of institutions and authorities.

An area of concern and where improvement could be made by Council is that of the water quality of South Creek and the management of the flood plain area. The creek receives discharge from five (5) sewerage treatment works with a June 1980 population of 151,600 that is projected to reach 438,700 by the year 2000. At that time, according to the State Pollution Control Commission's recent report the retention times for the holding of discharge within the creek will decrease from the present 25 days to 9 days. Whilst the old plants are being upgraded there is no guarantee that these works will be undertaken before the year 2000 nor that the quality of discharge will improve to an acceptable level.

Over the recent years, research has been undertaken into the discharge of Council's works at McGraths Hill and this has been well documented in reports to Council. The most recent of these in December, 1982 indicated the advantages of spray irrigation of treated effluent and the need for detention basins and the possibility and benefits of crop production in association with effluent disposal.

Previously, there has been proposals relating to the development and management of the South Creek Flood Plain in the Windsor/McGraths Hill area. Before the matter could proceed further and to construction it would be necessary for investigations to be undertaken. Specifically, this is in regard to the establishment of controlled devices including water quality improvement facilities. A possible development in the South Creek area is the establishment of a wetland system that would increase retention time for effluent with resultant water quality improvement and other environmental benefits. This requires detailed investigation and the formulation of a specific proposal before the matter could proceed.

In this regard, there are some appropriate comments from the State Pollution Control Commission's recent report regarding water quality in the Hawkesbury/Nepean River. These are:

"Tributaries can act as no-cost, valuable sediment and nutrient traps if Local Government authorities and developers resist pressures to channelise them as has happened for example in some areas of the George's River catchment ... Studies carried out by the State Pollution Control Commission have shown that a large percentage of the nutrients contained in urban run off is associated with suspended sediments and can be removed by a short period of detention ... Consideration should be given to providing large areas adjacent to or in flood plain for use as parkland or golf courses. Recreational lakes should be included in these areas, since these also serve as storage or partial treatment facilities."

At this time it is considered that a combination of agricultural production and wetlands would be best suited for the section of the flood plain involved.

IT IS RECOMMENDED THAT application be made to the Commonwealth Government for a grant to undertake investigations into the improvement of the water quality of South Creek by the establishment of management policies for the flood plain area in the Windsor/McGraths Hill. $30,000

J.J. O'Grady,
Shire Health Surveyor

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR.

Letter sent by Ward Proc. 19/12/83

9. APPLICATION FOR HOUSING AGED OR DISABLED PERSONS - SLOPES ROAD, NORTH RICHMOND. DA432/83.

(Refer Item 4 of the Development Committee at page 30)

The applicants in this matter have approached Council with a detailed report relating to their development and the Committee's consideration with a request that the application be deferred to enable them to make a further submission. Their letter indicates that an appeal is pending.

In the circumstances and to ensure that all submissions by the applicants are considered it is recommended that Council agree to the deferment.

IT IS RECOMMENDED THAT the development application proposing housing for aged and disabled persons on Lot 2 in DP 559099 be deferred for further consideration in accordance with the request of the applicants, Hopkins and Dyer.

G.M. McCully,
Shire Planner

Mary Gary

Make Sure objectors are notified of deferment & advise when matter comes forward again

Reminder if Necessary

SHIRE PLANNER'S SUPPLEMENTARY REPORT

ORDINARY MEETING 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR.

Letter sent by Ord Post. 19/12/83

9. APPLICATION FOR HOUSING AGED OR DISABLED PERSONS - SLOPES ROAD, NORTH [illegible]

(Refer Item 4 of the Development Committee at page 30)

The applicants in this matter have approached Council with a detailed report relating to their development and the Committee's consideration with a request that the application be deferred to enable them to make a further submission. Their letter indicates that an appeal is pending.

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G.M. McCully,
Shire Planner

May Gary

Make Sure objectors are notified of deferment

Envirocycle

Comment was made of the relatively new septic tank system known as "Envirocycle". This unit is in fact a mini package treatment plant which gives an effluent of sufficiently good quality to dispose of above ground. The advantages are particularly noticable in areas which are unsuitable for normal site disposal thereby requiring pump out servicing and where reticulated water supply is not available. The system was extensively tested with several installations being kept under surveillance prior to Health Department approval being given. The principle involved is forced aeration in several chambers combined with constant skimming and return through the treatment with final chlorination and retention for sufficient contact time prior to trickle discharge to gardens and the like. Obviously such a system will save the significant and ever increasing pump out costs and will also save water useage, particularly in relation to garden watering.

