Hawkesbury Shire Council
BUSINESS PAPER

Ordinary Meeting 13 SEP 1983

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

September 8, 1983

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

Dear Sir:

You are hereby requested to attend an ORDINARY MEETING of the Council to be held in the Council Chambers, Windsor, on TUESDAY 13TH SEPTEMBER, 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. CORRESPONDENCE
5. REPORTS FROM COMMITTEES
6. REPORTS FROM OFFICERS
7. QUESTIONS WITHOUT NOTICE
8. QUESTIONS WITH NOTICE
9. ORDERS OF THE DAY
10. PUBLIC QUESTION TIME

Yours faithfully,

R.L.Rawson.
Shire Clerk.

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 9th August, 1983 commencing at 7.30 p.m.

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

Lieutenant G. Ross of the Salvation Army, on behalf of Hawkesbury Ministers Fraternity, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

289 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that the Minutes of the Ordinary Meeting of Council held on 12th July, 1983 having been circulated amongst the members of Council be confirmed.

SECTION A - LETTERS FOR ATTENTION

A1. ROBERT COZENS, ARCHITECT - PROPOSED MOTEL, GEORGE STREET, WINDSOR. BA 423/83.

290 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that approval be given to the pipeline being laid across the reserve and that the agreement rest on correspondence.

A2. K.R. ROZZOLI, M.P. - REVENUE RAISING. S205/1.

291 RESOLVED on the motion of Councillor Knight seconded by Councillor McEwan that Mr Rozzoli be invited to the next Finance Committee Meeting to give details of the proposal and have discussions with Members of the Committee.

A3. THE PROSPECT COUNTY COUNCIL - IMPROVED STREET LIGHTING, CHAPMAN ROAD, VINEYARD. 665-348.

292 RESOLVED on the motion of Councillor Henry seconded by Councillor Sullivan that the Prospect County Council be requested to install the street lighting in accordance with Plan No. D102545 and that the charges involved, that is capital contribution of $870 and increased annual charge of $190.32, be accepted.

A4. MACQUARIE TOWNS ROD & CUSTOM CLUB - "PIONEER RUN". P155/8.

293 RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson that permission be granted for the Macquarie Towns Rod and Custom Club to conduct a display of vehicles in the parking area of Richmond Park on Saturday September 3 and approval be given to conducting the parade on Sunday September 11.

A5. LOCAL GOVERNMENT OFFICE - PROPOSED RESCISSION ORDINANCE NO.34 ("TRAFFIC") UNDER LOCAL GOVERNMENT ACT, 1919. L128, T225.

294 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that the Local Government Office be advised that Council does not wish to retain the provisions of Clause 22U Ordinance 34 in the Transport Act and its Regulation.

A6. MR BARRY SMITH - RESIGNATION. S205/18, S1/8P.

295 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Knight that Mr Smith be provided with a reference under Seal of Council.

A7. HON. SECRETARY, 2YTR-FM - MACQUARIE TOWNS COMMUNICATIONS CO-OPERATIVE SOCIETY LIMITED - BROADCAST OF PROCEEDINGS OF COUNCIL. C45/11.

296 RESOLVED on the motion of Councillor Rose seconded by Councillor Horrex that the Macquarie Towns Communications Co-Operative Society Limited be allowed to broadcast Council meetings.

A8. DRAG BOAT PROMOTIONS - WINTER NATIONAL DRAG BOAT TITLES.

297 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that as approval had previously been given to the closure of Governor Phillip Park and the boat launching ramp for the conduct of the National Drag Boat Titles, that this approval be extended to cover this event to be held on 22nd-23rd October, 1983 on the basis that 30% of the gross gate takings be paid to Council, this event to be undertaken by the Drag Boat Promotions.

A9. UPPER HAWKESBURY POWER BOAT CLUB - JOE SMITH-TONY RYAN MEMORIAL RACE DAYS. A7/23, 625-205.

298 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Nicholson that approval be granted to close Governor Phillip Park and the boat launching ramp on 10th-11th September, 1983 for the purpose of the Joe Smith-Tony Ryan Memorial Races by the Upper Hawkesbury Power Boat Club, subject to the contribution of 30% of the gross gate takings.

A10. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - FLOOD-PRONE LAND. W275, W275/5.

299 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that W.S.R.O.C. be advised that Council does not support the proposed resolution on the basis of the reasons cited in this report, namely -

(1) the division of responsibility and inconsistency this may engender; and

(2) the competency of Council to exercise its discretions in relation to flooding.

A11. BLACKTOWN CITY COUNCIL - HAWKESBURY/NEPEAN RIVERS BASIN ANTI-AIRPORT CAMPAIGN COMMITTEE. A4.

300 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that appointment/s be made at this meeting.

The Deputy Shire President, Councillors Rotherham and Horrex were nominated as delegates on the Committee.

301 RESOLVED on the motion of Councillor Rose seconded by Councillor Dunn that Councillors Michael, Horrex and Rotherham be elected delegates on the Committee.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

B1. GEOGRAPHICAL NAMES BOARD OF NSW - GOVERNOR PHILLIP PARK AND CUMBERLAND REACH. P160; G93; H105-13; 625-205.
B2. DEPARTMENT OF MAIN ROADS - PROVISION OF TRAFFIC SIGNALS AT THE INTERSECTION OF MARCH AND BOSWORTH STREETS, RICHMOND. T225; 665-1343; 665-255.
B3. DEPARTMENT OF SOCIAL SECURITY - NORTH RICHMOND CHILD CARE CENTRE. G95/28, C43/1.
B4. MINISTER FOR YOUTH AND COMMUNITY SERVICES - CHILDREN SERVICES FUND. C43/7.
B5. DEPARTMENT OF YOUTH AND COMMUNITY SERVICES - COLO WILDERNESS MOBILE RESOURCE UNIT. G95/3.
B6. GROSE VALE COMMUNITY CENTRE - COMMUNITY CENTRE HALL. 665-722.
B7. DEPARTMENT OF MAIN ROADS, N.S.W. BLACKTOWN DIVISION - OLD BELLS LINE OF ROAD, KURRAJONG. T225, 665-1501.
B8. HURSTVILLE MUNICIPAL COUNCIL - PROVISION OF BOOKS IN COMMUNITY LANGUAGES. L125.
B9. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS. APPROVED GARBAGE RECEPTACLES UNDER CLAUSE 2(F) OF ORDINANCE NO. 51 ("GARBAGE") UNDER LOCAL GOVERNMENT ACT, 1919: (CIRCULAR NO. 3508 REFERS). C44/1.
B10. AUSTRALIAN RED CROSS SOCIETY - CALLING APPEAL FOR 1983. A7.
B11. THE SALVATION ARMY - RED SHIELD APPEAL 1983. A7.
B12. ALD. D.W. SUTHERLAND A.M., PRESIDENT, LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES - AMENDMENTS TO ORDINANCE 1. C44/2.
B13. THE HON. KIM C BEAZLEY, MINISTER FOR AVIATION - AIRPORT SITE. A4/3.
B14. HAWKESBURY YOUTH CLUB - DONATION. C45/10.
B15. DEPARTMENT OF HEALTH, NEW SOUTH WALES - HEALTH SERVICE DEVELOPMENT IN METROPOLITAN REGIONS - A STRATEGIC OVERVIEW. H103/3.
B16. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - CIRCULAR NO. 3536 - CHANGES TO LOCAL GOVERNMENT ELECTORAL PROCEDURE. C44/1, E73.
B17. THE HON. L.J. FERGUSON, ACTING PREMIER OF NEW SOUTH WALES - SPECIAL GRANT ALLOCATION. G95/11.
B18. LIBRARY COUNCIL OF NEW SOUTH WALES - SPECIAL GRANT ALLOCATION 1982/83. G95/11.
B19. THE HON. R.F. JACKSON, MINISTER FOR ROADS - GRANT FOR ROAD MAINTENANCE. M130.
B20. ALAN CADMAN, M.P., MEMBER FOR MITCHELL - SCHEYVILLE. P160/47.
B21. LOCAL GOVERNMENT ASSOCIATION OF N.S.W, SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 7. C44/2.
B22. TELECOM AUSTRALIA - PUBLIC TELEPHONE FACILITIES IN GLOSSODIA AND MAGNOLIA MALL, RICHMOND. T216.
B23. THE HON. E. BEDFORD, MINISTER FOR PLANNING AND ENVIRONMENT - PROPOSED ESTABLISHMENT OF HAWKESBURY RIVER AUTHORITY OR JOINT COUNCILS RIVER ADVISORY COMMITTEE. H100/4.
B24. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ANNUAL REPORT. C44/2.
B25. STATE LIBRARY OF NEW SOUTH WALES - SPECIAL GRANTS. G95/11.
B26. THE HOUSING COMMISSION OF NEW SOUTH WALES - LOCAL GOVERNMENT HOUSING INITIATIVE PROGRAM. H107/1.
B27. LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - INSTALLATION OF HYDRANTS IN WATER MAINS. C44/1.

302 RESOLVED on the motion of Councillor McEwan seconded by Councillor Rotherham that letters Nos. B1 to B27 be received and appropriate replies forwarded where necessary.

REPORTS FROM COMMITTEES

FINANCE COMMITTEE'S REPORT

1. ACCOUNTS PAID:

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

Fund	Voucher Nos.	Total
General Fund	25917-26577	4,822,287.29
Trust	1570- 1632	237,560.97
Main Roads Trust	262228-262229	210,190.56
		5,270,038.82

3. FINANCIAL STATEMENT FORM 2A:

304 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the Financial Statement be received and the amounts shown as expenditure to be incurred over the Estimates be now voted and the work at the stores and materials depots, estimated to cost $53,000, be authorised for implementation at the earliest opportunity.

4. CORRESPONDENCE

ITEM 1: MESSRS. GUBBAY & GREENAWAY - 21 BAKER STREET, WINDSOR. 55(W).

Moved by Councillor McEwan seconded by Councillor Nicholson that the information be received.

305 An amendment was moved by Councillor Michael seconded by Councillor Rose that a decision be deferred pending a further report from the Shire Planner to the next Committee meeting.

The amendment was carried.

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

ITEM 3: UNITING CHURCH IN AUSTRALIA - WINDSOR RICHMOND PARISH - WILBERFORCE CHURCH LAND. 909-29.

306 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Buttsworth that this matter be deferred for further consideration at the next Finance Committee meeting.

307 RESOLVED on the motion of Councillor McEwan seconded by Councillor Michael that Items 2 to 6 of the Finance Committee's Report dated 26th July, 1983 as recorded on Pages 1 to 2 of the Minutes of the Finance Committee be adopted with the exception of:

> Item 3: Financial Statement Form 2A
> Correspondence Item 1: Messrs. Gubbay & Greenaway
> Correspondence Item 3: Uniting Church in Australia - Windsor Richmond Parish

which have already been considered by Council, Minute Nos. 304, 305 and 306.

WORKS COMMITTEE'S REPORT

308 RESOLVED on the motion of Councillor Rose seconded by Councillor McEwan that the Works Committee's Report dated 26th July, 1983 as recorded on Pages 1 to 9 of the Minutes of the Works Committee be adopted.

DEVELOPMENT COMMITTEE'S REPORT

SHIRE PLANNER'S REPORT

ITEM 6: DEDICATION OF LAND FOR ROAD PURPOSES - SOUTH WINDSOR. DA175/83.

Councillor Buttsworth declared an interest in this item.

ITEM 13: LOT 1, D.P. 951436, PORTIONS 15, 45 AND PART PORTION 25 PARISH WOMERAH - UPPER MACDONALD - OWNER/APPLICANT - G.D. SHEATHER. DA3/82, S82/2.

The Shire Clerk advised that Mr. Sheather had requested that this item be deferred.

309 RESOLVED on the motion of Councillor Rose seconded by Councillor Rotherham that the application be deferred.

310 RESOLVED on the motion of Councillor Michael seconded by Councillor Nicholson that the Development Committee's Report dated 26th July, 1983 as recorded on Pages 1 to 7 of the Minutes of the Development Committee be adopted with the

> Shire Planner's Report Item 13: Lot 1, D.P. 951436, Portions 15, 45 and Part Portion 25 Parish Womerah - Upper MacDonald - Owner/Applicant - G.D. Sheather.

which has already been considered by Council, Minute No. 309.

REPORTS FROM OFFICERS

SHIRE CLERK'S REPORT

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

311 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Sullivan that the report be received.

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

312 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Michael that the reports, minutes, etc. be received.

3. CONTRACTS & DOCUMENTS FOR EXECUTION.

313 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Michael that the Seal of Council be affixed to the undermentioned documents:

Transfer of Easement ... Lot 4, D.P. 259300, Macquarie Street, Windsor to Prospect County Council for Electricity Purposes.

Transfer of Easement ... Lot 5, D.P. 259300, Macquarie Street, Windsor to Prospect County Council for Electricity Purposes.

Transfer of Easement ... Lots 12, 13 & 100, D.P. 261227, McKellar Crescent, South Windsor from Housing Commission of N.S.W. to Council.

Lease ... Ground Floor "Toxana" to Commonwealth of Australia for a period of 3 years at $14,243.00 per annum.

Lease ... Shop No. 2, Hobartville Shopping Centre, to Hirego Pty. Ltd. for a period of 3 years at a rental of $5,354 for the first year, $5,622 for the second year and $5,903 for the third year.

4. ELECTION - 24TH SEPTEMBER, 1983. E73.

Moved by Councillor Horrex seconded by Councillor Sullivan in respect to the polling places that Cattai, Comleroy Road, Ebenezer, Grose View, Kurmond, Kurrajong East, Kurajong Heights, Maraylya and Vineyard remain with the revised list of polling places.

An amendment was moved by Councillor Rotherham seconded by Councillor Nicholson that Central Colo be deleted from the original list with the rest to remain.

The amendment was lost.

The motion was then put and lost.

314 RESOLVED on the motion of Councillor Knight seconded by Councillor Michael that the polling booths be located at the following places:

Bilpin
Colo Heights
Freemans Reach
Glossodia Gd Pde
Hobartville
Kurrajong
Oakville
Pitt Town
Richmond
Richmond North
St. Albans
Wilberforce
Windsor
Windsor South
Wisemans Ferry

315 RESOLVED on the motion of Councillor Knight seconded by Councillor Rose that the balance of the report be adopted.

316 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that Council establish the Council Chambers, Windsor as the polling place for pre poll voting.

5. MOTEL SITE - WINDSOR ROAD, CLARENDON. 850.

The Shire President declared an interest in this matter as a member of the Hawkesbury Race Club.

Councillor Michael, the Deputy President took the chair.

317 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Henry that -

1. Council make application for approval of the Governor for the resumption of Part Portions 119 and 339, Richmond Road, Clarendon owned by the Hawkesbury Race Club for Development purposes and offer $4,000 compensation for the land.

2. Council agree to sell part unnumbered lot in D.P. 58726 to the Hawkesbury Race Club for a purchase price of $4,000.

3. All necessary documents in relation to the resumption and sale be completed under the Seal of Council.

The Deputy President vacated the chair.

SHIRE ENGINEER'S REPORT

1. ROAD RECONSTRUCTION.
2. UNEMPLOYMENT RELIEF SCHEME.
3. CAR PARK CONSTRUCTION.
4. FOOTPATH CONSTRUCTION.
5. MAINTENANCE.
6. PARKS & GARDENS.
7. BICENTENARY PARK.
8. SEWER CONSTRUCTION - CLARENDON.
9. BUILDINGS.
10. PLANT.
11. SEWERAGE.
12. SUBDIVISIONS.

318 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the reports be received.

13. GEOGRAPHICAL NAMES ACT, 1966. G93.

The Shire Clerk stated that the Geographical Names Board had apparently proceeded to assign names without reference to the Council and that it would have been proper procedure for the Board to have sought Council's views in the first instance on the assigning of the various names.

319 RESOLVED on the motion of Councillor Michael seconded by Councillor Rotherham that the report be received and the name "Mileham Park" be accepted.

14. AUSTRALIAN BAREFOOT WATER SKI EVENTS AT ARGYLE REACH. 625-6.

320 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that approval be given to the Australian Barefoot Water Ski Club to hold barefoot water ski events on Argyle Reach of the Hawkesbury River on the following dates:

(1) 15th-16th October, 1983.
(2) 10th-11th December, 1983.
(3) 7th- 8th April, 1984.

subject to the following:-

1. The property of Mr. John Gough used for spectators associated with these events to be safe with free standing batters of not more than 1 in 3 on excavation works.

2. The permission of the Maritime Services Board for the conduct of the events.

3. The river bank to be left in a clean and tidy condition at the completion of the events.

15. SPINKS ROAD - EXTENSION TO KURMOND ROAD.

321 RESOLVED on the motion of Councillor Dunn seconded by Councillor Buttsworth that in the extension of Spinks Road over Lot 4 whereby the road reserve severs that lot creating three separate parcels:

1. Council prepare a Local Environmental Plan to enable the erection of a dwelling on each of the three severed parcels, supply the information to the Department of Environment and Planning required by the Act and advise that in its opinion, an environmental study is not required in the circumstances.

2. That Council prepare a Local Environmental Plan at its cost.

3. That nominal compensation only be offered to the owner in view of Council's concurrence with 1 and 2 above and that Council would construct the new road with fencing on the new boundaries at its cost.

16. SUBDIVISONS APPROVED UNDER DELEGATED AUTHORITY.

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

17. PLANT REPLACEMENT. P165/1.

323 RESOLVED on the motion of Councillor Buttsworth seconded by Councillor Dunn that Council agree to the variation in price and proceed with the purchase of the Ford Trader 0711 at a nett cost of $12,323.08 after trade.

18. PROSPECT COUNTY COUNCIL - CAPITAL WORKS JUNE, 1983.
19. REPLIES TO QUESTIONS WITHOUT NOTICE.

324 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sullivan that the reports be received.

20. TOXANA COTTAGE - AIR CONDITIONING, GROUND FLOOR. C51/15.

325 RESOLVED on the motion of Councillor Sullivan seconded by Councillor McEwan that:-

1. Council concur with the action taken to replace two of the units as a matter of urgency and the amount of $5,401 be voted for this purpose.