Two installations of the Envirocycle have been carried out in the Shire however have only recently been installed allowing insufficient time at this stage to evaluate their performance.

As a general rule the installation costs amount to approximately $4,000 and a condition of approval by the Health Department requires a maintenance agreement be entered into with the manufacturers to ensure regular maintenance and servicing on a three monthly basis. The current costs of maintenance in accordance with this condition of approval is $280 p.a.

It can be seen that while significant advantages are available with the installation of such a system relatively high costs are associated with its installation and maintenance. The advantages obviously will become more apparent as pump out service charges increase in the future as they very likely will.

IT IS RECOMMENDED THAT the information be received. ✓

J.J. O'Grady,
Shire Health Surveyor

SHIRE PLANNER'S REPORTS

ORDINARY MEETING - 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR

CORRESPONDENCE

SECTION A - LETTERS FOR ATTENTION

A1. MRS. ROBYN WELLS - RESIGNATION. S1/8P.

Mrs. Robyn Wells, Draftswoman in the Planning Department, has resigned from Council's services due to her husband's employment change to the Hunter Valley.

(Mrs. Wells has been with Council for two years and during that time has been responsible for cartographic work in the Planning Department and, in particular, all that involved with the new planning scheme that has been a major undertaking. The standard of her work has been excellent and she will be a loss to the Shire's staff.)

IT IS RECOMMENDED THAT Mrs. Robyn Wells' resignation be accepted with regret and she be provided with a reference under the Seal of Council.

SHIRE PLANNER

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - OBJECTION TO OPEN AIR MARKETS AT RACE COURSE. A7/21.

"The Richmond and District Chamber of Commerce, would like to formally complain about the open air markets at the Race Course.

It is felt by the members that these markets are taking money away from the local business houses and in doing so will bleed the local economy. We feel it is quite unnecessary to jeopardise our precariously balanced budgets."

(Council has granted consent to the markets after consideration of all relevant planning matters prescribed under Section 90 of the Environmental Planning and Assessment Act).

To DSP 14/11/83.

B2. WATTLE STREET COMMITTEE - PROPOSED BALLET STUDIO, BOWEN MOUNTAIN. DA274/83.

Refer Shire Planner's Report Item 18 of Development Section, General Purpose Committee meeting of 29/11/83.

"As you're aware from previous correspondence and lobbying, the subject proposal is a controversial matter. Those objecting to the proposal have cited the following as justification for Council disallowing same:

1. Reduced quality of life for immediate neighbours by way of high risk of localised atmospheric, ground and noise pollution.

2. Poor access to and egress from the site presenting a serious traffic hazard.

3. High road traffic density in the neighbourhood.

To some extent these objections have been muted by explanation by the applicant or by additional requirements proposed by the Council. It is difficult, though, to circumvent the essence of these objections. This is despite attempts, some subtle, some not so subtle, to demean the objections and to portray the proposed academy as a casual activity, motivated primarily by a desire to contribute to the well being of the young. Consideration of the scale of investment, the extent of usage being sought and the level of the applicant's recent, similar activities puts that portrayal into serious question.

An overview of the proposal and its circumstances reveals why the basic objections still stand; they are objections to an attempt to establish a commercial enterprise, involving substantial traffic movement, in a residential region.

To test the above conclusion we have assembled all available information and presented same to a practitioner, experienced in the relevant law, for an opinion. The opinion is that the proposal is clearly a commercial enterprise, and does not meet the accepted definition of a 'academy'. Further, we have been advised that should the Council move to approve the proposal, we can take action under Section 123 of the Environment, Planning and Assessment Act, 1979, to redress the matter.

To have to take such action would be both serious and sad; it would imply that local government was in fact not working. Far better, in our opinion, for Council to squarely address the question and establish the limits of commercial development in Bowen Mountain and similar regions."

(The ballet studio is referred to as an educational establishment within the Planning Scheme that is defined as follows:

> "educational establishment" means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.

Council is referred to the recommendation to the Development Section in this matter.)

B3. DEPARTMENT OF ENVIRONMENT AND PLANNING - CIRCULAR - WITHDRAWAL OF DRAFT STATE ENVIRONMENTAL PLANNING POLICY - MEDIUM DENSITY HOUSING. C44/7.

This Circular is to advise Councils that the Government has decided to withdraw the draft State Environmental Planning Policy - Medium Density Housing, which was on exhibition from 21st October, 1982 to 28th February, 1983.

The main reason for this decision was the positive response from local government to the request in Circular No. 43 for Councils to prepare alternative proposals to the draft Policy to achieve the Government's urban consolidation objectives. The submissions from local government showed a general agreement to work towards Government targets for medium density housing in urban areas where such an approach was relevant.

It should be emphasised that, while making this decision, the Government is still committed to a policy of urgen consolidation, as it is concerned to reduce the costs to State and local governments of urban development at the fringe of large urban areas and to increase the variety of housing types available.

In this regard, the continued co-operation of Councils in taking action to implement the alternative proposals submitted in response to the draft State Environmental Planning Policy - Medium Density Housing, would be appreciated. The Department's Regional Managers will follow the matter up with all Sydney Region and some Hunter and Illawarra Region councils in more detail in the near future.

B4. AUSTRALIAN BUREAU OF STATISTICS - LOCAL STATISTICS. S207.

The Australian Bureau of Statistics has forwarded the 1983 edition of local statistics. This publication provides statistical information based on local government areas within New South Wales. The following is provided in relation to Hawkesbury.

Estimated resident population at 30/6/82		39,200
Average annual rate of growth 1976-1981		5.02%
Age distribution at 30/6/81:	0 - 4 years	3,880
	5 - 14 years	7,420
	15 - 19 years	2,990
	20 - 64 years	21,250
	65 or more years	2,200
Births 1981 - 1982		803

Deaths 1981 - 1982	212
Census Count of private dwellings 30/6/81	12,122
New dwellings commenced 1981 - 1982	513
Number of agricultural establishments 1981 - 1982	505
Total area of establishments	25,209 ha
Total number of manufacturing establishments employing 4 or more persons	378
Number employed	1,450
Hotel/motel establishments 1981 - 1982	7
Guest rooms	92
Bed spaces	270
Room occupancy rate during year	69.8%
Bed occupancy rate during year	51.7%

B5. DEPARTMENT OF ENVIRONMENT AND PLANNING - WITHDRAWAL OF DRAFT STATE ENVIRONMENTAL PLANNING POLICY: MEDIUM DENSITY HOUSING. P160/44.

"I refer to Departmental Circular No. 64 of 18th November, 1983, which advised Councils of the Government's decision to withdraw the draft State Environmental Planning Policy - Medium Density Housing, following the positive response from local Councils in submitting alternative proposals to meet the Government's urban consolidation objectives and targets. As advised in the Circular, Council's co-operation is sought in implementing alternative proposals.

More particularly I refer to your letter of 21st June, 1982, and congratulate the Council on the proposals contained therein. The preparation of draft local environmental plans to permit the erection of residential flat buildings on certain land in Windsor, Richmond and North Richmond are endorsed. The Council is encouraged to investigate and implement further similar initiatives. However, the Department recognizes that there are a number of residential areas within the Shire where medium density housing is not suitable due to lack of servicing and adverse aesthetic impact, e.g. Kurrajong Heights and Bowen Mountain.

We will be pleased to discuss the implementation of proposals with the Council or its officers, and to provide any assistance necessary. In addition, to maintain an overview of progress with these it is proposed that periodic advice be provided by Council on implementation measures and results being achieved.

Council's continued co-operation in this matter will be appreciated."

letter to Hospital 19.12.83

B6. HAWKESBURY DISTRICT HOSPITAL - $30M RESIDENTIAL PROJECT FOR SOUTH WINDSOR. P160/46, DA340/83.

Referring to an article which appeared in the Hawkesbury Gazette of 19th October, 1983 concerning a 30 million dollar residential development project for South Windsor which is to be funded jointly by Council and the Crown Lands Office. Stating that, as the scheme will provide some 1800 additional homes in the hospital's immediate "catchment area", the Hospital's Board is concerned that the consequent demand for additional health services will strain the hospital's existing resources. Requesting that Council make direct representation to the Department of Health to ensure that hospital facilities are planned proportionately.

(The housing estate will be developed over a number of years. During the environmental study process the matter was referred to the Department of Health as it was to all other government authorities and agencies and those of the private sector who are involved with release areas.

There is no record of any response from the Department of Health, although verbal enquiries at the time (December 1982) indicated that the Department was using the release proposal as part of its justification for extension to the hospital. The matter has, again, been taken up with the Department of Health and Council will be advised of the response).

REPORTS

To R.C. 14/12/83.