2. The provision be made for the necessary replacement of the third unit in the Estimates for 1984, in the amount of $4,150.

SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

1. BUILDING APPLICATIONS.

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

2. EARTH WEEK 1983. C46/2.

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

3. SPRING GARDEN COMPETITION. C46/1.

328 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Buttsworth that the report be received.

SHIRE PLANNER'S REPORT

1. DEVELOPMENT APPLICATION - HAWKESBURY SHIRE COUNCIL - LOT 62 RESUBDIVISION OF PORTION 6, PARISH OF WHEENEY, ROAD OFF SAM'S WAY, MOUNTAIN LAGOON - I.D.O. 3 COLO NON URBAN 1(a1), D.L.E.P. RURAL 1(a1) - ERECTION OF A BUSH FIRE SHED. 299/83.

329 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that approval be granted in accordance with the plans submitted subject to the following conditions:

1-2. Standard development conditions 1 and 3.
3. Compliance with the provisions of Clause 45, I.D.O. 3 Colo.

2. DEVELOPMENT APPLICATION - SYDNEY COLLEGE OF ADVANCED EDUCATION - PT. PORS. 32 AND 33, PARISH OF NEPEAN, SPRINGWOOD ROAD, YARRAMUNDI - I.D.O. 3 COLO - NON-URBAN 1(b2), DRAFT LOCAL ENVIRONMENTAL PLAN - RURAL 1(b2) - EXTENSIONS TO EXISTING EDUCATIONAL ESTABLISHMENT. DA337/83.

Councillor Rose declared an interest in this application.

330 RESOLVED on the motion of Councillor McEwan seconded by Councillor Sullivan that approval be granted in accordance with the plans prepared by John Smith & Hal Pratt, Architects, subject to the following conditions:-

1-5. (1), (3), (6), (7), (28).

3. W.S.R.O.C. - ECONOMIC AND SOCIAL DEVELOPMENT PROGRAMME. (275).

331 RESOLVED on the motion of Councillor Michael seconded by Councillor Horrex that Council support the establishment of a Western Sydney Economic and Social Development Group in accordance with the terms of reference indicated, however, indicate that at this time it supports the formation within the existing regional structure, rather than the setting up of a separate group.

4. RESIDENTIAL RELEASE - BLIGH ESTATE. (P160-46).

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

CHIEF LIBRARIAN'S REPORT

1. RADIO WORKSHOP. 245/11.
2. WORK EXPERIENCE PROGRAMME - REFERENCE AND INFORMATION SERVICES SCHEME. L125/3, S205/24.
3. WESTERN SYDNEY CHIEF LIBRARIANS' COMMITTEE. L125/3.
4. CHILDREN'S BOOK WEEK - JULY 23RD-30TH, 1983. L125.

333 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sullivan that the reports be received.

5. AUSTRALIAN LIBRARY WEEK - SEPTEMBER 16TH-23RD, 1983. L125.

334 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Michael that a month's amnesty on overdue fines be held during September, 1983.

6. CHILDREN'S LIBRARIAN. L125, S205/24.

335 RESOLVED on the motion of Councillor Dunn seconded by Councillor Buttsworth that the report be received.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson stated that there was another serious accident at the intersection of East Market and Lennox Street yesterday and advised that he had taken the liberty of ringing the Records Section at Castle Hill. He advised that this makes a total of 30 accidents in this location in the last two years. He asked if the Engineer or Shire Clerk could write to the Department of Main Roads to ascertain what is the latest position regarding the roundabout at that intersection.

Shire Engineer to forward a letter to the Department of Main Roads.

Councillor Nicholson referred to his previous request regarding Bowman Cottage and asked what is the latest information.

The Shire Planner advised that he had discussed the matter with the head of the Heritage Branch who advised that instructions had been given to the Government Architect of the Public Works Branch and that the work should have been under way. The Planner stated that he had written and asked for confirmation of this information.

Councillor Nicholson referred to his previous request concerning the cost of improving the street lighting in Racecourse Road.

The Shire Engineer advised that advice had not been received from Prospect County Council and undertook to follow the matter up.

Councillor Buttsworth referred to the amount of rubbish on the eastern side of the Hawkesbury River just past Reckless' property.

Shire Health Surveyor for attention.

Councillor Horrex referred to the amount of rubbish on the eastern bank of the Hawkesbury River at North Richmond.

Shire Health Surveyor for attention.

Councillor Knight referred to the amount of litter being thrown from school buses along Terrace Road and asked if the Health Surveyor could investigate the matter and suggested that an approach be made to the bus company asking them to place litter bins in the buses.

Shire Health Surveyor for attention.

Councillor Knight stated that representations had been made to him by the occupant of The Manse at the junction of The Terrace and Tebbutt Street, Windsor regarding the street lighting. He stated that the occupier was having security problems and asked if the matter could be investigated with a view to providing street lighting which would serve as security as well as a junction light.

Councillor Knight referred to his question raised at the previous Development Committee concerning the number of pinball machines in the shop opposite the Richmond High School and asked what action had been taken.

The Shire Planner advised that the occupiers had been instructed to reduce the number of machines to two.

Councillor Knight asked if the Local Traffic Committee could look at the bus stop at Lennox Street fronting the high school to ascertain if there is any need for the bus stop as the high school now has its own bus bay.

Local Traffic Committee for investigation.

Councillor Knight asked if the owners of the property opposite the intersection of George Street, South Windsor and Blacktown Road could be requested to clean up the area.

Shire Health Surveyor for attention.

Councillor Henry asked if the park opposite the restaurant at Vineyard had been named.

The Shire Clerk advised that this had not been done and that it would be the subject of a report by the Engineer.

Councillor Michael referred to the street lighting on the five way corner in Glossodia - Spinks Road, Old East Kurrajong Road, Creek Ridge Road and Boundary Road - and stated that this is a very bad corner now that it has been re-designed and difficulties were being experienced at night to ascertain the exact position of the turn off.

Engineer for report.

Councillor McEwan stated that some years ago the section of footpath from Coles to Suffolk Street was included in a footpath programme but had been deleted for other work. He asked if this section could be placed on a programme for next year.

Engineer for attention.

Councillor Rose stated that recently there was some informal discussions with the Shire Planner, Shire Engineer and Prospect County Council's Chief Electrical Engineer, on the evaporation method of drainage and underground reticulation. He advised that the Electrical Engineer had stated that they were willing to underground further commercial sections of Windsor and Richmond at their cost and asked if the Planner could formalise a plan to get the work under way.

Shire Planner for attention.

Councillor Sullivan asked if the developer had given any indication as to when the proposed waterworks at McGraths Hill would commence.

The Shire Planner advised that he was endeavouring to find out this information and hopefully it would be available for the next Committee meeting.

The Shire President asked the Planner to contact the developer and advise Councillor Sullivan of the advice received.

Councillor Dunn asked if an inspection of Wattle Street, Bowen Mountain could be carried out at the Development Committee meeting to be held on Thursday 11th August as there appeared to be some local disagreement.

The Shire President advised that this would be done.

Councillor Rotherham asked if the Engineer could give an indication as to when a report would be submitted on the possible re-alignment of Comleroy Road and Blaxlands Ridge Road intersection.

Councillor Rotherham asked if the Engineer could expedite a report regarding improving the footpath in front of the C.W.A. at Kurrajong Heights and at the same time follow up with Prospect County Council to see if they could provide a street light in front of the C.W.A. Hall.

Councillor Rotherham asked if the Shire Planner could give an up-to-date verbal report on the situation regarding the proposed Freemans Reach/Glossodia industrial area.

The Shire Planner advised that the last resolution of Council was that the matter be revised following a period of 12 months which would bring it up to the end of this year.

Councillor Rotherham asked if Council could look at the question of providing some large notices to be erected in front of former polling places on election day to advise people.

The Shire Clerk advised that the matter had already been discussed and large notices would be erected at the entrances, discussions would be held with the headmasters of the schools asking if notices could be sent to the parents of the children attending the schools, and as well as that large notices would be placed in the Courier and Gazette for two weeks and later on for another week.

Councillor Rotherham asked what would be the position if a rescission motion was lodged regarding the number of polling booths.

The Shire Clerk advised that if the rescission motion was received before the end of the meeting and signed by three members of the Council, it would be necessary to convene a Special Meeting of the Council to consider the rescission motion because the Returning officer was required to publicly announce the polling booths on nomination day being 12 noon, Friday, 19th August. He also advised that if a rescission motion was not received before the end of the meeting the Council's decision regarding the polling booths would apply for these elections.

Councillor Rotherham then gave notice that he would be submitting a rescission motion.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

Notice of Rescission Motion

The Shire Clerk advised the meeting that the following rescission motion, signed by Councillors J.J. Horrex, R.F. Rotherham and I.T. McEwan, had been received -

"Rescind that part of Item 4, Shire Clerk's Report, to restrict the number of polling places for the forthcoming election."

The Shire President stated that in view of the time constraints in dealing with a rescission motion because of the public announcement to be made on nomination day he would submit the rescission motion for consideration at this meeting if there was a resolution by Council to do so.

All members of Council were present.

318 RESOLVED on the motion of Councillor Sullivan seconded by Councillor Dunn that the rescission motion be considered at this meeting.

Moved by Councillor Rotherham seconded by Councillor Horrex to rescind that part of Item 4, Shire Clerk's Report, to restrict the number of polling places for the forthcoming election.

The rescission motion was lost.

The meeting terminated at 9.23 p.m.

Submitted to and confirmed at the Meeting of Council held on 13th September, 1983.

.....President

Minutes of the Special Meeting of the Council held at the Council Chambers, Windsor on Tuesday, 30th August, 1983 commencing at 9.30 a.m.

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

An apology for absence was received from Councillor A.L. Knight.

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

SHIRE ENGINEER'S REPORT

1. SHOPPING COMPLEXES - GLOSSODIA & WILBERFORCE. C51/7, C51/8.

337 RESOLVED on the motion of Councillor Michael seconded by Councillor Nicholson that authority be given to the construction of public toilets associated with the Glossodia and Wilberforce Shopping Complexes estimated to cost $24,750 and $20,000 respectively and such expenditure be met from the total amount of $739,104 allocated for the construction of the shopping complexes.

The meeting terminated at 9.32 a.m.

Submitted to and confirmed at the Meeting of Council held on 13th September, 1983.

..... President

NOTICES OF MOTIONS

ORDINARY MEETING - 13TH SEPTEMBER, 1983

By Councillor J.J.Nicholson :

That Council approach the New South Wales Minister for Health requesting a Drug and Alcohol Counselling and Referral Service to be set up in the Hawkesbury Shire.

1981 - Hawkesbury council only to Bob Hall is number 1 drug/alcohol related days.

By Councillor P.A.Dunn :

That the portion of the Windsor Community & Cultural Centre presently named the "Art Room" be renamed the "Bligh Room" and the small room presently named the "Bligh Room" be described henceforth as the anteroom.

****

PRECIS OF CORRESPONDENCE

ORDINARY MEETING - 13TH SEPTEMBER 1983

SECTION A - LETTERS FOR ATTENTION

A1. LANDS OFFICE - RESERVE FOR PUBLIC RECREATION OFF MAIN ROAD 181, LOWER MACDONALD. 625-1.

The Lands Office advises that it proposes to reserve an area for "Public Recreation and Preservation of Native Flora and Fauna" as an addition to Reserve 88856 for Public Recreation and requests advice whether Council agrees to the reservation and will accept trusteeship.

(S.E. - The area is between the Macdonald River and the high ridge overlooking the Webbs Creek Valley, north of Webbs Creek Mountain Road, and provides some magnificent views. This is part of an area under investigation by the National Parks and Wildlife Service, which has advised that the area contains important Aboriginal relics. The National Parks and Wildlife Service is unlikely to complete its investigations for some time.

Reserve 88856 is already under the care, control and management of Council, and the former Colo Shire Council had agreed to the additional area proposed.)

IT IS RECOMMENDED THAT the Lands Office be advised that Council agrees to the additional area being added to Reserve 88856 for Public Recreation and will accept trusteeship.

A2. WOLLONGONG CITY COUNCIL - AMENDMENT OF ACTS RELEVANT TO PROVISION OF YOUTH ENTERTAINMENT. C45.

Requesting Council to support their representations to the Premier and the Attorney General and the Minister for Police requesting amendments to relevant Acts for the provision of youth entertainment. Stating that its proposal will make available to under 18 year olds facilities presently available solely to adults.

(S.C. - It is felt that the suggested amendments to the various Acts will facilitate the provision of facilities for under 18 year olds and Council should support this proposal.)

IT IS RECOMMENDED THAT Council support the proposals of Wollongong City Council and make representations to the Premier, the Attorney General and the Minister for Police.

A3. UPPER HAWKESBURY POWER BOAT CLUB - TEMPORARY LICENCE FOR THE TOURMALINE HOTEL. A7/23, 625-205.

Advising that the Upper Hawkesbury Power Boat Club has given permission to the Tourmaline Hotel, Vineyard to sell alcoholic drinks at the Windsor Marine Stadium between 10.00a.m. to 4.00p.m. on Saturday the 10th and Sunday the 11th of September during the running of the Joe Smith - Tony Ryan Memorial Race

Days. Requesting approval from Council for the issue of a temporary licence to the above Hotel.

(S.E. - Council previously had given the Upper Hawkesbury Power Boat Club permission for the sale of alcoholic drinks at Governor Phillip Park and as the event is to be held prior to the Council meeting, approval has been granted subject to the concurrence of the Police Licencing Branch.)

IT IS RECOMMENDED THAT Council concur with the concurrence granted to the Upper Hawkesbury Power Boat Club for the sale of alcoholic beverages at Governor Phillip Park from 10.00 a.m. to 4.00 p.m. on Saturday 10th and Sunday 11th September, 1983.

A4. HAWKESBURY HISTORICAL SOCIETY - AUSTRALIA DAY AWARDS. C40/4.

Requesting that the winners of the Australia Day Awards be formally recognised by placing a board of the award winners in the Phillip Room where the awards are presented.

S.C. - IT IS RECOMMENDED that Council agree to the request.

A5. PITT TOWN RESEARCH AND PRESERVATION SOCIETY - PITT TOWN DAY CELEBRATIONS. A7/28, 625-213.

Advising that the Pitt Town Day celebrations are being held on Sunday October 23rd and requesting:

1. permission to close the road along Bathurst Street from Church Street to Buckingham Street as they did last year (subject also to permission from the Police Department);

2. use of the street signs that were used last year, namely 'Road Closed', 'Detour' etc as recommended by the Shire Engineer;

3. provision of either extra large rubbish receptacles or many smaller receptacles.

(S.E. - Council in 1982 approved the closing of Bathurst Street, Pitt Town to commemorate the day on which Pitt Town was declared a town. The indications are now that the Pitt Town community propose to have an annual event and will be seeking similar permissions for closing of Bathurst Street in subsequent years. No objection is raised to the proposed road closure subject to the permission of the Police Traffic Branch, however, Council is involved in expenditure in the provision of barriers and signs indicating road closed, detour, etc., and also the provision of clearing of rubbish receptacles. The estimated cost of providing these facilities is $150.)

IT IS RECOMMENDED THAT permission be granted for the closing of Bathurst Street, Pitt Town between Church Street and Buckingham Street, between 9.30a.m. and 2.00p.m. on Sunday 23rd October, 1983.

A6. PITT TOWN PARENTS' AND CITIZENS ASSOCIATION - ROAD CLOSURE. A7.

Advising that the Pitt Town School is holding its Back to Pitt Town Arts and Crafts weekend from Friday 21st to Sunday 23rd October. Seeking permission to close Buckingham Street between Grenville and Chatham Streets from 10am to 4pm to help with carparking space.

(S.E. Item 5 refers to an application by the Pitt Town Research and Preservation Society seeking the closure of Bathurst Street between Church Street and Buckingham Street on Sunday 23rd October and this approval would preclude the closing of Buckingham Street which would be indicated as a detour for traffic normally utilising that closed section of Bathurst Street and would tend to create confusion in the minds of motorists not familiar with this locality.)

IT IS RECOMMENDED that the Pitt Town Parents and Citizens Association be informed that application has been received for the closing of Bathurst Street between Church Street and Buckingham Street for the 23rd October, 1983 and further closing of roads in this section of Pitt Town is not considered feasible in view of the detour of traffic associated with the prior request.

A7. H.P.S. FOX, DIRECTOR, LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - ADVICE ON PUBLISHING OF PROCLAMATION ON ORDINANCE 63 (MILK) AND (BEAUTY SALONS)

Advising that a proclamation was published in the Government Gazette on 26th August rescinding Ordinance 63 (Milk) and making Ordinance 63 (Beauty Salons). The new Ordinance 63 introduces a system of licensing for beauty salons similar to that in operation under Ordinance 62 for Hairdressers and Barbers shops. The licensing year will be operative from 1.1.84. The Ordinance provides that the fee for the beauty salons licence must be fixed by the Council before 31st October in the year preceeding the first or next licensing year. The Ordinance also relates to the requirements for the condition of premises and cleanliness of operatives and instruments and the maximum penalty for breach of its provisions is $500.00.

(S.H.S. - The fees for other licences issued annually under various Ordinances are $50.00. The same fee would be appropriate in this case).

IT IS RECOMMENDED that the licence fee for beauty salons be fixed at $50.00 per annum.

A8. WINDSOR PARENTS & CITIZENS ASSOCIATION - DONATION OF PAINTING. A7.

Requesting permission to conduct a raffle for a painting donated by Mrs. Colleen Parker outside the polling chambers on polling day 24th September, 1983.

(S.C. It will be necessary to ensure that voters and persons handing out "how to vote" papers are not obstructed or inconvenienced.)

IT IS RECOMMENDED that the request of Windsor Parents and Citizens Association be approved and that the table from which the painting is to be displayed and tickets sold be located in a position not to cause any inconvenience and to the satisfaction of the Returning Officer.

SECTION B

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - SHIRES ASSOCIATION OF N.S.W. - ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 1982. C44/2.

Forwarding annual report for the year ended 31st December, 1982.

B2. AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT ASSOCIATIONS - PRESS RELEASE 80/83. C44/2, P182.