1. EXTENSION OF TIME FOR DEVELOPMENT CONSENT 650/81 - MANUFACTURE AND WHOLESALING OF BUILDING MATERIALS, LOT A, BELLS LINE OF ROAD, NORTH RICHMOND - DECKS BUILDING SUPPLIES PTY. LTD. DA402/81.

Application has been made for an extension of the development consent 650/81 issued on 11/11/81 for the construction of a factory for use by way of manufacture and wholesaling of building materials and retention of existing dwelling for manager's residence at Lot A Bells Line of Road, North Richmond.

The applicant states that due to the downturn in the economy which was felt most severely in the building industry, it was not considered appropriate to proceed with the proposed expansionary project during the two year period of the consent. It is expected that improvement will continue to the building industry in 1984.

Council can extend the consent for a further 12 month period under Section 90(3) of the Environmental Planning and Assessment Act, 1979.

IT IS RECOMMENDED THAT Development Consent 650/81 issued on 11/11/81 for the construction of a factory for use by way of manufacture and wholesaling of building materials and retention of existing dwelling for manager's residence be extended for 12 months and the applicant be advised that under the Environmental Planning and Assessment Act, 1979 this is the final extension Council can grant to the current development consent.

2. YOUTH RECREATION OFFICER'S REPORT.

1. Nationwide Workers with Youth Conference

The Youth Recreation Officer attended a Natioal Youth Worker's Conference in Sydney from 23rd to 30th November, 1983.

The conference was officially opened by the Federal Minister for Education and Youth Affairs, Senator Susan Ryan. Senator Ryan indicated that the Government is to provide financial support for International Youth Year (I.Y.Y.) to be held in 1985. The funds will be made available for youth projects and programmes. I.Y.Y. is to be used as a strategy to:

i) move forward locally-based action; and

ii) pursue the three themes of the year - Participation, Development and Peace.

Specifically, participation means involvement in one's own life, in the local community and in broader society; development is the creating of conditions which ensure that all young people achieve their full potential; and peace is not simply the absence of war, rather it is the absence of social injustice which leads to disharmony.

Other issues discussed at the conference pertaining to young people included employment and unemployment, accommodation, youth policy, education, rural youth, health and information access and dissemination.

2. Hawkesbury Shire Council's Vacation Programme, January 1984.

Council's Vacation Programme has been printed and is currently being distributed to relevant organisations and interested individuals throughout the Shire.

3. Recreation Open Space Report

The report on the Shire's recreation open space is nearing completion of the data collection stage. The final report, assessing supply and demand for open space, will be available for Council during March, 1984.

IT IS RECOMMENDED THAT the report be received.

To DSP 14/11/83.

3. J. HAAK AND M. VANDENBRUGGEN, CNR. PT. LOT A DP 158131, NO. 19 MACQUARIE STREET, WINDSOR - APPLICATION TO DEMOLISH EXISTING OLD DWELLING AND ERECT A WAREHOUSE AND SHOW ROOM TO SUPPLY THE MOTOR AND RETAIL TRADE. OWNER - ESTATE LATE F.J. DUNSTON. DA 508/83.

The submission proposes the demolition of the existing dwelling and the erection of a new structure for use as a warehouse and showroom for the distribution of automotive parts to the motor trade and to retail outlets.

The dwelling to be demolished has reached the end of its economic life and its loss would have no significant effect on housing stock in the locality.

The proposed development is a use permissable within the zone and the plans submitted with the application conform to the requirements of the Instrument for such development.

The building as proposed is 12m X 8m with plain brick walls and a flat roof with negligible eaves. The design is not one that is aesthetically pleasing nor suited to the location at the intersection of two streets. It should be altered by providing some relief to the brickwork and the roof from flat construction to a pitched form more in keeping with the character of Windsor.

The application may be approved subject to premises not being used for sale by retail.

IT IS RECOMMENDED THAT approval be granted in accordance with the plans submitted with the application subject to the following conditions:

1 - 11 Standard Conditions DA 1, 2, 5, 7, 8(4), 13, 14, 18, 19, 24 and 27.
12 Access and facilities shall be provided for disabled persons in accordance with Part 53.10 and Specificiation 9 of Ordinance 70, details of which shall be submitted with the building application.
13 Premises not being used for sale of goods by retail at any time.
14 A suitable notice being displayed at the entrance to the premises informing the public that retail sales are not available.
15 Stormwater and sewer connections to be to the requirements of Council's Engineer.
16 External design of the building to be altered to be more sympathetic with the historic character of Windsor to the satisfaction of the Shire Planner and Health Surveyor.