Advising that Local Government has asked the Federal Government to implement the ALP's policy that Local Government's revenue sharing entitlement of 2% of personal income tax collections should have an in-built guarantee that the payment will at least keep pace with inflation and pointing out that the figures announced by the Treasurer and Minister for Finance for income tax collections in 1982/83 show that for the first time since the introduction of Local Government's revenue sharing arrangements in 1976, the 8.2% increase in income tax collections has fallen behind the rate of inflation.

Stating that the State Governments' tax sharing arrangements have for many years had the protection of a real terms minimum guarantee and the ACLGA has been seeking a similar guarantee for Local Government.

(S.C. - Representations have been made to the Prime Minister, the Minister of State and the Minister for Local Government and Territories.)
Cr Dunn / Cr Mitchell - Council not support this matter.

B3. BLUE MOUNTAINS CITY COUNCIL - 48TH ANNUAL LOCAL GOVERNMENT SPORTING COMPETITIONS. C46, S205.

Inviting members and staff to attend the sporting competitions at Katoomba from 7th to 9th October.

B4. PITT TOWN PROGRESS ASSOCIATION - ESTABLISHMENT OF A SUPERMARKET. A7/5.

Expressing concern at the high food prices in Windsor, believing that the establishment of a large supermarket would bring people back to Windsor to shop and prices would be more realistic.

(S.P. - The matter of supermarkets for food retailing has been discussed with operators in the field. They indicate their willingness to come to the area provided suitable premises are available for them. (That is in floor space, layout and rents.) As a result, when discussions are held with developers proposing commercial establishments in Windsor, the matter is put to them to allow for at least one larger store suitable for supermarket operation. Only one has proceeded on this basis, with an approval existing over land in Baker Street for development that could include a supermarket.

Other developers are inclined to pursue arcades with small shops. Hopefully if the redevelopment of the Hawkesbury Valley Motors site proceeds, this would include at least one supermarket outlet.)

SECTION B

B5. MRS YVONNE WHALAN - APPRECIATION. A5.

Thanking Council for the donation towards the cost of airfares for Christopher Whalan to compete in the United States National Waterski Championships.

(S.C. - Council contributed $100 towards the cost of air fares to permit Christopher Whalan to represent Australia in the Championships for 0 - 9 boys. Chris is 8 years old, lives at East Kurrajong and has won all qualifying races.)

B6. 1ST WILBERFORCE BROWNIES - APPRECIATION. A5.

Forwarding a card signed by a number of the Brownies to thank Council for the use of a room at the Council Chambers, Wilberforce.

B7. LOCAL GOVERNMENT OFFICE - DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - UNCLAIMED MONEYS ACT, 1982. (C44/1).

Advising of amendment to Section 5 of the above Act as follows:
"Other laws not affected"
"Nothing in this Act affects the operation of any other law of the State which provides for the manner in which unclaimed money is to be dealt with."
Sections 111(f) and 611(j) of the Local Government Act remain operative and may be utilised by Councils notwithstanding the enactment of the Unclaimed Money Act, 1982.

B8. PREMIER'S DEPARTMENT - FUNDING PUBLIC LIBRARIES. G95/11 L125/1.

Referring to Council's application seeking an increase in the funds allocated to public libraries in New South Wales. Advising that the Government provides a maximum subsidy payable within the framework of the State Budget to assist Councils with the provision of library services. Referring to the increase from $1.20 to $1.40 per capita subsidy in 1982/83 and the review of the special grants scheme to ensure that the most deserving libraries benefit. Council's wishing to take advantage of this scheme are now required to establish a case for assistance and in this way library services can be assisted on the needs basis and funds allocated accordingly.

(LIB. Council received $12,000.00 in 1982/83 under the special grants scheme and $3,688.00 from the Western Sydney reference and information service scheme)

B9. COUNCILLOR KEN GILLANDERS, MAYOR, CITY OF TEMPLE CITY - APPRECIATION OF HOSPITALITY. C48/4.

Expressing gratitude for the courtesies and hospitality extended to him and his wife during their visit to the Hawkesbury Shire and looking forward to continuing acquaintanceship.

B10. PRINCIPAL, WINDSOR HIGH SCHOOL - APPRECIATION S196/26.

Expressing appreciation for Council's donation towards the Windsor High School Presentation night and extending an invitation to attend the function on 7th December at 8 pm.

SECTION B

B11. GLENN PHILLIPS - APPRECIATION A5.

Expressing appreciation for donation of $100.00 towards School Boys Rugby League Football Team on their tour of New Zealand.

B12. THE HON. R. MULOCK, CHAIRMAN, WESTFEST - DEFERMENT OF WESTFEST C40.

Enclosing press release concerning deferment of the staging of Westfest until 1984. Advising that a number of performances had been arranged and a creditable festival could have been held this October. However, it would not have been on the scale originally planned, therefore, it was decided to defer. Also stating that some major organisations which had expressed interest decided because of the present economic climate they could not back Westfest this year.

B13. ALAN CADMAN, FEDERAL MEMBER FOR MITCHELL - CONGRATULATIONS ON JOB TRAINING SCHEME. G95/25.

Referring to Council's letter regarding its Job Training Scheme and congratulating Council on the effectiveness and high quality of the effort applied by Council. Stating that if there is any way in which he can assist Council in these programmes, please do not hesitate to contact him as he feels Hawkesbury Shire Council is setting a fine example in this area.

B14. S.M. HOLLIDAY, REGIONAL MANAGER, DEPARTMENT OF ENVIRONMENT AND PLANNING - SYDNEY REGION WEST OFFICE. P160/25.

Advising that the Department's Sydney Region West Office will commence operation on Monday 19th September and will incorporate the Blacktown office which will close on 14th September. The Office is located on the first floor, 31-39 Macquarie Street, Parramatta and will deal with matters relating to the Local Government areas of Auburn, Blacktown, Blue Mountains, Fairfield, Hawkesbury, Holroyd, Parramatta and Penrith.

B15. H.P.S. FOX, DIRECTOR, LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - AMENDMENT OF ORDINANCES NOS. 5 (VALUATIONS AND RATES), 48 (PUBLIC RESERVES, PARKS ETC.) AND 77 (RESUMPTION OF LAND). C44/1 R186, 625 800.

Ordinance No. 5 - Amended to include land owned by or vested in the Department of Main Roads and the reference to the New South Wales Planning and Environment Commission and the Department of Environment and Planning.
Ordinance No. 48 - Amended to provide that a person shall not "camp or lodge at any time or stay overnight" in a reserve contrary to notice erected by a Council or after a direction to leave is given to him by a proper servant or member of the Police Force.
Ordinance No. 77 - Amended to omit the requirement for the resumption application to be read aloud at a Council meeting.

B16. DEPARTMENT OF SPORT AND RECREATION - APPROVAL OF PLAY CENTRE APPLICATIONS. C42/8.

Advising that the Vacation Play Centres will be conducted with Council's co-operation during the periods stated:
Windsor South Primary School, Hobartville Primary School, Glossodia Community Centre, Oakville Public School, McMahons Park.

SECTION B

(S.C. - An application for these Centres was forwarded by Council and this approval is in accordance with Council's application)

B17. DIRECTOR, LOCAL GOVERNMENT OFFICE, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS. C44/1 H103.

The revised Ordinance has done away with ultraviolet irradiation and disinfecting solutions in the day to day cleansing of instruments and all that is required is that they be kept in a clean condition. The only requirement for disinfecting is in relation to clause 18 of the Ordinance where hospital grade disinfectant should be used.

B18. RICHMOND NORTH PUBLIC SCHOOL - APPRECIATION RE L.E.R.N. SCHEME. A5 L125/4.

Expressing appreciation of the L.E.R.N. Scheme operated by Council which has benefitted the school and stating that access to the wide range of educational resources held by L.E.R.N. has made a major contribution to the quality of the educational process at the school.

B19. DIRECTOR, DEPARTMENT OF LOCAL GOVERNMENT AND LANDS - LOAN ALLOCATION. C44/1 B23.

Advising that the general loan allocation for the 1983/84 financial year has been determined at $1,8 million, an increase of $300,000 over 1982/83. The Minister is not yet in a position to determine allocations of those Councils which have sought to borrow in excess of $1.8 million in 1983/84. Advice in this regard will be furnished as soon as practicable.

B20. MICHAEL DUFFY, MINISTER FOR COMMUNICATIONS - EXTENSION OF SYDNEY TELEPHONE DISTRICT. T216.

Referring to Council's letter concerning the extension of the Sydney Telephone District and advising that he has requested Telecom to review the current charging arrangements for those areas which are outside the Sydney Local Call area. Telecom has completed the review and informs him that it would not be practicable to alter current charge arrangements to enable outlying areas of Sydney to have local call access to the inner metropolitan area.

B21. LOCAL GOVERNMENT OFFICE, CIRCULAR NO. 3549 - ALTERATION OF PRESCRIBED NUMBER AND BALLOT PAPERS. C44/1 E73/5.

Advising that the Local Government (Elections) Amendment Bill 1983 has received assent and is now an Act. The provisions of the Act came into effect as from 15th August. The Act amongst other things alters the provisions of the Local Government Act so as to require an elector to vote only for the number of candidates to be elected and to amend the directions for voting on ballot papers.

SECTION B

B22. FAIRFIELD CITY COUNCIL - FLOOD PRONE LAND. P160/2.

Forwarding the following letter:

"Approximately 3,500 homes within the Fairfield City area and affected by the State Government's Flood Prone Land Policy.

One of these residents has, through his Solicitor, served written notice claiming damages from the Council as a result of his home being constructed in the flood prone area.

Naturally, the details of the claim are sub judice at this stage.

Following consideration of this matter, Council resolved that you be advised of the receipt of this claim and of the increased liability now being faced by local government because of the flood prone land issue.

Council has made representations to its local Members asking the State Government to take action to limit local government's liability in matters arising from the State Government's Flood Prone Land Policy.

Council has also brought the claim to the attention of the Department of Environment and Planning, the Department of Public Works, the Water Resources Commission and the State Government Inter-Departmental Committee on Flood Prone Land.

Letters have also been forwarded to the Local Government Assocation, W.S.R.O.C. Councils and the Bankstown City Council and Sutherland Shire Council.

I am sure you will appreciate that this is a matter of concern to local government as a whole and that legislation does exist in Victoria which limits local government's liability in that State."

(S.P. - Council considered this matter at its meeting on 9th August, 1983 following representations from W.S.R.O.C. A letter to this effect has been forwarded to the correspondent Council).

B23. MINISTER FOR YOUTH AND COMMUNITY SERVICES - COLO WILDERNESS MOBILE RESOURCE UNIT. G95/3.

Advising that a grant of $9,760 has been made available as a contribution towards the employment of a Child Development Worker from 1st August, 1983 until 31st January, 1984.

B24. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC ROUTE SUBSIDY SCHEME ALONG RICHMOND ROAD, CLARENDON, ADJACENT TO RICHMOND AIR BASE. E74/2.

Advising that the traffic route lighting subsidy scheme has been extended for a further period of 10 years from 1st April, 1983.

B25. ENERGY AUTHORITY OF NEW SOUTH WALES - TRAFFIC LIGHTING ROUTE SUBSIDY SCHEME - CASTLEREAGH ROAD AND BOSWORTH STREET, RICHMOND E74/2.

Advising that the Minister has approved payment of subsidy to Council at an annual rate of $1,606.00 commencing from 1st January, 1983 with an aggregate of $16,060.00 over a period of 10 years.

SECTION B

B26. DEPARTMENT OF MAIN ROADS - SPEED ZONE BELLS LINE OF ROAD, KURRAJONG HEIGHTS. M130/16 T225.

Forwarding Direction to Restrict for the imposition of a speed limit on Bells Line of Road, Kurrajong Heights from the existing 60kph speed zone to a position 300m further west.

B27. DEPARTMENT OF MAIN ROADS - SECONDARY ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME 1983/84. M130/21.

Advising that the total amount of the 1983/84 programme is $19,000.00 with the Department's share being $9,500.00 and Council's $9,500.00. The schedule of works being:-
Secondary Road No. 2030 - George Street, Windsor and
Secondary Road No. 2063 - Londonderry Road.

(S.E. - The total programme for 1982/83 was $16,200.)

B28. GROSE WOLD PROGRESS ASSOCIATION - APPRECIATION. A7/18 M130/16.

Expressing appreciation to Council for finally having traffic lights at North Richmond installed and stating that members of the Association feel them to be a wonderful improvement.

B29. TRAFFIC AUTHORITY OF NEW SOUTH WALES - TRAFFIC ACCIDENTS 1982. T225, S207/5.

Forwarding computer printout listing all crashes recorded within Council's jurisdiction for 1982.

No. of Accidents	No. Injured	No. Killed
606	400	25

30. MINISTER FOR ROADS - THROUGH K.R. ROZZOLI M.P. - 1983/84 CONSTRUCTION WORKS. M130.

Advising that he has approved a grant totalling $100,000.00 to Council for construction works during 1983/84 on roads classified under the Main Roads Act.

(S.E. - This matter is dealt with in Item 16 of the Shire Engineer's Report where it is considered that the amounts offered are totally inadequate to provide a reasonable construction programme on Main Roads under Council jurisdiction in this Shire.)

B31. COUNCIL OF THE CITY OF SYDNEY - STREETS OPENING CONFERENCE. R190/27.

Forwarding a list of works proposed up to 31st December, 1983, arising from the Streets Opening Conference.

(S.E. - Restorations would be subject to Council's normal restoration policy.)

SECTION B

B32. LOCAL GOVERNMENT ASSOCIATION OF N.S.W GENERAL CIRCULAR 8/1983.

STATE BUDGET

Towards the end of September, the State Government will be introducing its 1983/84 budget and the Treasurer has agreed to meet the President's Secretary and Assistant Secretary of the Associations to discuss the expectations of Local Government in respect of the budget. A detailed submission was prepared and circulated to those involved prior to the meeting summarising the points raised.

A. EMPLOYMENT GENERATION PROGRAMMES (GC 8/1983)

It is expected that an announcement by the Federal Minister for Employment and Industrial Relations on the detailed programmes and guidelines will be forthcoming in mid to end August. Councils will then be informed - probably in September - about application guidelines, forms, deadlines, etc. Councils will also probably be aware of the requirement as specified in the Second Reading Speech on the CEP Bill 1983 that "The Commonwealth will ... be seeking on a State basis, a contribution of 30 per cent of total costs from project sponsors." The Associations are aware of the problems this will cause a number of councils and community groups, and have therefore approached the State Government to consider making funds available to relieve this burden in special circumstances.

B. CODE OF PRACTICE - METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD (GC 8/1983)

Councils within the Board's area are invited to advise in general terms, their opinions on the adequacy or otherwise of the existing agreement between the Board and the Local Government Association in respect of the laying and adjustment of water mains under public roads so that it can be determined whether a review should take place.

(S.E. - The Code of Practice is sufficient in the terms stated but it does require liaison from time to time to ensure that the Boards responsibilities are adhered to.)

C. SECTION 160 CERTIFICATES (GC 8/1983)

According to a letter from the Law Society of N.S.W. most councils' are refusing to update by telephone the information contained in Section 160 Certificates issued by them. Immediately prior to settlement of conveyancing transaction, the purchaser's solicitor needs to confirm that the rating position has not changed since obtaining a Section 160 Certificate to enable an apportionment of rates between the parties. If this information is not readily available by telephone, settlement arrangement can be badly disrupted. Seeking councils views.

(S.C. - Council's Rates Department does update 160 Certificates by telephone, provided the solicitor concerned quotes the 160 Certificate number which has been issued. This is then verified and an update of the rate position given.)

SECTION B

D. PUBLIC WORKS SUBSIDY APPLICATIONS (GC 8/1983)

Following motions carried at the Water Supply and Resources Conferences since 1980 representations have been made to the Department of Public Works to publish a list of all the proposed water and sewerage schemes awaiting subsidy grants and the expected dates the subsidy would become available. The Department has advised that as a matter of policy they will not publish such a list. Consequently the Association requested councils to submit this information and the replies are summarised in the Circular.

E. ENERGY MANAGEMENT PROGRAMMES (GC 8/1983)

The Department of Resources and Energy in conjunction with the Municipal Association of Victoria, is compiling a list of local councils involved in energy management programmes. Requesting councils to supply details of any programmes in which they are involved which are directed toward the conservation or efficient use of energy.

F. CLOSURE OF COUNTRY HOSPITALS

Referring to the Government's plan to conduct a strategic overview of country hospitals, with a view to rationalising services and inviting councils to advise their views on this matter so that a submission may be made urgently to the Government.

G. LAPEL BADGES (GC 8/1983)

Asking councils if they would be prepared to supply a specimen of their current insignia for inclusion in the State Collection.

H. PROVISION OF LEGAL OPINIONS (GC 8/1983)

The Associations are keen to minimise delays in finalising legal opinions requested by member councils and to overcome this, councils are asked to give as much relevant information as possible; and to provide a contact name should further enquiries be necessary.

I. DELEGATION TO COMMITTEES AND THE COMMUNITY TENANCY SCHEME (GC 8/1983)

Concern has been expressed by some councils regarding the use of Committees constituted under Sections 527 and 530A of the Local Government Act for the on-going management of Community Tenancy Scheme projects. The Minister for Local Government has announced that the restriction on delegated authority to deal with property matters is to be deleted in a forthcoming amending bill and until the Act is amended the problems of committees dealing with property matters will remain and therefore 527 and 530A committees are not recommended for an ongoing management role, although a policy advisory role is permitted.

J. CAPITAL FUNDING UNDER HANDICAPPED PERSONS ASSISTANCE ACT (GC 8/1983)

Giving details of availability of funding under the Handicapped Persons Assistance Act.

K. COMMUNITY SERVICES STAFF ORIENTATION COURSE (GC 8/1983)
L. JOB CREATION IN THE COMMUNITY SECTOR (GC 8/1983)
M. STAFF TRAINING - TRAINING DEVELOPMENT UNIT (TDU) (GC 8/1983)
N. BUSH FIRE BRIGADES - DEGREE OF IMMUNITY (GC 8/1983)

Referring to General Circular 3/83 where a legal opinion was reproduced about the degree of immunity offered by the Bush Fires Act when hazard reduction along roadsides took place and stating that the Bush Fire Council has issued a circular confirming the view that sections 22 3(A), 3(B), 3(C) and 3(D) of the Bush Fires Act did not rely on the fact that there must be an existing or imminent bush fire danger before authorised hazard reduction could be carried out.

SECTION B

(S.E. - In view of these advices, a report will be submitted to Council for delegation of authority for undertaking hazard reduction.)

O. BACKYARD BURNING - SPCC SURVEY (GC 8/1983)
P. AWARENESS WEEK OF DISABILITY 1983 (GC 8/1983)

Sydney City Council is sponsoring the Awareness Week of Disability to be held from 19 to 27 November 1983. Councils are invited to support Sydney City by participating in the "Week" and promoting activities and programmes in each Local Government area.

Q. TICK CONTROL (GC 8/1983)

The Shires Association has made representations to the Minister for Agriculture seeking the continuation of present arrangements in respect of tick control, pending consultation with relevant groups. The Minister has replied that the new programme to control cattle tick and tick fever is being introduced because the total eradication of cattle tick from New South Wales is considered to be no longer feasible or possible. However while total eradication is no longer possible, control can be achieved with the new programme.

R. "URBAN ANIMAL INTEGRATION" SYMPOSIUM (GC 8/1983)

Inviting councils to attend the Australian Veterinary Association Limited's symposium to be held on 4 and 5 November, 1983 at Brisbane.

Report of the Meeting of the Finance Committee held at the Council Chambers, Windsor on Tuesday, 30th August, 1983 commencing at 4.00 p.m.

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

Apologies for absence were received from Councillors A.L. Knight and R.F. Rotherham, and were accepted.

1. ACCOUNTS PAID:

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

Fund	Voucher Nos.	Total
General Fund	26578-27150	9,187,642.74
Trust	1633 - 1700	276,047.05
Main Roads Trust	262230-262231	228,892.98
		9,692,582.77

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 625-136)

CORRESPONDENT: WOODLANDS PARK RESERVE MANAGEMENT COMMITTEE

SUBJECT: FURTHER REQUEST FROM WOODLANDS PONY CLUB

Requesting on behalf of the Woodlands Pony Club road signs warning motorists of the club, an amenities block and garbage bins.

S.E. REPORT

Two toilet blocks have been provided at Woodlands Park on the southern side of Ironbark Drive. This request may be referred for consideration in a future capital works programme. Garbage bins will be provided and the Club advised of the cost of the signs requested.

Recommendation

That the request for a toilet block in the Pony Club area at Woodlands Park be referred for consideration in a future Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THAT THE REQUEST for a toilet block in the Pony Club area at Woodlands Park be referred for consideration in a future Capital Works Programme and the signs be supplied.

Finance 13/9/83

ITEM 2: (File 909-26)

CORRESPONDENT: UNITING CHURCH IN AUSTRALIA - WINDSOR RICHMOND PARISH

SUBJECT: WILBERFORCE CHURCH LAND

Advising that after obtaining three independent valuations, they are prepared to sell the above property for $75,000.

Stating that proceeds from the sale will be applied to future Christian needs in the community and enclosing plans and photographs of the Church for the Heritage Council.

S.C. REPORT

DEFERRED ORDINARY MEETING 9TH AUGUST, 1983

This item was deferred by the Ordinary Meeting of 9 August to this meeting. It was previously considered by the Finance Committee Meeting on 26 July and the recommendation contained at the end of this report was adopted by that Committee.

The property is located on the corner of David Street and Main Road No. 182 at Wilberforce. It has been the site of numerous traffic accidents which could be alleviated to some extent by road reconstruction on the nearby intersection.

If acquired by Council, it is probable that the small hall would be retained for Community uses and the old Church building would be demolished to provide open space land. The Heritage Council has approved of the demolition subject to submission of plans and photographs for their records.

At the meeting of Council on 13th July, 1982, it was resolved to obtain a valuation of the property to enable negotiations to take place with Church authorities. The location of the land is detrimental to any development proposals because of traffic movements and the dangerous curve. A previous application for rezoning to permit commercial development was refused by Council and it is unlikely that Council will support any proposal to alter the "special uses" zoning.

Having regard to this, Council's Valuer has assessed the value of the property at a maximum of $15,000. It is probable that the discrepancy in valuations between this and the Church valuation relates to the potential for redevelopment of the land should a rezoning proposal be approved.

Recommendation

An offer of purchase for $15,000 be submitted and all documents be completed under Seal of Council.

Mr. A. Moxey addressed the Committee on behalf of the Uniting Church.

COMMITTEE'S RECOMMENDATION

THE MATTER BE referred back to the Shire Planner for report on the practicalities of rezoning the land for residential purposes.

Finance 13/9/83

ITEM 3: (File A7/20, 665-2021)

CORRESPONDENT: WINDSOR CHAMBER OF COMMERCE

SUBJECT: PUBLIC TOILET AMENITIES

Requesting Council to consider building public toilet amenities in proximity to Thompson Square, possibly with a view to incorporating same in with the gardens discussed at a recent Council meeting.

S.E. REPORT

Council has indicated the provision of toilets in Macquarie Street. It was envisaged that these toilets would be associated with the Kable Street car park. The siting of these toilets will be in reasonable proximity to George Street, Thompson Square.

Recommendation

That the Windsor Chamber of Commerce be informed in the terms above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

The Shire President then vacated the chair to attend a Naturalisation Ceremony and the Deputy President took the chair.

ITEM 4: (File W275)

CORRESPONDENT: WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS

SUBJECT: WEIGHT INSPECTION UNIT FOR COUNCIL ROADS

Forwarding a discussion paper and requesting Council to consider a proposal by Baulkham Hills Shire Council for a joint Council purchase and operation of a weight inspection unit for Council roads. Stating that it is proposed that Baulkham Hills Shire Council will operate the scheme of joint use of mobile electronic weighing devices and operating personnel with the costs to be apportioned between the Councils involved.

The discussion paper titled "Weight Inspection Unit - Road Load Limits" sets out the following details of the proposal.

Scope of Operation - Ordinance No. 30D "Weight of Loads on Vehicles on Roads and on Bridges" details the scope of the operation to be followed by the proposed Weight Inspection Unit, and applies to roads and bridges other than classified Main Roads where Councils have the responsibility for maintenance and control.

Determination of Vehicle Weights - The magnitude of fines being imposed by the Courts for breaches of load limits are related to the percentage overload of the vehicle, with the degree of overload being used to determine the portion of the maximum fine (presently $1,000). This makes it necessary to determine the actual weight of the vehicle in all cases, whether wheel load, axle load, or loaded weight is to be used in any prosecution proceedings.

Registered weigh-bridges can be used for this if available, but if it is more than 5 km away from the point where the vehicle has been stopped, then portable weighing devices must be used. The minimum number of devices that can be used is two (2) together with blocks, but if six (6) devices are used this will be more convenient and would cause a minimum delay to vehicles being weighed.

Patrol Sequence - One inspector, equipped with a small truck and weighing devices, is proposed to form the basic unit, together with an assistant supplied by the Council in which the unit is operating, and a back-up inspector to be provided by Baulkham Hills Shire Council in the event of illness or holidays. A flexible time arrangement would need to be adopted to enable the unit to function in the early hours of the day and on weekends when needed.

The unit would patrol each Council area an equal number of weeks and it is recommended that this be arranged in a random fashion, with each Council knowing in advance when the unit will be in the area and there would also be sufficient flexibility in the schedule to focus attention on a specific problem area.

Weighing Unit - This proposal involves the establishment of a unit comprising a utility size truck, one permanent inspector and six (6) weighing devices with the total set-up and operating costs of the unit being $69,000 in the first year.

Apportionment of Cost - Under the submitted proposal the cost would be divided equally amongst the participating Councils. For example, if six Councils wished to participate then the cost per Council in the first year of operation would be $11,500, and in the second and subsequent years $5,000 per annum (based on constant dollars). A total of two months would be spent patrolling the six Council areas involved.

Method of Introduction - It is desirable that the policing of load restrictions is accepted by the employer and employee groups and associations. Adequate advertising of the proposal would assist in achieving this objective and before introduction of the scheme all the relevant groups should be notified of the intentions. Advertising in local press and letters to the various groups would be used to convey the necessary information.

S.E. REPORT

As precised above the consideration of the W.S.R.O.C. Technical Committee was concerned about the effect of overloading on the roads maintained by Councils in the western Sydney area. The establishment costs for the appropriate weighing devices, transportation and personnel at some $70,000 being beyond the resources of individual Councils within the region. It is noted that the penalty imposed on the conviction for overloaded vehicles is a maximum of $1,000 for the first offence, with a maximum of $2,000 for each subsequent offence. The fines imposed revert to the prosecuting Council. The scheme has considerable merit even in that its establishment would act as a deterrent to the overloading of vehicles on Council's roads.

Recommendation

That Council participate in the scheme for the establishment of a Weight Inspection Unit by Baulkham Hills Shire Council on the basis that no less than a total of six (6) Councils participate in the project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 13/9/83

ITEM 5: (File P165/5)

CORRESPONDENT: DAWSON PUBLICATIONS PTY LIMITED

SUBJECT: NEPEAN/HAWKESBURY EDITION - DAWSONS LOCAL PINK PAGES

Forwarding a copy of Dawsons Local Pink Pages (Blacktown/Outer West Edition) to Council and advising that Dawsons are planning to produce Dawsons Local Pink Pages Nepean/Hawkesbury Edition for distribution in the latter months of this year in Hawkesbury Shire and Penrith City Municipality.

Seeking Council's approval for this publication and advising that no cost whatsoever is borne by any Council, apart from the time of co-operating Council officers in the necessary gathering of information.

S.C. REPORT

Mr Edwards, the Editor, has advised me that Council will not in any way be involved in regard to advertising and that there will be no costs to Council. It is felt that it is a useful publication and should be supported.

Recommendation

Council support the publication and authorise the supply of community information.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.
Cr Robertson / Cr Keary - Council authorise the supply of B/S community information.

ITEM 6: (File W275, S275/7)

CORRESPONDENT: WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS PROMOTIONS COMMITTEE

SUBJECT: LUNCHEON FOR THE PROMOTIONS PROGRAMME

Advising that the W.S.R.O.C. Promotions Committee has suggested holding a series of luncheons over the next few months to attract contributors to the Promotions Programme and to encourage investment in Western Sydney. It is planned to invite businesspeople from various local government areas as well as businesspeople who are thinking of re-locating to these areas. Suggesting that a luncheon be held jointly by the Promotions Programme and Council with the guest list to be approved and possibly extended by Council. Payment would be on a 50/50 basis.

S.C. REPORT & RECOMMENDATION

Council agree with the proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 13/9/83

ITEM 7: (File T220-3, 815)

CORRESPONDENT: HAWKESBURY SHIRE TOURISM COMMITTEE

SUBJECT: TOURIST INFORMATION CENTRE

Requesting that Council not establish a Tourist Information Centre in the proposed Waterworks Complex at McGraths Hill, but that one be set up which is built and owned by Council on land owned by Council.

Also requesting if a representative of the above Committee could attend the next Finance Committee Meeting on 30 August to discuss the proposal.

S.C. REPORT

Representatives of the Tourism Committee have been invited to attend the Finance Committee Meeting at 11.00am.

Mr. G. Edds addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE SHIRE Clerk be authorised to ~~inspect a suitable site~~ select suitable site for a Tourist Promotion Centre and in conjunction with the Tourist Promotion Committee submit a report to Council with the object of purchasing the land for future use and the developer of the water works complex be so advised.

ITEM 8: (File C51/25)

CORRESPONDENT: B.W.A. MARSH

SUBJECT: MOBILE CANTEEN - WINDSOR BOAT RAMP

Requesting permission to put a mobile canteen at the Windsor Boat Ramp on weekends and Public Holidays to sell hot-dogs, hamburgers, hot chips, doughnuts, soft drinks, tea and coffee, crisps, ice-cream and lollies. Offering $12.00 per day rent and stating that if permission is granted he would allow local Rotary Clubs use of the canteen for community rewards when required.

S.E. REPORT

Canteen services are provided at major events by the organisation arranging such event, proceeds from which are used to defray the costs of the event. Whilst the public would generally make some use of the facility offered, the competition would be against the established outlets in the commercial area of Windsor and for this reason it is considered that the proposal should not be accepted.

Recommendation

That Mr. B.W.A. Marsh be informed that Council is not prepared to grant permission for the establishment of a mobile canteen at the Governor Phillip Park during weekends and public holidays.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 13/9/83

ITEM 9: (File P155/1)

CORRESPONDENT: G.J. COLES & COY. LIMITED

SUBJECT: SUPERMARKET CAR PARK, WINDSOR

Advising that a large proportion of their Car Park is being used for all day parking and that this is having a detrimental effect on their business.

Offering to lease the Car Park to Council for a nominal rental subject to Council imposing and policing a 2 hour parking restriction. Confirming that legal costs associated with the lease and maintenance expenses of the car park would be paid by the Company.

S.C. REPORT

Council control of this parking area would benefit both the supermarket and other businesses in close proximity. The policing of a 2 hour parking restriction could be co-ordinated with checks of the Car Park on the corner of Kable and Macquarie Streets.

Alternative parking within Hollands Car Park is available for the employees of Coles Supermarket and other businesses who currently use this Car Park for all day parking.

It is felt that a similar approach could also be made by Council to obtain control of the Jewel Supermarket Car Park at Richmond.

Recommendation

1. Council agree to lease the Car Park for a nominal rental with all legal costs and maintenance expenses to be paid by G.J. Coles & Coy. Limited.

2. A two hour parking restriction be imposed between the hours of 8.30 a.m. - 5.00 p.m. Monday, Tuesday, Wednesday and Friday, 8.30 a.m. to 8.30 p.m. Thursday and 8.30 a.m. to 12 noon Saturday subject to a fine of $20 for offenders.

3. All necessary documents be completed under Seal of Council.

4. A request be made to the owners of the Jewel Supermarket Car park to enter into a similar agreement with Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 55(w))

CORRESPONDENT: MESSRS GUBBAY & GREENAWAY

SUBJECT: 21 BAKER STREET, WINDSOR

Advising that they act for Mr. P.R. and Mrs. C.C. Morley, owners of 21 Baker Street who have negotiated four separate sales of the property which have not proceeded because the land is affected by a Council proposal to establish a laneway between Baker Street and Kable Street.

Finance 13/9/83

Stating that Council's proposal has placed their clients' interests in great jeopardy, greatly diminished the value of the property and prevented them from effecting a sale. Due to these adverse consequences of the proposal, Mr. and Mrs. Morley require Council to purchase the property without delay.

S.C. REPORT

DEFERRED ORDINARY MEETING 9TH AUGUST, 1983

This item was deferred by the Ordinary Meeting of 9th August to this meeting. It was previously considered by the Finance Committee Meeting on 26th July when it was resolved that a decision be deferred pending a further report from the Shire Planner to the next Committee meeting.

The property has a two-storey building with a timber floor and corrugated iron roof erected on it. The building is approximately 70 years old and now vacant although it was most recently used as an office for Moreley's Hawkesbury Valley Real Estate.

Enquiries through Mr. and Mrs. Morley's Solicitor revealed that the required purchase price is $116,232.00 made up as follows:

A.	Valuation of the property	$105,000
B.	Interest, rates, insurance, etc	8,650
C.	Legal costs and disbursements from attempts to sell the property	1,482
D.	Auction Fees and advertising costs	1,100
		$116,232

The above price applied as at 31st May and will increase by holding charges of about $1,500 per month if Council decides to purchase the property.

Council's Health Surveyor has advised that the building is in a good state of repair and appears structurally sound. The only apparent attention which may be necessary, is to timber verandah posts which show some signs of woodrot near their base.

Council's Valuer feels that the buildings layout and the property's proximity to Windsor's centre make it an attractive proposal for lease as office space. Having regard to the state of the building and existing use rights, he considers that the current fair market value of the property would be $95,000.

S.P. REPORT

In 1978 Council adopted as a part of its varying scheme a local road reservation to establish a service road between Baker and Kable Streets. The road would enable the rear servicing of existing premises and those that could be established on land fronting George Street. The problems of service traffic in George Street are well known. In addition the road would be essential should George Street in this location become a pedestrian mall.

If the site currently occupied by Hawkesbury Valley Motors is developed by a complex with access from Baker Street then the requirement for the roadway would no longer exist and it could be deleted. There is no guarantee this will occur and at this time there is no firm indication of the Deed of Agreement being signed and development proceeding. In the circumstances it is essential the reservation remain.

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Recommendation

An offer of purchase for $95,000 be submitted and all documents be completed under seal of Council.

Mr. P. Morley addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File S205/1)

CORRESPONDENT: K.R. ROZZOLI, M.P.

SUBJECT: REVENUE RAISING

"For a number of years I have been studying the problems of the present system of raising local government revenue and looking for viable alternatives.

As a result of my studies I have come up with a proposal which I refer to, for want of a better term, as the 'services rendered principle' of revenue raising.

Recently a talk which I gave to the Hawkesbury Ratepayers Association was reported in the local press. Whilst the report was generally accurate such reports do not take into account the detail and often raise as many questions as they give answers.

I have discussed my proposal with a number of Local Government people and several Councils in an informal fashion. I believe it is now time to put my theory to a sterner test and in this regard I seek the support of the Councillors of Hawkesbury Shire Council and its Senior Officers. Since my own time as an Alderman of Windsor Municipal Council I have enjoyed our close and cooperative association, begging to differ on some matters, but I am sure agreeing on the vast majority.

I am sure Council would agree that the present system has been placed in question on numerous occasions and that failure to come up with a better alternative does not necessarily mean that the reasons for wanting a better system are invalid.

I believe I have an alternative to offer. My system is obviously not perfect, but then as indicated above nor is the present system.

It will be a sorry day for society when we give up problems as just being too hard.

I therefore seek Council's cooperation to have a meeting with me for the purpose of allowing me to explain my system to a critical and practically minded group of people whom I am sure whether by their criticism or support will help me no end in the self-allotted task I am undertaking.

Should Council resolve to assist me in this matter I would welcome a meeting at a mutually convenient time.

Thanking you in anticipation of your support and cooperation."