4. WINDSOR TOWN CENTRE - PEDESTRIAN MALL. P160-36, P160, M134.

A programme for the establishment of the pedestrian mall in George Street has been prepared to indicate to Council and the business community the sequence of events and scheduling of works. Main considerations were the continued operation of the commercial area involved, construction works undertaken in minimal time and outside of major trading periods, particularly the Christmas period. The programme proposes all major works being completed by September, 1984. This is dependent upon the assistance and co-operation of a number of authorities including the Metropolitan Water Sewerage and Drainage Board, Prospect County Council, Telecom, Australian Gas Light Co., the business community and the formalities of the closure proceeding normally. The programme will be subject to change if necessary.

The timetable broadly is: initiate concepts for the design - December/January; instructions for design early February with completion scheduled early April. Construction commencing late April for completion mid September. Liaison with public authorities and the traffic authorities and negotiations for supply of materials would take place during the concept/design phases. Special meetings will be convened if required to adopt the design and necessary tenders.

The Hollands Paddock proposals of Girvan Bros. will be forwarded to the Department of Public Works and Department of Environment and Planning following the Ordinary Meeting using any details submitted by the developers in preparing the submissions as indicated to the Committee. Response from these departments is expected during the mall concept phase with the traffic issues then being determined during the design phase.

The tight scheduling of the project requires the services of a project manager to ensure the works are co-ordinated and brought to a successful completion.

The Management Executive have discussed the matter, considered existing workloads and the required experience, with Mr. O'Grady being given the ~~management~~ responsibilities for the project's construction.

With the concept phase to proceed immediately following Council's resolution, it will be necessary to have the Liaison Committee appointed at this time. Constitution is suggested of the President plus two Councillors and three members of the business community within the mall area.

IT IS RECOMMENDED THAT the programme be adopted and the Liaison Committee be appointed, comprising President, plus two Councillors with three members of the business community within the mall area being invited to join.

5. DEVELOPMENT APPLICATION - PROFESSIONAL CONSULTING ROOMS, NORTH RICHMOND. DA452/83.

No report received from meeting.

(Refer Item 5 of the Development Committee)

Since the Committee Meeting there have been discussions with the applicant/owner of the premises, M.B. Coghlan. It has been possible to redesign the parking area to enable the seven vehicle spaces to be provided without loss of any of the major vegetation on the site.

In the circumstances the applicant wishes to proceed with the application for two medical practitioners in accordance with the conditions proposed in the Development Committee report.

IT IS RECOMMENDED THAT Council refer to the recommendation of the Development Committee.

6. PROPOSED HOLIDAY AND RECREATION CAMP - WISEMANS FERRY. DA450/83.

(Refer Item 8 of the Development Committee)

There have been brief discussions with the applicant/owner in this matter since the Committee, however, there is insufficient time to firm up any details relating to the problem of access. The matter will be reported to the next Ordinary Meeting of Council.

Since the Committee Meeting there have been seven (7) letters received from adjoining owners still objecting to the development and stating concern that the application might be approved in an altered form without being readvertised.

To J.D. 14/12/83.

7. A. & K. WILCOCKSON, LOT 11 DP 31340 BLAXLANDS RIDGE ROAD, EAST KURRAJONG - ERECTION OF A DWELLING. DA516/83.

It is proposed to erect a dwelling on the above property with a front setback of 15 metres. Under Clause 48 of I.D.O. 3 Colo, a setback of 20 metres from a main or arterial road is required. Council may, however, reduce the front setback in certain circumstances. The subject land has an area of 1492m2 and a reduced setback will provide a larger private backyard area. The dwelling will not be a traffic hazard due to the good condition of Blaxlands Ridge Road, in this section. The dwelling is permissible under Clause 23 subject to Clauses 27 and 46 of the Order, and may be approved.

IT IS RECOMMENDED THAT approval be granted in accordance with the plan submitted with the application subject to the following conditions:

1 - 5 Standard conditons (dwellings) 1, 2(15metres), 3(44,000 litres), 5 & 7

S.R. letter to DEP 14/12/83.

8. HAWKESBURY/NEPEAN VALLEY REPORT. P160.

Council has been forwarded a report prepared by the Department of Environment and Planning titled "Hawkesbury/Nepean Valley Report" that examines the natural landscape of the river Valley and describes how the many uses relate to and interact with the river system. The report states "It is hoped that by providing information on the whole river system the report will form the basis for initiatives to co-ordinate the various uses and resolve conflicting pressures within the Valley."

The document proceeds through a landscape analysis of various identified units within the Valley, looks at recreation and regional open space, extractive resources and river management. It does not deal with the whole of the Valley but with those areas adjacent to the main river.

The river system's regional role and an overview of the report are contained in the handout document that has been distributed previously.

The following two paragraphs from the general conclusion provide the report's salient points:

"Because there is a lack of knowledge of the natural order and of the effects of human intervention caution should prevail and conservative management policies are desirable. Further intervention should be carefully assessed and non-structural solutions should be explored.

An understanding of the river as an integrated system and consequent co-ordinated management have been hampered by the disparate responsibilities and actions of single-purpose authorities. A co-ordinated interdisciplinary and inter-departmental effort is necessary to reach solutions to the complex questions of hydrology, water quality and the maintenance of natural systems."

The approach indicated in the second paragraph is that taken in the reconstituted River Committee currently administered by Council that has a greater chance of success than would a newly constituted authority.

The major conclusions that directly affect the Shire are as follows:

In relation to the area between Yarramundi and Cattai -

1. This unit is the most important in the Valley from the point of view of man made heritage, and landscaping should respect the strong formal discipline of a landscaped established during the early 19th century.

2. The identity of the Macquarie Towns in their rural setting should be maintained.

3. Public recreational development in the Cattai Valley is the best option for early investment and public benefit in the Hawkesbury/Nepean Valley.

4. Environmental Protection measures over a strip 250 metres wide would be desirable to protect the river environment.

5. The view sheds between the towns including McGraths Hill should be protected by scenic protection measures.

6. The water bodies in this unit including Yarramundi, Bakers, Bushells and Pitt Town Lagoons play a significant role in the area's visual quality quite apart from their value as wetlands. Environmental Protection Controls would be desirable to protect these environments.

Council's adopted planning objectives involve most of the measures proposed.

In the area Cattai to Broken Bay -

1. A minimum foreshore non-disturbance line could be established 30 metres back from high water mark and Environmental Protection Controls applied.

2. Scenic Protection Controls covering the whole visual catchment up to the adjoining ridge lines are desirable. Developments outside the village/resort zones should be subjected to detailed and restrictive aesthetic controls and landscaping provisions so as to minimise their visual impacts.

3. The imposition of the 8 knot limit above Sackville will release some 20 kilometres of the Hawkesbury for passive recreation and general boating, permitting more intensive use of its foreshores. Both the public and private sectors have a role to play in its development.

4. Below Sackville a consolidation and upgrading of existing private recreational uses it desirable with development encouraged in the villages of Lower Portland, Wisemans Ferry, Spencer and Brooklyn except for the proposed development and Laughtondale.

The foreshore line has been included in development proposals. Its extension to a permanent policy is being investigated. It is suggested that regulation of water skiing should be attempted between South Creek and Sackville rather than limiting the speed limit to 8 knots, thus prohibiting water skiing at this time.

In relation to recreation and regional open space -

1. A proposed regional open space system as suggested in the Sydney region outline plan and proposed development standards to be applied along the river by all relevant authorities.

2. The Hawkesbury from Windsor to Sackville has considerable potention for intensive recreation use when power boating is phased out. Both the private and public sectors have a role to play in its development.

3. In conjunction with the National Parks and Wildlife Service the following areas have been identified on the basis of recreation attributes and access and demand criteria within the Shire:-

   Land at Yarramundi, downstream from the Bridge and upstream from Clarks Island on either side of the river.

   The area between the Hawkesbury Lookout and the Nepean River.

The foreshore areas at North Richmond surrounding the South Creek confluence with the river should be included being of regional significance.

In relation to extractive industries -

1. Because the longer term effects of extraction on the river downstream are largely unknown land based extraction should be favoured where possible and reliance on the river as a source should be decreased.

2. Concentration of extraction into fewer larger sites would enable better planning control.

The comments are generalised and require qualification with stated regional policies.

In relation to river management -

1. The catchment should be analysed for its land use suitability and capability and urban development sited accordingly.

2. The greater knowledge of the costs environmental effects of structural solutions for protection from floods and land loss, non structural solutions should not be examined. The clearing of vegetation should be minimised. Removal of bank vegetation and channel widening exposes larger areas of water to direct sunlight increasing photosynthisis and temperatures with adverse effects on water quality and biota. Continued extraction from the bed and banks of the river is a contentious issue and all future proposals should be subject to careful consideration.