S.C. REPORT

At the meeting of Council on 9th August it was resolved that Mr. Rozzoli be invited to the next Finance Committee Meeting to give details of the proposal and have discussions with Members of the Committee.

Mr. Rozzoli has been invited to attend the meeting at 12 noon and has accepted Council's invitation.

Mr. K. Rozzoli addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE LETTER be received and the Shire Clerk submit a report on the proposal.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MINISTER FOR YOUTH AND COMMUNITY SERVICES - WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS YOUTH EMPLOYMENT POLICIES PROJECT. G95/4, W275.

Referring to Council's letter of support of the Western Sydney Regional Organisation of Councils Youth Employment Policies Project.

Advising that the Project was originally funded in May 1981 with a grant of $7000 from the State Youth Grants Fund and a further grant of $4000 in September 1981. A matching grant was provided by the Western Sydney Area Assistance Scheme.

The Project was submitted as a two year Project but second year funding cannot be provided because of the annual nature of the budgetary process.

Regretting that because of the scarcity of funds, the Minister is unable to grant the Regional Organisation's application.

B2. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - INDUSTRIAL CIRCULAR NO. 8/1983 - SHORTER WORKING HOURS. S205/26, S205/30.

Advising that the Industrial Commission of New South Wales handed down its decision related to a determination as to whether the above application could be heard and granted by the Commission having regard to the Wage Pause Guidelines as detailed in General Circular No. 1/1983 and in the matter before the Commission submissions on both sides centred around Guideline No. 4 and its effect on agreements for reduced working hours. The outcome is that the Commission has no other option but to stand the matter over generally, reserving leave for either party to have the matter relisted upon any relevant change to the guidelines.

(S.C. - Council will be kept informed on this matter.)

Finance 13/9/83

B3. LOCAL GOVERNMENT ASSOCIATION OF N.S.W., SHIRES ASSOCIATION OF N.S.W. - INDUSTRIAL INFORMATION - GENERAL CIRCULAR NO. 8/1983. C44/2.

a) Local Government Senior Officers' Award

Requesting advice of the number and classification of employees who use their own vehicles on Council business to assist with the application to increase the motor vehicle allowance in Clause 7 of the award. Also stating that the claim also seeks to provide leave with pay for financial members to attend the Annual Conference of their respective organisations.

b) Health Surveyors' (State) Award

Requesting advice of the number and classification of employees who use their own vehicles on Council business and the average number of kilometres travelled per annum to assist with the application to increase the motor vehicle allowance in Clause 7 of the award.

c) Local Government Salaried Officers' Award

Advising that there are some outstanding claims remaining related to special leave provisions, expenses and allowances and annual leave.

d) Local Government Engineering Staff Award

Advising that applications have been submitted to vary the award in respect to full transfer of accumulated sick leave on change of employment from one Council to another, increasing the motor vehicle allowances as per the claim in the Local Government Senior Officers' Award and to provide leave with pay for accredited delegates to attend the Annual Conference of their respective Unions. Also that the Associations have applied to delete Accident Pay from the Award.

e) Public Holidays

Advising statutory public holidays to be observed in 1984 and indicating that the Christmas Holiday Break may be subject to alteration.

f) Municipal and Shire Council Wages Staff Award

Advising that application has been made to vary the award in respect to travelling to and from work to provide that as from 1 August, 1983, employees required to be transported by Council shall be transported in dual cabin vehicles, such provision to apply to any vehicle replaced by Council. Requesting Councils advice on whether they are in the process of replacing their present fleet with dual cabin vehicles, and any further comments.

(S.C. - The Association will be advised of the information sought. Council will be kept informed of the outstanding claims.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 13/9/83

4. SHIRE CLERK'S REPORTS

ITEM 1: (File C43/8)

SUBJECT: VACATION CENTRES FOR INTELLECTUALLY HANDICAPPED CHILDREN

Council has been approached by Ms Lorraine Green, Co-ordinator, Young Handicapped Children's Programmes, Department of Youth and Community Services, who points out the need for a vacation centre in the Hawkesbury Shire catering for the school-aged intellectually handicapped child. Ms Green states that currently there are 170 children in the area receiving the Handicapped Child's Allowance and that this figure is probably much greater if the mildly handicapped child is taken into consideration.

The closest vacation centres for these children are at Doonside and Blacktown which are already overloaded with children from their localities.

Ms Green is willing to co-ordinate a pilot programme in the Hawkesbury area which would use an existing vacation service to integrate the intellectually handicapped. The co-ordination would include:-

1. selection of the children on the grounds of need;

2. obtaining of the necessary details from the parents;

3. co-ordination of a parent carpool for the transportation of the children;

4. arranging of a parent service for the administration of medication etc.

Ms Green envisages no difficulties with access, toilet facilities and so forth, as the children in need of the service are predominantly intellectually handicapped and are physically active and able.

Potential Role of Council

If Council is to support this proposal, a number of conditions should be set for the administration of the service.

Additional staff to those already employed at centres is necessary. For each staff member employed specifically for the handicapped children, an allowance of $4.11 per day is to be paid on top of the current level of wages. The Department of Leisure, Sport & Tourism has advised that it will provide half the wages, funds permitting.

A worthwhile pilot would involve the integration of ten (10) children into a centre. This would require an additional two staff (ratio 1:5) with the added cost to Council being half the wages (approximately $220.00 per week). Half the costs could be absorbed in the Vacation Activity Centres Estimates and the other half in the Youth Recreation Officer's expenditure. The service could then operate for one week each school holiday period.

It is hoped that the service could commence next January with an estimated cost to Council of $1100 for the pilot program in 1984.

Recommendation

Council support the proposal to incorporate intellectually handicapped children into existing vacation play centre activities.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Finance 13/9/83

ITEM 2: (File C43/6)

SUBJECT: FEES FOR FAMILY DAY CARE

A Family Day Care meeting, to which all caregivers and parents were invited, was held as the result of a request from caregivers to look at a fee increase. The last increase came into effect in December 1981 and in the time since then there have been large increases in the cost of food, electricity, petrol etc. Caregivers are required to provide morning/ afternoon tea and lunch for the children; heat their homes in winter; use their vehicles to take the children to playsessions and on excursions etc.

The hourly rate charged at present depends on the number of hours the child is cared for. Under the new proposal, a fee increase of approximately 20c per hour would apply where a child was cared for 9 hours per day.

The proposed fee schedule, which would become effective from 1 October, is set out below and it can be seen that the fees charged are more than reasonable in relation to services rendered:-

FEES FOR CHILD IN CARE

Permanent Rate	*$1.00 per hour (minimum of 2 hours per day)
Casual Rate	*$1.25 per hour (minimum of 2 hours per day)
Before/After School	$1.25 per hour (minimum of 1 hour per day)

* Untoilet-trained children incur an additional charge of 50c per day for up to 5 hours of care and $1.00 per day for 6 or more hours of care.

EXTRA CHARGES

Breakfast	80 (Pre-School)	$1.00 (School Age)
Dinner	$1.20 (Pre-School)	$1.50 (School Age)
Nappy Washing	$1.00 per day	
Caregiver taking and collecting children		
Pre-School/School	$1.00 per trip	$1.00 per trip
Overtime Rate	$2.00 per hour	$2.00 per hour

Recommendation

The fees be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C51/7(a), C51/8(a))

SUBJECT: WILBERFORCE AND GLOSSODIA SHOPPING CENTRES

Consideration has been given to the type of business activities and the lease conditions/rental rates which could apply in respect of the Shopping Centres currently under construction at Wilberforce and Glossodia.

The aim has been to encourage businesses which will provide a service to the surrounding community, will not duplicate existing services and which will complement each other so that a consumer might logically visit the centre as a whole rather than one particular shop.

An advertisement calling for enquiries by interested parties was placed in the local paper and a number of applications for various uses were received. Each submission was considered and negotiations have taken place with possible tenants.

Lease conditions will be the same as those in force for Hobartville and McGraths Hill Shopping Centres. It was previously resolved by Council to permit the establishment of a Liquor Store at Glossodia and it is felt that the centres should incorporate the following businesses.

Prospective tenants are shown in brackets. The rental rates in the first year will be $5,382 p.a. ($103.50 per week) for Wilberforce and $4,680 ($90.00 per week) for Glossodia. The rent for Glossodia is lower than Wilberforce because it does not have the benefit of passing trade.

	WILBERFORCE	GLOSSODIA
Shop 1	Butchery (Mr. H.R. & Mrs. E.J. Munro)	Liquor Store (Mr. N.J. Hall & Mr. G. Lawson)
Shop 2	Hair Dressing Salon/Beautician (Miss K.L. & Miss W.L. Baxter)	Pharmacy (Mr. B. Gallagher)
Shop 3	Bakery/Cake Shop (Mr. A.P. & Mrs. M.A. Shepherd)	Newsagency/General Store (Mr. B.V. & Mrs. M.H. Fifield)
Shop 4	Pharmacy (Mr. M.L. & Mrs. D.L. McAuliffe)	Butchery (Mr. G.J. & Mrs. K.L. Agnew)

Recommendation

The lease arrangements be confirmed and all necessary documents be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C51/19(a), C51/19(c))

SUBJECT: 16 KABLE STREET, WINDSOR

A report was submitted to the Ordinary Meeting of Council on 10th May, 1983 advising that the Department of Education would be vacating the office currently leased by them at 16 Kable Street.

Finance 13/9/83

It was resolved to agree to the continued use of the office at a rental rate of $80 per week to be terminated on 2 weeks written notice.

Dr. G.C. Potts has advised that he will be taking over the practice of Dr. S.B. Hatfield who also leases part of this building. Dr. Potts has expressed interest in also leasing Office 1 after the Department of Education vacate the premises. The Department have verbally advised that they will be leaving during the first two weeks of September.

The normal rental for Office 1 is $65.00 per week and Dr. Hatfield is currently paying $75.00 per week making a total rent of $140.00 per week for both areas. Dr. Potts has agreed to a combined rental of $150.00 per week.

It is felt that Council should enter a one year lease with an option for renewal for another 12 months. Dr. Potts would be liable for all legal fees associated with the lease.

Recommendation

Council enter a 12 month lease agreement with Dr. G.C. Potts for a weekly rental of $150.00 and an option for renewal for a further 12 months. All documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

5. SHIRE HEALTH SURVEYOR'S REPORTS

ITEM 1: (File S195/5)

SUBJECT: SULLAGE REMOVAL CONTRACT - APPLICATION FOR VARIATION OF CHARGES

This Contract which is held by Richardsons Group Industries contains a rise and fall clause relating to labour and fuel costs and the company has applied for a variation to the relative charges under the terms of this clause.

The increases sought are able to be approved under the terms of the relevant clause and are as follows:-

	EXISTING CHARGE	INCREASED CHARGE
Minimum Charge (first 2,000 litres)	$9.30	$10.43
Household Tanks (per 100 litres in excess of 2,000 litres)	$ .43c	$ .48c
Other Tanks (Commercial etc. per 100 litres)	$ .47c	$ .53c

Finance 13/9/83

This is the second application for variation since the commencement of the contract and the existing charges were approved on the 10th August, 1982. The increases requested conform with the terms of the contract and average 12.17% which is considered to be reasonable in that period.

Recommendation

The variation of charges as requested be approved for the removal of sullage effluent to become effective from 19th September, 1983.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-6)

SUBJECT: MACQUARIE PARK - CANOE HIRE ACTIVITIES

Council will recall that at its meeting held on 8th March, 1983 it was resolved that a partnership known as Canoe Action be granted canoe hire rights at Macquarie Park subject to conditions, including the payment of a fee of $500 per annum.

Advice has been received that this partnership has been dissolved and one of the original partners, Mr. David L. Coward has requested that the hire rights be assigned to him. The other partners have indicated in writing that they have no objection to this request.

Recommendation

That the hire rights previously granted to Canoe Action be assigned to Mr. David L. Coward under the same terms and conditions applying and that the agreement rest on correspondence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

6. QUESTIONS WITHOUT NOTICE

Councillor Horrex stated that he had received representations from shopowners in Windsor, in particular the hairdressing shop and chemist in relation to the two (2) hour restriction places in the Council's car park. He stated that clients sometimes ran over the period of two (2) hours when waiting in the hairdressers or for a prescription from the chemist and asked if consideration could be given to the feasibility of extending the two (2) hour restriction to two-and-a- half (2 1/2) or possibly three (3) hours.

Health Surveyor to examine the matter and submit a report to the next Committee meeting.

Councillor McEwan asked if the Shire Clerk could give an up-to-date position regarding Westfest.

The Shire Clerk advised that an announcement had been made at the Local Government Conference by Mr. Mulock that the programme would not be carried out this year and it had been deferred until 1984.

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

DEVELOPMENT COMMITTEE MEETING - MONDAY, 12TH SEPTEMBER, 1983

PLEASE NOTE : It is anticipated that the Committee will complete the inspections by approximately 12.30 p.m. and Members and Senior Officers will then proceed to lunch at the Kam Wah Restaurant, Windsor Street, Richmond.

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

September 8, 1983.

Councillor G.G.Michael, A.O., O.B.E., A.F.C.,
Deputy President,
Hawkesbury Shire Council,
Lot 40, Bells Lane,
KURMOND, N.S.W. 2757

Dear Sir :

You are hereby requested to attend a meeting of the DEVELOPMENT COMMITTEE to be held at the Council Chambers, Windsor, on MONDAY, 12TH SEPTEMBER, 1983 commencing at 11.00 a.m. for the transaction of the following business :

1. INSPECTION OF PROPOSED RECREATION ESTABLISHMENT - PT.POR.83, KURMOND ROAD, WILBERFORCE - T.ZWOLSMAN.

2. INSPECTION OF PROPOSED EXTENSION TO EXISTING DWELLING TO PROVIDE FOR DUAL OCCUPANCY - 14 THE TERRACE, WINDSOR - W.O.GRUBER.

Yours faithfully,

R.L.Rawson.
Shire Clerk.

PLEASE NOTE : Arrangements have been made for the bus to leave the Council Chambers, Gillespie Place, Windsor, at 11.00 a.m. sharp.

1. 14 The Fence - Dual Occupancy - Smith

Moved Cr Dunn Cr Berry

That approval subject to a covenant to main house.

Plus normal condition.

2. Kirwan Road - Motel - Jonkmans

Cr McEwin Cr Nichols

That approval as per recommendation. Lost.

Cr Rothlein Cr Dunn.

That not approved refused.

Present: Cr Brain
Cr Nichols
Cr Dunn
Cr Sullivan
Cr McEwin
Cr Rothlein
Cr Nicholson
Cr Nicholson - absent at vote.
Cr Rothelein
Cr Berry
Cr Hamer.

Points - Planning range - Attila

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

SPECIAL MEETING - TUESDAY, 20TH SEPTEMBER, 1983

HAWKESBURY SHIRE COUNCIL

Council Chambers,

WINDSOR, N.S.W. 2756

September 16, 1983.

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

Dear Sir :

You are hereby requested to attend a SPECIAL MEETING of Council to be held in the Council Chambers, Windsor on TUESDAY, 20TH SEPTEMBER, 1983 commencing at 4.30 p.m. for the transaction of the following business :

1. SUBDIVISION APPLICATION - SLOPES ROAD, NORTH RICHMOND - R.K.CAMBRIDGE FOR C. & J.M. CARLSTROM - SHIRE PLANNER'S REPORT.

2. SUBDIVISION APPLICATION - ADJUSTMENT OF BOUNDARIES BRAHMA ROAD, NORTH RICHMOND - J.W. & K.L.DESMOND - SHIRE PLANNER'S REPORT.

3. CONSIDERATION OF LEGAL ACTION TO BE INSTITUTED - EXTRACTION AT LOWER PORTLAND BY BATE WALLS PTY.LTD. - SHIRE PLANNER'S REPORT.

4. CORDNERS CORNER SAND EXTRACTION CONTRACT - PROPOSED CHANGE OF CONDITIONS - SHIRE CLERK'S REPORT.

Yours faithfully,

R.L.Rawson.
Shire Clerk.

SHIRE PLANNER'S REPORT TO SPECIAL MEETING OF COUNCIL, TUESDAY, 20TH SEPTEMBER, 1983.

SUBDIVISION OF LAND - SLOPES ROAD, NORTH RICHMOND.
APPLICANT: R.K. CAMBRIDGE & CO.
OWNER: C & J CARLSTROM
FILE: DA 487/82

The Council's concern over the period of time that has been taken to determine the application and the conflicting advices given is fully appreciated.

When the application was submitted the two lots that are now submitted for subdivision by adjustment of boundaries did not exist. They came into existence by the registration of the plan that has become DP 626794 on the 18 February 1983, with subsequent issue of titles on 1 March 1983. In that plan Lot 1 is a small triangular piece of land with an area of 136.1m^2, Lot 2 being reasonably regular in shape with an area of 2.969ha.

On the basis of the information available a report was made to the March meeting when the matter was deferred for a further report.

The lots offered for subdivision were not created in a subdivision approved by the Council and in the circumstances advice was sought from the Registrar General's Office. Verbal advice was to the effect that the plan was registered without the Council's consent on the basis of statutory declarations lodged with the plan declaring that Council's approval through the provisions of the Act was not required. Both the applicant and the Registrar General were requested in writing to provide copies of these documents. Both parties replied indicating they did not have copies of the documents and this was reported to Council.

Without the documents and on the basis of limited advice coming from the Registrar General, the matter was referred to Council's solicitor for advice. That advice is contained in the report to the last meeting, and the problem for the solicitor in drawing a firm conclusion will be noted. The three main points raised are:

1. was DP 626794 lawfully created?

2. is Lot 1 in DP 626794 an allotment of land for the purposes of the planning scheme?

3. can clause 22(1)(f) be used to achieve the subdivision required?

In relation to these matters -

1. action would need to be taken against the Registrar General as no details are otherwise available;

2. advice is that no case law exists and if Council wished to pursue the matter, it would need to refuse the application and let the matter be determined by a Court if an appeal was lodged;

3. similar to 2.