3. The full implications of sewerage effluent management strategies for the Valley need to be aired probably in the form of social economic and environmental impact assessment.

4. More attention needs to be given to, the minimisation of run off at source, the supply, conservation, re-cycling and disposal of water, the design of urban areas to minimise hydrologic impact, adoption of run off control standards and the mitigation of flooding and pollution from stormwater in existing urban and future urban areas.

IT IS RECOMMENDED THAT the Department of Environment and Planning be advised in relation to the Hawkesbury/Nepean Valley Report as follows:

1. Council concurs that a co-ordinated inter-disciplinary and inter-departmental effort is necessary to reach solutions and in this regard supports the form of the Joint Councils Rivers Committee.

2. Sees the co-ordination and regulation of water skiing between South Creek and Sackville as a first stage step rather than the complete prohibition of water skiing in this locality. Complete prohibition should only take place after consideration of the economic factors and where regulation is considered unacceptable.

3. Supports the open space proposals at Hawkesbury Lookout and Yarramundi. Considers that the area at South Creek with its historic significance and recreation development, should be included as part of the acquisition programme. and that adjoining North Richmond Bridge.

4. The Council has implemented some of the environmental controls proposed in its major planning scheme, proposed others in the rural lands policy and is considering those involving development standards along the river in the Rivers Advisory Committee.

5. Supports the comments regarding possible long term effects of extraction from the river and favours the co-ordination of extraction in larger land based operations. This does not, however, indicate any support for extraction from the flood plain of the Richmond Lowlands with its important landscape component for the Macquarie Towns.

6. Supports the conclusions regarding river management and, in particular, the need for a sewerage effluent management strategy. In this regard indicates the work being undertaken at Windsor with nutrient removal by spray irrigation.

Yours faithfully,

G. McCully,
Shire Planner

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 13TH DECEMBER, 1983

The Shire Clerk,
WINDSOR

REPORTS

1. PUBLIC LIBRARY STATISTICS, 1982. L125/2.

The above publication is published annually by the State Library of New South Wales, Public Libraries Division.

The following comments are taken from the "Notes" page:-

The statistics are quantitative and imply no comment upon the quality of service.

Care must be taken in using statistics to compare library services because -

i) inconsistencies may arise from variations in the method of compilation. In particular the procedures adopted in registration and re-registration vary greatly from library to library.

ii) it is not possible to indicate statistically all the factors affecting a library's performance.

Attention is drawn to the distortions caused by extremities in population size, both large and small. Services with small populations often appear to rank higher, and those with larger population lower, than a consideration of all factors would justify. The figures may also be distorted by capital expenditure in any one year.

There is too much detail to provide full information from this Report, but the following examples are given:-

Total expenditure	Hawkesbury's ranking in the Metropolitan area	32 out of 37 Councils
Total expenditure per capita	Hawkesbury's ranking in the Metropolitan area	18 out of 37 Councils
Expenditure on salaries and library material per capita 1982	Hawkesbury's ranking in the Metropolitan area	20 out of 37 Councils
Registered borrowers as a percentage of total population	Hawkesbury's ranking in the Metropolitan area	14 out of 37 Councils
Circulation of stock per capita	Hawkesbury's ranking in the Metropolitan area	27 out of 37 Councils
Ratio of qualified staff to population served	Hawkesbury's ranking in the Metropolitan area	29 out of 37 Councils
Acquisitions per capita	Hawkesbury's ranking in the Metropolitan area	24 out of 37 Councils

A copy of the publication is available at the library.

IT IS RECOMMENDED THAT the report be received.

2. FREEDOM OF INFORMATION LEGISLATION. L125.

At the Metropolitan Chief Librarians' Committee (N.S.W.) meeting held on 25th November, a document was tabled from A.A.C.O.B.S. (Australian Advisory Council on Bibliographic Services) concerning Freedom of Information legislation and its implication for public libraries.

The Victorian Chief Librarian's Council "believes that rationale for public libraries to act as facilitators and intermediaries is strong".

It goes on to list some reasons, such as the fact that public libraries have a well established network, are publicly funded and responsible to their local communities, are more accessible than the majority of Government departments and agencies etc.