Attention is drawn to the advice that concludes, "....if Council wishes to avoid a multiplicity of applications of this nature, it is highly desirable that the application be rejected....". In relation to this the matter has been investigated and advice requested from the applicant's surveyor, R.K. Cambridge. He points out the difficulty in accurately assessing the possible number of lots and Council's staff agree. He has

suggested that some 500 lots could be so created in that area of the Shire west of the Hawkesbury River to Kurrajong Heights and between the Grose River and Ebenezer.

In relation to these, reference is made to the procedures now adopted by the Registrar General. Until the 2 May 1983 he would accept statutory declarations signed by persons including landowenrs indicating that subdivision approval was not required. Since the 2 May 1983 he has made a change requiring a certificate from Council stating either:

- "consent to the subdivision has been obtained in accordance with the provisions of..."

  or

- "...the subdivision is not prohibited and consent thereto is not required to be obtained under the provisions of....."

If the Council approves of the subdivision, then it is concurring with the method of registration of DP 626794.

The memo from myself to the Shire Clerk that was read at the last meeting is attachment A to this report, with a response from R K Cambridge - attachment B.

The two subdivisions indicated in Mr Cambridge's letter were approved by Council - the first in Browns Road included a lot rectangular in shape 10 metres wide by 190 metres long (area 1900m^2). The second at Kurmond included a number of residential sized lots that were approved by Council, subsequently affected by road widening to the extent of being practically incapable of the erection of a dwelling.

The matter of advice to other people by Council's staff was on the basis of an approach by persons requesting information as to their signing of statutory declarations containing details of not requiring compliance with the planning act. The basis of advice to all was that the staff considered that the subdivision indicated would require Council's approval and this could not be given and that the person should obtain their own legal advice should they wish to proceed.

Previously it has been recommended that the application be refused on the following grounds:

(i) The proposed subdivision is contrary to clauses 19(2) and 22(1) of Interim Developmetn Order No 3 - Colo and clause 16 of the Draft Local Environmental Plan.

(ii) The proposed subdivision is not one that was intended to be included by Section 4 of the Local Government Act.

(iii) Lot 1 is not an allotment of land for the purposes of the subdivision proposed and was not lawfully created.

(iv) Approval would bind the Council for further reinstatements.

The Development Committee on 30 August recommended to Council to agree to the enlargement and realignment of the lot on conditions subject to a report by the Planner to the Ordinary Meeting. Those conditions are:

1.-5. Standard Conditions - Subdivision Environmental Planning and Assessment Act - (2), (4), (8) $700, (9) and (12) and that the lot have a minimum area of 1ha.

ATTACHMENT A.

MEMO TO: Shire Clerk

FROM: Shire Planner

DATE: 13 September 1983

FILE: DA 487/82

SUBJECT: Development application - subdivision, adjustment of boundaries - Slopes Road, North Richmond - Carlstrom

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With respect to the development committee's recommendation to approve the development application in the above matter to the Ordinary Meeting of Council on 13 September 1983, concern is expressed that the clear facts in the case have been lost and the Council should be aware of the consequences of its decision. The following is a precis of the salient points in this regard.

1. Notwithstanding the debated legal argument of both sides, boundary adjustment is not in a form that has been previously approved by Council, in that all prior applications have involved lots that were capable of the erection of a dwelling. This is clearly not the case in this application.

2. The whole purpose of the registration of the plan early in 1983 was to further adjust the boundaries and not for the reinstatement of the portion boundary as stated.

3. Council's staff have advised a number of people that if they undertook such a boundary reinstatement then Council would not be in a position to favourably consider subsequent development applications for building. In this regard, one person has rung since the Committee Meeting expressing her concern that she acted on the advice of Council officers previously by not pursuing such a subdivision and she finds that the Council is now intending to grant an approval. She indicated she would take the matter further by reporting the Council to an appropriate authority.

4. A number of plans have been previously registered and lots created that are capable of building. In accordance with the provisions of the planning scheme Council would be unable to approve of development applications and, subsequently, building applications for the erection of dwellings on these lots. If the current application is approved then those persons owning the other lots are clearly disadvantaged. While Council has no record of how many lots are involved, it is expected that up to 30 exist in the Kurrajong Heights area.

In the circumstances, I consider that Council has no alternative but to refuse the application on the grounds recommended.

G McCully
SHIRE PLANNER

ATTACHMENT B.

R. K. CAMBRIDGE & CO.

SURVEYORS
ENVIRONMENTAL PLANNERS

35 BOSWORTH STREET
(P.O. BOX 219)
RICHMOND, N.S.W., 2753

TELEPHONE: (045) 78 1911

R.K. CAMBRIDGE, B.A.(Macq).MIS.(AUST).
D. MATTHEWS B. Surv.(N.S.W.)Asoc.I.S(AUST)
Senior Technician
G.J. NELSON

YOUR REF: .....

OUR REF: .....

01977

15th September, 1983.

The Shire Clerk.
Hawkesbury Shire Planner.
George Street,
WINDSOR. 2756.

SE
CC SP
S82/90

Dear Sir,

RE: DEVELOPMENT APPLICATION - SUBDIVISION - SLOPES ROAD, NORTH RICHMOND FOR MR CARLSTROM.

I refer to the recent memo of the Shire Planner which was read to the meeting by the Shire President.

I request that the following points be put to the Extraordinary General Meeting of next Tuesday.

The Shire Planner has stated that the boundary adjustment is not in a form that has been previously approved by Council, as it is not capable of the erection of a dwelling thereon. Even if this statement by the planner were true there is nothing in I.D.O. No.3 Shire of Colo that specifies that a block must be capable of having a dwelling erected thereon prior to its being able to be involved in a boundary adjustment.

I wish to bring to your attention the following situations that, I am aware of, whereby lots that were not capable of being built upon have infact been involved in adjustment of boundary.

On the south side of Browns road, off Comleroy road at Kurrajong existed lots 1 & 2 in D.P. 249741. These lots were each half of a closed road being 10 metres wide and about 190 metres long.

I leave to your imagination how much development could be done on a lot 10 metres wide. This block was relocated to a three acre lot. Council Reference is G.McC.: L.B.: 202/5/79. This plan is now registered as D.P. 607072.

I am advised that the other half of the closed road, has similarly been utilised in a successful application by Bennetts Real Estate.

There exists a number of other similar cases the most obvious being the subdivision that created Rowland Avenue, Kurmond. I would welcome the opportunity of puting these graphically before the Council.

In relation to Cl 2 of the Shire Planners memo the fact that this may have been the reason behind the application is of no concern of Council as it was an allowable proceedure as verified by the registration of the plan.

Clause 3 of the memo clearly indicates the confusion that some staff have in this field and that before offering advice they should be aquainted with the relevant law. It would seem that those people approaching Councils staff in this way might be better off to engage practicing consultants to present their case.

Clause 4 of the memo has no bearing what-so-ever on this application and can only be considered as an issue raised to confuse the real facts.

Accordingly, we ask Council to consider the matter on the facts previously outlined and re-iterated here under that there are 2 existing titles and clause 22 (1)(f) of the I.D.O. clearly allows the common boundary to be adjusted.

We sincerely seek Councils approval to address this meeting should any other matters be raised in the planners report otherwise no balanced viewpoint can be put to the meeting.

Yours faithfully,

R K Cambridge

R.K. CAMBRIDGE.

SUBDIVISION OF LAND - BRAHMA ROAD, NORTH RICHMOND.
APPLICANT: J W & K L DESMOND
OWNER: J W & K L DESMOND
FILE: DA 16/83, S83/13

While the situation in this matter varies from that previously, the principle is the same. The position is as set out in the report to the Committee on 30 August and being:

On 12 April 1983 Council refused an application for an adjustment of boundaries for the above land for the following reasons:-

1. The proposal is precluded by clause 19(2) of No 3 in that each lot proposed is less than the required minimum 10ha.

2. The proposal is not one which conforms with the requirements of clause 22(1) and as such is not one which can be dealt with as an adjustment of boundaries.

3. The proposal is not in the public interest.

The applicant's solicitors - D. Roberts, Mann, Giles and Weller - have written to Council requesting reconsideration of Council's decision and enclosing an abstract of the title of the Old System Title for Part Lot 6 claiming this lot is a separate parcel of land and can be considered under Clause 22(1)(f) of Interim Development Order No 3 - Colo.

The subject land consists of two lots, one being a rectangular rural lot of approximately 2 hectares having frontage to Brahma Road and containing an existing dwelling and the other lot being only 5 metres wide and 527 metres long running the length of the lot fronting Brahma Road, and the length of an adjoining lot to the rear and ending with frontage to Terrace Road. This long narrow lot would not in itself have a right to development by the erection of a dwelling due to its shape.

The applicant is attempting to rely on this lot and adjust the boundaries between this and the 2 hectare lot so as to end up with 2 lots, each capable of separate development.

The long strip of land in question was purchased comparatively recently by the applicants and the reason at that time for purchase was that it was cheaper to buy the land with a fence already erected than to not buy it and build a fence on the existing boundary.

Conditions for approval of the application are:

1-5. Standard Conditions - Subdivision Environmental Planning and Assessment Act - (2), (4), (8) $700, (9) and (12) and that the lot have a minimum area of 1ha.

EXTRACTIVE INDUSTRY - COLO RIVER - BATE WALLS PTY LTD
FILES: 68A/10/78, 68A/11/78, 68A/518/79

A summary of the salient facts surrounding this matter are as follows:

APRIL 1977 - Council considers a report regarding the extraction of material from various areas at Lower Portland without consent. Injunctive action initiated.

JANUARY 1978 - Development applications lodged for extraction of sand and soil from various portions in Parish of Meehan. In February Council resolved to recommend refusal on the applications to the then Planning and Environment Commission.

MAY 1978 - Planning and Environment Commission advise applicant of need for Environmental Impact Statement. Applicant appeals.

NOVEMBER 1978 - Injunctive action heard by His Hon. Juctice J Needham in the Supreme Court - decision reserved.

FEBRUARY 1979 - Judgement handed down in favour of Council in the form sought with the exception of Portion 37 where existing use rights are acknowledged.

JULY 1979 - Development applications refused.

AUGUST 1979 - Applicant appeals to Court of Appeal - hearing set down for November.

NOVEMBER 1979 - Appeal heard in Court of Appeal before Their Honours Mahoney J A and Samuels J A and Glass J A.

JANUARY 1980 - Judgement handed down - appeal upheld by Samuels J and Glass J with Mahoney J dissenting. Council advises the High Court of its intention to appeal.

JUNE 1981 - On the advice of Counsel and Solicitor Council resolved to take no further action with the appeal to the High Court in this matter. Subsequently negotiations are entered into for restoration of the land and the obtaining of royalties. During these discussions the applicant indicates the possibility of relinquishing land based rights for a river based dredging operation with conditions, including time limit.

JUNE 1981 ONWARDS - Discussions held with applicant regarding the various issues resulting in Council considering the matter, resolving to support the principle of exchange of rights subject to certain conditions and the applicant placing a formal proposal to the Council.

Council has received legal advice - prepared by a Barrister well versed in local government matters - from solicitors acting for a local resident. That advice includes:

1. That Council or any person, pursuant to the provisions of the Environmental Planning and Assessment Act, is entitled to bring proceedings to challenge the existing use rights which attach to the various portions.

2. In any event such proceedings would limit the activity on the various portions.

3. Before any extraction could take place from areas of land retained by the original Crown grant, the consent of the Crown must be obtained.

Correspondence has also been received from Christie & Partners, solicitors for Bate Walls Pty Ltd. They state that notwithstanding certain resolutions of Council, no consent to the development application has been forthcoming and that grounds exist for an application to the Land and Environment Court.

They state that the application was only lodged by the company as it appeared that a legal argument could arise as to whether the existing use rights attaching to Portion 37 extend into the Colo River adjacent thereto. Further, that they have advised the company that such rights do extend, but as a part of the negotiated settlement the development application was lodged. They state that as the point in issue (whether existing use rights extend to the Crown land) is of relatively limited compass, they suggest that if Council is otherwise unwilling to deal with the development application, a joint approach be made to the Court for a ruling on this legal issue. In conclusion they say that an early reply would be appreciated as in the absence thereof their client company will be compelled to seek such relief as it may be advised, a course of action which may well involve both parties in costs in excess of those that would be incurred should their suggested course of action be followed.

Council has received advice from senior Counsel instructed by Council's solicitor as follows:

Counsel provisionally advises that the Council has an arguable case with prospects probably no better than 50% perhaps less and that the matter raises legal issues of considerable complexity and difficulty which could easily see the matter in the High Court. Further, Mr Bate having been alerted to factual issues may be able to shore up his case and frustrate the Council's case. Detailed written advice is expected to be available prior to the Council Meeting.

Legal action would be by way of an approach to the Land and Environment Court seeking declarations regarding, firstly the overall operations and secondly to restrict the areas of extraction to those actually in existance as recognised by the original action. The cost of this could be considerable and to the order of $50,000.

IT IS RECOMMENDED THAT legal action be authorised to,

1. have the extraction operations terminated,and/or

2. Restrict to those areas of Portion 37 being actually physically used and having existing use at the appointed day.

FURTHER that Christie and Partners be advised that Council does not recognise any rights to extract from the river and that it has any obligation to approve any such operations.

SHIRE CLERK'S REPORT

SPECIAL MEETING - 20TH SEPTEMBER, 1983

The President and Councillors.

Gentlemen :

1. CORDNERS CORNER SAND EXTRACTION CONTRACT - PROPOSED CHANGE OF CONDITIONS. F84/5

The Extractive Industry Committee met on 9th September concerning the operation and management of Cordners Corner. At that meeting it was reported that the contractor was proposing that conditions of the contract be changed and it was decided that a meeting be arranged with Mr.Perry and the Shire President, Shire Clerk and Shire Engineer for the purpose of reviewing management procedures and contract conditions.

The Shire Clerk reported to the Extractive Industry Committee that after the original capital costs and bank improvement works, etc., had been paid, the sum of $70,000 profit had been made up to the end of August, 1983.

In accordance with the Extractive Industry Committee's decision, a meeting was held on 16th September with Mr.M.F.Perry representing N.L.Perry & Son Pty.Ltd. Mr. Perry submitted a proposal that Council receive a royalty from N.L.Perry and Son Pty.Ltd. calculated on the tonnage registered by the weighbridge and that Council continue to exercise engineering supervision of the site and also be responsible for the operation of the weighbridge. The contractor would be responsible for billing and collection of debts and would make material available to Council at $3.00 per tonne. Mr. Perry proposed that the Company pay to Council the sum of $1.40 per tonne and he asked if Council could accept payment of royalty on a 45 day basis, i.e. the August royalty would be payable on 15th October.

Council's commitments are :

Royalty to the Department of Lands	33¢ per tonne
Weighbridge Operator and Sundries	10¢ per tonne
Road maintenance as for Extractive Industries - 3.4km. at 5¢ a tonne	17¢ per tonne
Administration and Engineering supervision	10¢ per tonne
	70¢ per tonne

If Council accepted the proposal by N.L.Perry & Son Pty.Ltd., after payment of the above expenses Council would receive a net amount of 70¢ per tonne. In June 10,000 tonnes were sold, July 7,000 and August 12,000. The contractor is confident that sales per year will be approximately 12,000 per month, but based on a turnover of 100,000 per year Council's net return from royalties would be $70,000 per annum.

...../2

It is felt that the return of $70,000 per annum based on a turnover of 100,000 tonnes per annum is satisfactory because of considerably less administrative functions, particularly in relation to the billing and collection of debts. A number of conditions would apply :

Material for Council's Use

Washed Sand	$3.00 per tonne
Filling Sand	2.50 per tonne

Minimum Quantities

Minimum turnover to be 60,000 tonnes per annum at the rate of 5,000 tonnes per month subject to allowance for disruptions caused by strikes, floods and other natural disasters.

Review

Agreement to be subject to six monthly review and if there is no agreement between the parties to be referred to arbitration for decision.

Period of Agreement

The existing contract commenced on 21st September, 1982 for a period of two years with an option for a further two years.

The proposed agreement would run for the same period as the existing contract.

Royalty to Department of Lands

It is understood that in November payments to the Department of Lands will be increased from 33¢ per tonne to 65¢ per tonne and it was agreed that any increase would be shared 50% Council 50% Contractor.

Amounts due to Council by Industry Operators

The Contractor would exercise his best endeavours to ensure that amounts were paid to the Council as quickly as possible.

Cash Sales at the Weighbridge

Because the Council is maintaining the weighbridge with its own operator, cash sales would be subject to arrangement between the Council and the contractor.

Payment of Royalties to the Council

Council would render an account every month payable in 45 days.

IT IS RECOMMENDED THAT Council accept the payment of $1.40 per tonne subject to the other conditions which were agreed upon and referred to above.

R.L.Rawson.
Shire Clerk.

HAWKESBURY SHIRE COUNCIL

MINUTES OF COMMITTEES & REPORTS SUBMITTED FOR COUNCIL'S INFORMATION

- BICENTENARY PARK COMMITTEE

- WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS (W.S.R.O.C.)

- PROSPECT COUNTY COUNCIL

- SEMINAR ON "THE CONSEQUENCES OF INDECISION" - A SECOND AIRPORT FOR SYDNEY - REPORT BY COUNCILLOR J.J.HORREX

- COMMUNITY SERVICES STAFF

September 13, 1983

MINUTES OF THE BI-CENTENARY PARK COMMITTEE MEETING held at the Council Chambers on Tuesday, 23rd August, 1983 at 7.30 pm.

Present: Councillors G. Michael (Chairman), P. Dunn. Messrs. R. Miller, C. Todd, W. Murray, G. Moses, N. Wenzel, C. Hamilton, R. Gilmore, F. Cranston (Shire Engineer) T. Sheave (President, Richmond Chamber of Commerce).

Apologies: Councillor I. McEwan, Messrs. J. Milne, G. Rhodes, T. Biggs.

IT WAS RESOLVED THAT the apologies be accepted.
Moved - Clr P. Dunn, Mr N. Wenzel.

A welcome was extended to Mr Ted Sheave, President of the Richmond Chamber of Commerce.
Moved - Mr W. Murray, Mr G. Moses.

Minutes of Last Meeting: IT WAS RESOLVED THAT the Minutes of the meeting held on Tuesday, 5th July, 1983 be confirmed.
Moved - Mr W. Murray, Mr G. Moses.

Site Inspection: Report of the site meeting on Tuesday, 19th July, 1983.
IT WAS RESOLVED THAT the report be received.
Moved - Mr C. Hamilton, Mr R. Miller.

Correspondence:

Outwards -
(i) Invitation to Scout & Guide Groups to participate in tree planting scheme on Sunday, 25th September, 1983.
(ii) Invitation to Services Clubs to participa in tree planting scheme on Sunday, 25th September, 1983.
(iii) Details of Council letter to Prospect County Council power requirements for are

Inwards -
(i) A. Biggs, overall planning of park.
(ii) Council file note acquisition of land fro State Rail Authority.

IT WAS RESOLVED THAT the correspondence be received.
Moved - Clr P. Dunn, Mr N. Wenzel.

Tree Planting: The arrangements for the tree planting on Sunday, 25th September, 1983 were discussed and it was proposed that people meet at the Clarendon end of the park.

...

Overall Planning of the Area:

Bikeway/Walkway

IT WAS RESOLVED THAT plans and specifications for the walkway/bikeway track be prepared.
Moved - Mr R. Miller, Mr N. Wenzel.

Consideration to be given to width, surface finish, costs location of bridges.

2nd Car Park

IT WAS RESOLVED THAT the construction be undertaken utilising natural materials e.g. gravel surface and that report detailing alternative be provided.
Moved - Clr P. Dunn, Mr N. Wenzel.

Display Sign

IT WAS RESOLVED THAT the Council be requested to move the sign forward to a site behind the fence along the roadside on the eastern side of the car park at the Richmond end.
Moved - Mr G. Moses, Clr P. Dunn.

RacecourseRd and Land to West of Hayes Bros. 22 Windsor Street.

The Shire Engineer requested the Committee to give consideration to inclusion of the traffic island at Racecourse Road and the area to the west of Hayes Bros in the park development.

IT WAS RESOLVED THAT the Bi-Centenary Park Committee prepare plans for the development of these areas for inclusion in the park.
Moved - Clr P. Dunn, Mr N. Wenzel.

Improvement of wetland area

The Shire Engineer requested the Committee to give consideration to the improvement and further development of the wetland areas.

The matter was referred to the Horticultural sub-committee for a report.

Area for Disabled

The President advised that Tony Biggs has indicated that the H.A.C. are prepared to adopt the development of the area as a student project.

IT WAS RESOLVED THAT the H.A.C. be requested to undertake the development of the Area for the Disabled.
Moved - Mr R. Miller, Mr N. Wenzel.

Childrens Playground

IT WAS RESOLVED THAT a sub-committee of G. Moses, N. Wenzel and C. Todd be formed to investigate the development of the Childrens Playground and type of park furniture to be provided in the park.

....

General Business: Mr W. Murray suggested that every consideration should be given to utilisation of the recourses of the H.A.C. where possible.

Date of Next Meeting: Tuesday, 18th October, 1983 at 7.30 pm at Council Chambers.

The meeting terminated at 10.09 pm.

.....
Chairman

W.S.R.O.C.

REGION MEETING # 4, 1983

REGION MEETING HELD ON FRIDAY, 15TH JULY, 1983
AT 7.00 P.M., AT BAULKHAM HILLS SHIRE COUNCIL,
SHOWGROUND ROAD, CASTLE HILL

MINUTES

Present:

Ald. R. Kluin (Chairman) (Penrith)
Cllr. H. West (Baulkham Hills)
Cllr. S. Rutter (Baulkham Hills)
Cllr. B. Mullane (Baulkham Hills)
Ald. K. Bali (Blacktown)
Ald. J. Lynch (Blacktown)
Ald. D. March (Blue Mountains)
Ald. R. Williams (Blue Mountains)
Ald. D. Turtle (Fairfield)
Cllr. J. Horrex (Hawkesbury)
Ald. R. Downing (Holroyd)
Ald. A. Ezzy (Holroyd)
Ald. D. Syme (Liverpool)
Ald. C. Knowles (Liverpool)
Ald. B. Prudames (Parramatta)
Ald. C. Worthington (Prospect)

Mr. B. Pullinger (Baulkham Hills)
Mr. D. Johnson (Blacktown)
Mr. R. Fennell (Blue Mountains)
Mr. F. Elliott (Fairfield)
Mr. R. Rawson (Hawkesbury)
Mr. B. Edwards (Holroyd)
Mr. D. Mead (Liverpool)
Mr. R. Muddle (Parramatta)
Mr. C. Haynes (Penrith)
Mr. M. Kitcher (Prospect)

Mr. D. Perlgut (W.S.R.O.C.)
Mr. J. Horinek (W.S.R.O.C.)
Mr. J. Huxley (W.S.R.O.C. Group Apprentices)
Ms. M. Maclean (W.S.R.O.C.)
Ms. E. Evans (W.S.R.O.C.)

Ald. G. Cook (Holroyd)
Mr. J. Crawford (Office of Special Employment)
Mr. D. Adrigan (Penrith)
Ms. Wendy Sarkissian
Prof. Clare Cooper Marcus (University of California, Berkeley)
Ms. R. Gurr (Department of Environment and Planning)
Ms. B. Gapps
Ms. M. Innis (Parramatta Advertiser).

1. APOLOGIES

MOVED that apologies be received from Cllr. A. Knight (Hawkesbury), Ald. F. Oliveri (Liverpool), Ald. K. Dwyer (Penrith), Ald. R. Elliott (Parramatta), Ald. J. Newnham (Prospect), Ald. K. Dunn (Fairfield), Ald. R. Pinchen (Fairfield), Ald. R. Donovan (Fairfield), Mr. B. Long (Penrith), Mr. M. Webber (Blacktown), Mr. M. Davis (M.J. Davis Corporate Group), and Mr. A. Cadman, M.P. (Member for Mitchell).

Cllr.H. West/Cllr. S. Rutter
CARRIED.

2. CONFIRMATION OF MINUTES OF MEETINGS HELD ON 6TH AND 27TH MAY, 1983

MOVED that the Minutes of the Region Meetings held on 6th and 27th May, 1983 be confirmed.

Ald. A. Ezzy/ Ald. R. Downing
CARRIED.

Cllr. B.A. Mullane, President, Baulkham Hills Shire Council, welcomed delegates and guests to the Shire of Baulkham Hills. He commended W.S.R.O.C. on its dedication and efforts and said he felt more publicity was required for W.S.R.O.C. in putting more pressure on State and Commonwealth Governments in getting more funds. He said Councils in the Region were involved in extra activities, and have the land and services available for people. He mentioned the good work of the Promotions Programme and WSROC Group Apprentices.

Cllr. Mullane emphasised the need for WSROC to stand together as a team, working together to build up something which is recognised by the Government. He also made a brief mention of Westfest and requested that member Councils get together to make the Festival a magnificent success which would be another "feather in the cap" of Western Sydney.

Cllr. Mullane regretted his inability to stay till the end of the meeting as he had to attend a Sportsman Of The Year Award function.

The Chairman and delegates thanked Cllr. Mullane for his welcoming address.

3. FINANCIAL AND ADMINISTRATIVE MATTERS

(a) Financial Matters

(i) General Fund Operating Statement

(ii) Employment Development Trust (Promotions) Fund Operating Statement.

MOVED that the General Fund and Employment Development Trust (Promotions) Fund Operating Statements be received.

Ald. D. Turtle/Cllr. J. Horrex
CARRIED.

(b) Administrative Matters

(i) Council Contributions to W.S.R.O.C.

MOVED that the system whereby each WSROC member Council pays equal membership fees be continued.

Cllr.H. West/Cllr. S. Rutter
CARRIED.

MOVED suspension of business matters to hear Mr. J. Crawford, Director, N.S.W. Office of Special Employment [Business Item 5(b)].

Mr. Crawford addressed the meeting. He said the Premier had created the Office of Special Employment after the Economic Summit and gave it two functions: firstly, to develop employment schemes, and secondly, to manage special employment programmes of the State and Commonwealth Governments.

The Office includes three schemes: The State Government Training Programme, the State Youth Corps and Local Government employment schemes now running in their second year. In addition they took over the Wage Pause programme and will be involved in the management of the Community Employment Programme (C.E.P.). The Commonwealth Government has targetted the C.E.P. to the long term disadvantaged unemployed. Priority is to be given to those who have been disadvantaged in the past, i.e. certain migrant groups, aboriginal people and women. Recruitment is done through the C.E.S. The funds for these projects will be divided up across regions in the State. The projects are required to be labour intensive and will be expected to be worthwhile projects.

Local Government will get much greater share of these funds and it will be likely that Local Government will get up to 50% of the new programme. New South Wales has to spend $86m of Commonwealth money this year which to Local Government will be about $40 to $50 m. He said when applications are called for Councils will be told they will have to look for 30% the cost of each particular project, and that this is a Commonwealth Government requirement which had been opposed by the State of New South Wales.

Cllr. Rutter queried whether any work had been done on the feasibility of the programme and how many people would be employed under this scheme.

Mr. Crawford said the expectations were for six months per job.

Ald. Worthington queried how many people were presently employed in Mr. Crawford's office and how many will be employed finally and whether the money used to set up the office had been taken from the employment programmes themselves.

Mr. Crawford advised that the office currently had approval for 30 people and at the moment they had about 20 people. The office had taken nothing from the programmes themselves. The Federal Minister has made an offer under the new programme of a minimum amount of money to cover administrative costs.

Ald. Ezzy queried how much liaison there was between Local Government and the new Office.

Mr. Crawford advised that his was not a bureaucratic department. A Consultative Committee which had been set up will act on the advice of regional groups as to priorities. In addition the department hoped to get enough staff to work closely with Local Government.

Ald. Prudames said that most of this programme catered for younger people and queried whether any consideration had been given to older people.

Mr. Crawford advised that 50% of this programme has to be for people over 25 years of age. This programme is not targetted solely for younger people.

The Chairman and delegates thanked Mr. Crawford for his address.

4. ADDRESS BY THE HON. JOHN BROWN, M.P., MINISTER FOR SPORT, RECREATION AND TOURISM, AND MINISTER FOR ADMIISTRATIVE SERVICES

The Hon. John Brown, M.P. addressed the meeting. He advised that Tourism was one of the biggest industries in the country; it was made up of hundreds of thousands of entrepreneurs. He mentioned that in Parramatta they were hoping to make John Macarthur's house a tourist attraction and in Wallgrove there were plans to construct a Disneyland. Current negotiations between Commonwealth and State Government were underway for releasing the land. He said he felt there was an absence of major sporting facilities in the area. There were also plans to build a major sporting facility in Homebush Bay, as exists in the U.S.A.

Ald. Williams queried whether Councils could go directly to the Minister for funding of sporting facilities.

The Minister said there was an opportunity for Councils to apply for funding through the job creation scheme. Money would be available in future years for local sporting facilities.

Cllr. Horrex queried whether more money could be spent on heritage buildings, could the Government extend any assistance for the restoration of historical buildings?

The Minister said he felt there was great potential in Macquarie Towns in this regard.

The Chairman and Delegates thanked the Minister for his address.

5. EMPLOYMENT

(a) Wage Pause Programme

MOVED that an analysis of the allocations of the Wage Pause funds to both local Councils and community groups in Western Sydney be prepared for discussion by W.S.R.O.C.

Cllr.H. West/Cllr. S. Rutter
CARRIED.

(b) Community Employment Programme

MOVED that:

(1) WSROC write to the Commonwealth Minister for Employment and Industrial Relations, the Acting Premier of N.S.W., and the Director of the N.S.W. Office of Special Employment, requesting that Western Sydney Councils be relieved of the 30% sponsor contribution on the basis of the extremely high levels of unemployment in the Region and the major financial difficulties faced by most Councils in the Region, and referring to:

(i) the two W.S.R.O.C. papers on local government finance (March and December, 1982) and the submission on "Unemployment and Job Creation in Western Sydney" which all extensively detail the financial difficulties of Western Sydney Councils;

(ii) Council budgets operate on the calendar year, which means that no allocations would have been made in 1983 for sponsor contributions to job creation schemes to be run by Councils.

(2) WSROC request the State and Commonwealth Governments (specifically the Acting Premier of N.S.W. and the Commonwealth Minister for Employment and Industrial Relations) to provide full funding for a three-year period so that local Councils in Western Sydney may employ "Economic Development Officers" to assist the Councils in the development and implementation of employment creation programmes within their local areas.

Cllr. H. West/Cllr. S. Rutter
CARRIED.

(c) Co-ordination of Employment Development Programmes in Western Sydney

MOVED that the report entitled "A Co-operative Structure for Economic and Social Development Programmes in Western Sydney" ~~be sent~~ to all W.S.R.O.C. Councils with a request for their response and comments, and to the W.S.R.O.C. Administrative Committee.

Ald. J. Lynch/Cllr. H. West
CARRIED.

(d) Commonwealth Government Involvement in Western Sydney

MOVED that:

(1) the W.S.R.O.C. secretariat prepare a report on Commonwealth Government involvement in Western Sydney in consultation with the appropriate staff from member Councils; and

(2) WSROC request the Minister for Administrative Services to advise as to when the Federal Government proposes to commence work on the Commonwealth Centre in Parramatta.

Ald. B. Prudames/Cllr. H. West
CARRIED.

(e) Submission on Unemployment Levels in Western Sydney

MOVED that:

(1) W.S.R.O.C. endorse the report "Unemployment Levels in Western Sydney", with the following changes to the recommendations on page 10 of the report:

(i) Recommendation 1 be for "all" people in Western Sydney;

(ii) Recommendation 3 be given a "high" priority; and

(iii) Specific examples be included within Recommendation 5 as to major regional improvements requested by W.S.R.O.C. over the last five years; and

(2) the report be submitted to the Acting Premier of N.S.W.; the N.S.W. Minister for Youth and Community Services; the N.S.W. Minister for Planning and Environment; the N.S.W. Minister for Industrial Relations; the N.S.W. Minister for Industrial Development and Decentralisation; the Director of the N.S.W. Office of Special Employment; the Director of the N.S.W. Departments of Youth and Community Services, Environment and Planning, Industrial Relations, and Industrial Development and Decentralisation; the Prime Minister, the Commonwealth Ministers for Industry and Commerce, Employment and Industrial Relations, Social Security and Territories and Local Government; the Directors of the Commonwealth Departments of Employment and Industrial Relations, Social Security, and Territories and Local Government; the N.S.W. Regional Director of the Commonwealth Department of Employment and Industrial Relations; as well as all Western Sydney Members of Parliament and all W.S.R.O.C. Councils.

Ald. J. Lynch/Ald. C.Worthington
CARRIED.

(f) W.S.R.O.C. Youth Employment Policies Project

MOVED that the WSROC Youth Employment Committee's decisions be endorsed, namely that the Project Officer should undertake work in four major areas over the next ten months:

(i) a major report on models for alternative economic and employment development;

(ii) a seminar arising out of the report;

(iii) technical assistance to local government, government departments and other organisations in Western Sydney on employment creation programmes; and

(iv) preparation of submissions on unemployment in Western Sydney for W.S.R.O.C.

Ald. J. Lynch/Cllr. S. Rutter
CARRIED.

(g) N.S.W. Post-Economic Summit Meeting

The Chairman made a verbal report to the meeting.

MOVED that the report be received.

Ald. J. Lynch/Cllr. H. West
CARRIED.

(h) Employment Creation Programmes and Western Sydney Councils

MOVED that a special meeting be held within the month and that member Councils be invited to send in reports before the meeting, on the problems they face on unemployment in their area.

Cllr. S. Rutter/Ald. J. Lynch
CARRIED.

(i) Commonwealth Employment Service Office in the Holroyd Council Area

MOVED that WSROC write to the Commonwealth Minister for Employment and Industrial Relations on the Council's behalf, as well as requesting the Minister for Administrative Services (the Hon. John Brown, M.P.) and Territories and Local Government (the Hon. Tom Uren, M.P.) and the local Federal Member of Parliament to take this up on behalf of the Council.

Ald. R. Downing/Ald. A. Ezzy
CARRIED.

6. TRANSPORT

(a) Western Sydney Planning and Development Committee

(i) Intermodal Ticketing

MOVED that:

(1) WSROC write to all Western Sydney State Members of Parliament requesting their assistance in promoting a pilot intermodal ticketing scheme in Western Sydney as a prelude to such a scheme becoming available throughout the region.

(2) W.S.R.O.C. write to the Minister for Transport calling to his attention the government's commitment to introduce the Intermodal Ticketing changes.

(3) that the Chairman's recent press release on the funding of bus services in Western Sydney be endorsed.

Ald. J. Lynch/Cllr. J. Horrex
CARRIED.

(ii) Express Train Services

MOVED that WSROC write to the Acting Premier, the Minister for Transport, the Chief Executive of the State Rail Authority, and State Members of Parliament in the Granville to Liverpool corridor requesting that express trains be instituted as a matter of high priority on the Liverpool via Granville route and that the State Government fully quadruplicate the rail line from Cabramatta to Liverpool so as to operationally enable better passenger train sevices on both South-western train lines.

Ald. J. Lynch/Ald. D. Syme
CARRIED.

(b) F-4 Freeway

MOVED that the Chairman's action be endorsed.

Cllr. S. Rutter/Ald. J. Lynch
CARRIED.

(c) Traffic Congestion in Castle Hill

Cllr. S. Rutter expressed great concern on this issue.

MOVED that:

(1) WSROC write to the Minister for Transport, seeking a deputation from W.S.R.O.C. to express concerns on this and other transport issues or to extend an invitation to the Minister to speak at a future WSROC meeting; and

(2) WSROC write to the Minister for Transport and the Minister for Roads supporting Baulkham Hills Shire Council's concerns and pointing out the regional significance of the matter because the main road link from Kurrajong and Bell to Parramatta and Sydney pass through Castle Hill.

Cllr. S. Rutter/Ald. J. Lynch
CARRIED.

(d) Second Sydnev International Airport

MOVED that, as this is an extremely emotive issue, this matter be deferred until after the promised visit to Western Sydney of the ~~Common~~wealth Minister for Aviation, the Hon. K. Beazley, M.P.

Ald. R. Williams/Ald. D. March
CARRIED.