However, it is recognised that some barriers exist to public libraries being able to be fully involved in Freedom of Information proposals, such as lack of knowledge in library staffs of the detailed implications and procedures inherent in the legislation, a finite capacity to absorb and present to the public the extensive body of documentation and publications which the legislation requires to be produced, or made available and the absence in Australia of a public library depository requirement for Government publications as exists in Canada and the U.S.A.

The Chief Librarian's Council of Victoria then made seven (7) recommendations.

It is felt that this document and its recommendations should be referred to a number of relevant bodies for discussion and comment. Therefore, the following is proposed.

IT IS RECOMMENDED:

1. That the Library Council of New South Wales through the Public Libraries Division be requested to investigate the implications of Freedom of Information legislation on public libraries in this State and ways in which public libraries could facilitate easier public access to government information.

2. That W.S.R.O.C. be requested to come forward with a proposal for facilitating easier access to government information in the West of Sydney and to consult with the Public Libraries Division on the part that public libraries may play in this matter.

3. LIBRARY OPENING HOURS - CHRISTMAS AND NEW YEAR. L125.

During the Christmas and New Year period, use of the library decreases considerably. Therefore, it is proposed to vary the opening hours as in previous years. The suggested variation for this year is as follows:

	Usual Hours	Proposal
Friday 23rd December	10am-6pm	10am-5pm
Christmas Eve, Saturday 24th December	Windsor 9am-1pm	Close
	Richmond 9am-12.30pm	Close
Wednesday 28th December	Windsor 10am-5pm	Same
	Richmond 10am-5pm	same
Thursday 29th December	Windsor 10am-8pm	10am-5pm
	Richmond 10am-8pm	10am-5pm
Friday 30th December	Windsor 10am-6pm	10am-5pm
	Richmond 10am-6pm	10am-5pm
Saturday 31st December	Windsor 9am-1pm	Close
	Richmond 9am-12.30pm	Close

IT IS RECOMMENDED THAT the variation to the Library's opening hours for the Christmas and New Year period as above be adopted.

J.A. Brown
Chief Librarian

QUESTIONS WITH NOTICE

ORDINARY MEETING - 13TH DECEMBER, 1983

By Councillor R.P. Stubbs

"Could you please advise if, in your opinion, excessive time of the library staff is being utilised in answering questions by mail involving family history research, if a charge is made for this service, (I understand that is cannot), and if the library staff's time could be better utilised if the Library had a policy that only information ready at hand would be provided to enquiries by mail?

Would this result in significantly more people coming to the library to perform their own research, thereby promoting increased tourist traffic in the Hawkesbury?

Also is it practical for the Library to prepare for sale booklets containing information on local and family history along the same lines as those prepared by the State Archives Office, and would that project be eligible for grants, as an unemployment relief Bicentenary Project, etc.?"

REPORT BY CHIEF LIBRARIAN

WRITTEN ENQUIRIES ON GENEALOGY AND COUNCIL PUBLICATIONS. L121/7, C50/12.

The number of written genealogy enquiries received during 1983 to end of October is as follows:-

January	7	June	4
February	5	July	5
March	9	August	7
April	5	September	3
May	3	October	12

It is policy to check only those resources unique to this area eg. cemetery records. Detailed searches are not undertaken. Enquirers within the metropolitan area and nearby country areas are requested to visit the library in person. At present over 50 persons visit the library each week to research family history. Approximately 3 months ago a standard form was devised to expedite written enquiries, this also gives addresses for alternate collections and sources of information such as those held by Mitchell Library, N.S.W. Police Department, Supreme Court etc.

Fees cannot be charged for the provision of information as this is contrary to the Library Act, although enquirers are asked when completing the form to return a stamped addressed envelope for the reply to be returned to them.

Enquirers are also asked to supply copies of any information that they may have which may be of value to the library's Local Studies Collection. This has resulted in many worthwhile documents and resources being donated. It is unlikely that such generosity would be forthcoming if there were a fee for service.

Concerning publications for sale, it is known that there would be a considerable market for publications on this area and the history of its pioneers, especially written at a lower primary school level. Also guides on how to prepare family trees using local resources would be popular. However, this is beyond the present staffing constraints. This year the Assistant in Charge of Local Studies, Michelle Nichols, has spent many weeks researching resources for Council's forthcoming publication. This has placed a considerable strain on the library's staffing resources and could not be maintained indefinitely.

However, this may be a worthwhile unemployment project and it is proposed to investigate this in relation to Council's Community Employment Project applications in 1984.

IT IS RECOMMENDED THAT the report be received.