(e) Joint Council Purchase and Operation of Mobile Weight Inspection Unit

The Executive Secretary/Regional Development Officer made a brief verbal report to the meeting.

MOVED that:

(1) WSROC write to all member local Councils and request them to consider the proposal and to advise Baulkham Hills Shire Council directly of their willingness to participate in the scheme as soon as possible; and

(2) Upon receipt of the necessary advice, each of the participating Councils be advised (by Baulkham Hills Shire Council) of the contribution required so that provision can be made in their 1984 budgets.

Cllr. S. Rutter/Cllr. H. West
CARRIED.

7. URBAN DEVELOPMENT

(a) Surplus Government Lands Policy

MOVED that WSROC write to the Minister for Planning and Environment and the Director of the Department of Environment ~~and Planning~~ requesting details of the procedures that will be adopted to implement the State Planning Policy and in particular:

(1) Seeking guarantees that consultation will take place with local authorities in all instances, and that the new policy will not disrupt the local environmental plans or other deemed instruments by the implementation of the new policy.

(2) Seeking advice as to the circumstances which form the basis of the decision by the Department to implement the new planning policy regarding zoning and in particular specific details of the consultation with local authorities before rezoning of the land.

(3) That the Department advise Councils as to the procedures to be implemented to ensure full public participation.

Ald. J. Lynch/Cllr. S. Rutter
CARRIED.

(b) Sub-division and Development Application Process Committee

Ald. R. Williams made a verbal report to the meeting on the progress of the Committee.

MOVED that Ald. R. Williams be requested to submit a report to the WSROC secretariat for circulation to member Councils, for ~~their information~~.

Ald. J. Lynch/Cllr. S. Rutter
MOVED.

(c) Flood-Prone Land

MOVED that this matter be dealt with by Delegates in Committee at the end of the Ordinary Business.

Ald. C. Worthington/Cllr. J. Horrex
CARRIED.

8. GOVERNMENT FINANCE

(a) Loan Borrowing Authority 1982/83

MOVED that the information be noted.

Cllr. S. Rutter/Cllr. H. West
CARRIED.

(b) Funding of Fire Services in Western Sydney

MOVED that the Secretariat prepare a report on these costs for presentation to a future Region Meeting as soon as possible.

Cllr. H. West/Ald. A. Ezzy
CARRIED.

9. COMMUNITY DEVELOPMENT

(a) WSROC Submission on Child Care

MOVED that if the proposal outlined in the W.S.R.O.C. Submission on Child Care is not acceptable by the State and Commonwealth

Governments, that W.S.R.O.C. request the special grants for construction of child care centres to be made directly to local Councils themselves.

Ald. J. Lynch/Cllr. H. West
CARRIED.

(b) Western Sydney Area Assistance Scheme (W.S.A.A.S.)

MOVED to receive and note the information.

Ald. D. Turtle/Ald. A. Ezzy
CARRIED.

(c) Community Use of Schools

Ald. D. March made a brief verbal report to the meeting.

MOVED that:

(1) background information on the Community Use of Schools Working Party be forwarded to the Minister for Education, for his information; and

(2) the Minister for Education be requested to send a representative from his department to sit on the Interviewing Panel for the Community Use of Schools Officer.

Ald. D. March/Ald. C. Worthington
CARRIED.

(d) Funding of Library Services

MOVED that:

(1) WSROC write to the Acting Premier of N.S.W. and the President of the Library Council of N.S.W. in support of Hawkesbury Shire Council's requests; and

(2) WSROC write to each of its member local Councils asking them for details of what funds they have sought and received from the Library Council over the past two years for use in a further submission to the State Government on the funding of Council Library Services in Western Sydney.

Ald. J. Lynch/Ald. D. Turtle
CARRIED.

10. HEALTH FUNDING

MOVED that WSROC write to the N.S.W. Minister for Health thanking him for his active continuation of moves to increase the number of hospital beds in Western Sydney.

Cllr. J. Horrex/Ald. R. Downing
CARRIED.

11. TOURISM

MOVED that the information be noted.

Cllr. J. Horrex/Cllr. H. West
CARRIED.

12. WSROC PROMOTIONS PROGRAMME

MOVED that:

(1) WSROC write a letter to Mr. M. Davis thanking him for his participation in the M.J. Davis Apprentice of the Year Award;

(2) WSROC sponsor an Apprentice of the Year Award in 1984 on similar lines as the M.J. Davis Award with member Councils contributing towards the expenses of this Award, if necessary; and

(3) WSROC endorse the "Evaluation of the Promotions Program" with the addition of the resolution to employ a professional fund raiser on a temporary basis and that this "Evaluation of the Western Sydney Promotions Program" be sent to the Minister for Industrial Development and Decentralisation and the Director of the Department of Industrial Development and Decentralisation and a copy sent to the Acting Premier for his information.

Ald. J. Lynch/Cllr. H. West
CARRIED.

13 W.S.R.O.C. GROUP APPRENTICES

Mr. John Huxley, Manager, WSROC Group Apprentices, made a verbal report to the meeting. Mr. Huxley thanked the Councils for their assistance in temporarily employing W.S.R.O.C. apprentices.

MOVED that the information be noted.

Ald. J. Lynch/Ald. A. Ezzy
CARRIED.

14. OTHER BUSINESS

(a) Retirement of Mr. R. Findley, Town Clerk, Liverpool City Council

MOVED that W.S.R.O.C. send Mr. Findley a letter of appreciation for his services with and on behalf of W.S.R.O.C. and that W.S.R.O.C. congratulate Mr. D. Mead on his appointment as the new Town Clerk of Liverpool City Council.

Ald. J. Lynch/Ald. D. Syme
CARRIED.

(b) Appointment of Ald. Fay Lo Po as Chairperson of the Womens Advisory Council of N.S.W.

MOVED that W.S.R.O.C. write to Ald. Lo Po congratulating her on this appointment.

Ald. J. Lynch/Cllr. S. Rutter
CARRIED.

(c) Alternate Representative on the Board of Directors of WESTIR

MOVED that Ald. B. Prudames (Parramatta City Council) be appointed as an alternate representative on the Board of Directors of WESTIR.

Ald. J. Lynch/Cllr. J. Horrex
CARRIED.

(d) Workers Compensation for Hawkesbury Shire Council

Mr. Rawson reported that Hawkesbury Shire Council had recently been given approval to become a self-insurer for Workers Compensation, the smallest authority ever to be given this approval.

15. NEXT MEETING

The next Region Meeting will be held on Friday, 16th September, 1983 at 7.00 p.m. at Blacktown City Council, Flushcombe Road, Blacktown.

The Chairman thanked Baulkham Hills Shire Council for hosting the meeting and supper and closed the meeting at 10.50 p.m.

Donald Perlgut
Executive Secretary/
Regional Development Officer.

R. Kluin
Chairman.

DP:EE

W3:1-10

W. S. R. O. C.

SPECIAL REGION MEETING

HELD ON FRIDAY, 19TH AUGUST, 1983 AT LIVERPOOL CITY COUNCIL CHAMBERS AT 7.00 P.M.

MINUTES

MICROFILMED

Present:

Ald. R. Kluin (Chairman) (Penrith)
Cllr. H. West (Baulkham Hills)
Ald. D. Turtle (Fairfield)
Ald. D. Donovan (Fairfield)
Ald. R. Pinchen (Fairfield)
Ald. R. Downing (Holroyd)
Ald. D. Syme (Liverpool)
Ald. C. Worthington (Prospect)

Mr. B. Pullinger (Baulkham Hills)
Mr. D. Johnson (Blacktown)
Mr. L. Wilson (Holroyd)
Mr. D. Mead (Liverpool)
Mr. R. Swords (Parramatta)
Mr. B. Long (Penrith)

Ms. M. Maclean (WSROC)
Mr. J. Horinek (WSROC)
Ms. E. Evans (WSROC)

Ald. N. Short (Mayor) (Liverpool)
Ald. J. Durant (Liverpool)
Ald. C. Conway (Liverpool)
Mr. J. Crawford (Liverpool)
Mr. W. Mantle (Liverpool)
Mr. J. Scott-Murphy (Fairfield)
Mr. R. Wiley (Fairfield)
Mr. R. Killingley (Holroyd)
Mr. C. Myers (Holroyd)
Mr. S. Knowles, M.P., (Member for Ingleburn)
Mrs. M. Knowles
Mrs. F. Turtle
Mr. J. Imrie (Premier's Department)
The Hon. J. Kerin, M.P. (Federal Minister for Primary Industry and Member for Werriwa).

1. APOLOGIES

MOVED that apologies be received from Cllr. S. Rutter (Baulkham Hills), Ald. J. Lynch (Blacktown), Ald. K. Bali (Blacktown), Mr. M. Webber (Blacktown), Ald.D. March (Blue Mountains), Ald. R. Williams (Blue Mountains), Ald. P. Quirk (Blue Mountains), Mr. R. Fennell (Blue Mountains), Ald. K. Dunn (Fairfield), Mr. F. Elliott (Fairfield), Cllr. A. Knight (Hawkesbury), Cllr. J. Horrex (Hawkesbury), Mr. R. Rawson (Hawkesbury), Ald. A. Ezzy (Holroyd), Ald. F. Oliveri (Liverpool), Ald. R. Elliott (Parramatta), Ald. B. Prudames (Parramatta), Mr. R. Muddle (Parramatta), Ald. K. Dwyer (Penrith), Ald. J. Newnham (Prospect), Mr. M. Davis (M.J. Davis Corporate Group), Mr. K. Rowley (Dalgety), Mr. G. Paciullo, M.P. (Member for Liverpool).

Ald. D. Turtle/Ald. R. Downing
CARRIED.

Ald. N. Short, Mayor, Liverpool City Council welcomed the delegates and guests to the City of Liverpool. He commended W.S.R.O.C. and its delegates on their good work. He said he was pleased to be able to be present for the meeting which was on the two important issues for local government: employment and flood-prone land.

The Chairman and delegates thanked Ald. Short for his welcoming remarks.

2. FLOOD-PRONE LAND

MOVED that in view of the contentious nature of this subject and the further report soon to be completed by the Department of Environment and Planning, this item be discussed in Committee at the end of the ordinary business.

Ald. D. Syme/Ald. R. Downing
CARRIED.

MICROFILMED

3. EMPLOYMENT

(i) Opening remarks from the Chairman

The Chairman made a brief verbal report. He outlined W.S.R.O.C.'s involvement with employment development projects over the last few years. He stressed that Local Government needs to continue to have a role in employment development in the Region. This will have to be done in conjunction with other levels of Government. An integrated economic strategy for the Region is needed which will include more infrastructure to create jobs. He emphasised the necessity of WSROC's support in principle for one regional project which is job creating and lasting.

(ii) Presentation from each Council on Council's involvement and desired involvement in employment activities

Delegates from Penrith City Council, Liverpool City Council, Fairfield City Council, Blacktown City Council, Holroyd Municipal Council, Baulkham Hills Shire Council and Parramatta City Council presented their Councils' reports to the meeting.

Mr. B. Long (spokesperson for Penrith City Council) expressed concern that government employment schemes only provide short-term employment. There were some benefits for those employed and for Councils to build needed community facilities but large scale, long-term unemployment was not touched. The possibility of new schemes with longer term effects was raised, specifically, in tourism, venture capital through Western Sydney Employment Assistance Fund, and, and stimulation of the building industry. Local government needed funding to embark on other such schemes.

Ald. Pinchen stressed that the 30% contribution required from all participants in the Community Employment Programme (C.E.P.) would severely hamper the ability of Western Sydney Councils and community groups to take advantage of this programme.

Ald. Turtle commented that the metal trades industry was the worst affected employment area in Western Sydney and that this needed consideration as well as the building industry.

Ald. Short (spokesman for Liverpool City Council) emphasised the high level of unemployment (currently 20.5% of the labour force) in Liverpool and the Council's activities in response. The Council saw the need for an Employment Development Officer and was seeking full funding for the position. The Council is also a joint tenderer for the building of a State Office Block in Liverpool, a development project which could have a significant impact on the local economy. The Council sought exemption from the 30% C.E.P. contribution and special consideration under the Commonwealth Revenue Sharing Grants and in the allocation of loan funds so that it could more fully participate in employment development schemes.

Ald. Syme added that Liverpool City Council also supported the local Job Access Committee which worked closely with the Commonwealth Employment Service on local employment issues.

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Mr. Johnson (spokesperson for Blacktown City Council) outlined Blacktown City Council's current involvement in employment programmes. He outlined the need in community employment programmes for adequate provision to be made for management services, provision of supervisory staff, etc. He suggested that if capital funding was provided for community buildings for the provision of childcare centres, youth centres, etc. that this would have a spin-off effect in the employment of staff for those centres, as well as the staff involved in erection of the centres. Blacktown City Council had also requested that future programmes include provision not only for youth unemployed but for adult unemployed who were also severely affected in the Western Sydney Region.

On the positive side, Blacktown City Council would be shortly launching a new industrial promotions programme and it was also hoped that the State and Federal Governments' office building programme to take place in the future, would lead to more opportunities for office work in the West where people had been disadvantaged in the past because of the lack of adequate transport facilities.

Ald. Syme asked how Blacktown City Council had funded the new child care centres they recently built. Mr. Johnson replied that Council had contributed the land and some capital costs and had received some grants from State and Federal Government programmes.

The Chairman then read a letter from the Hon. R. Willis, M.P., Minister for Employment and Industrial Relations, which congratulated WSROC on the quality of their reports on employment issues and sought a meeting with the Region to discuss the C.E.P.

Mr. Wilson (spokesperson for Holroyd Municipal Council) outlined the Council's involvement in Special Council Employment Scheme and other programmes. He suggested that Council could jointly

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develop government surplus lands rather than have them sold off.

Ald. Turtle (spokesperson for Fairfield City Council) pointed out that Council would like to participate in a regional development plan which emphasised economic and employment planning. The Council would like to see improved transport links, a more diverse business community, improved educational resources and a greater public awareness of the issue of unemployment in Western Sydney. The main problem with the C.E.P. guidelines was the 30% contribution which would hamper Council's ability to develop innovative projects and which could discriminate against community groups with no funds. Concern was also expressed that the 50% labour component for projects will make it difficult for Councils to use C.E.P. funds to construct needed community facilities.

Ald. C. Worthington (spokesperson for Parramatta City Council) outlined the Council's involvement in job creation schemes. He expressed concern that the short-term nature of the jobs created further demoralised the people employed under these programmes. It would be better if these people could be leaders in a second round of schemes so that they could gain more from the programme and the Council would reap the benefit of training them.

Cllr. West (spokesperson for Baulkham Hills Shire Council) pointed out that government employment generation schemes were only part of the solution to unemployment. Financial stimulus was also needed for industrial and commercial ventures, particularly to small business to achieve some measure of economic strategy. Council has formed a committee to analyse employment problems in the shire and to devise a possible means of promoting local employment opportunities through the C.E.P.

The reports from Councils were tabled at the meeting, together with reports from Hawkesbury Shire Council and Blue Mountains City Council.

MOVED that the key points in the Councils' submissions be summarised for inclusion in the Agenda for the next Region Meeting to be held on 16th September, 1983.

Ald. R. Downing/Ald. D. Syme
CARRIED.

(iii) Local Government Employment Projects in Other States.

The Youth Employment Policies Project Officer, Mr. Josef Horinek gave a brief overview of some projects he recently visited in Victoria and South Australia, where he collected information on ten job-creation projects for a report-in-preparation on Models for Job Creation.

Mr. Horinek spoke about four of the projects observed:

(1) Heidelberg City Council - open space reclamation;

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(2) Sunshine City Council - community services employment;

(3) Salisbury City Council - induction programme for Council employment; and

(4) Self-Employment Ventures Scheme and Self Employment Training Programme, South Australian Government.

He observed that the success of these programmes derived partly from the Councils' willingness to commit their resources to the project's development, conduct and administration. All the projects also had a comprehensive training programme so that participants got the maximum benefit from the scheme. The cost per job created for the Councils' projects was between $17,000 and $19,000.

Finally, Mr. Horinek suggested that, given the Commonwealth Government commitment to the conduct of the Community Employment Programme for the next three years, Councils could try to design their projects to accord with the full time frame, and integrate the shorter-term employment of participants into the longer time-frame. He also advised that the closing date for the first round of Local Government submissions to the C.E.P. would be October 21, 1983. Mr. J. Crawford (Office of Special Employment) expected projects to commence approximately three months later, which would fall in Councils' 1984 budget period.

(iv) Address by the Hon. J. Kerin, M.P. Minister for Primary Industry and Member for Werriwa

The Minister thanked the Chairman for the opportunity to address the meeting. He commended WSROC on the papers they produced and said that he used them whenever possible. He made particular mention of the recent submission on Child Care. He remarked that it was good to see the Region discussing unemployment issues at the local level. He talked about the problems the Federal Government had had in framing this year's budget faced with a $8.3m deficit. His experiences as a Minister had shown him how difficult it was to make major economic changes at a Federal level. He encouraged WSROC to continue to work at a regional level to improve their conditions.

Ald. Pinchen expressed the Council's concern over the 30% contribution to the C.E.P.

The Minister said he was aware that Western Sydney Councils would have more difficulty finding the funds for this contribution. He was not informed as to why it was set at 30% but he would make enquiries.

Ald. Syme expressed concern that this year's Commonwealth Revenue Sharing grants to member Councils would not be at the level they had originally expected.

The Chairman and delegates thanked the Minister for his address.

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MOVED that:

(1) as the level of unemployment in Western Sydney exceeds the number in both the Hunter and Illawarra regions combined, Western Sydney Councils are unable to finance 30% of the community employment programme projects to enable those projects to be significant enough to have any real impact on the level of unemployment in the region; therefore, W.S.R.O.C. emphasizes the need for the Commonwealth Government and where appropriate, the State Government, to waive the requirement for Western Sydney Councils to contribute 30% of the cost of projects to be submitted for funding under the community employment programme, including roadworks.

(2) The importance of the Commonwealth Government fully funding for a three year period the employment of economic development officers by Western Sydney Region Councils be again emphasized, as these persons will ensure not only the success of the community employment programme in having a real impact on unemployment in the region but will enable Councils to gain a co-ordinated approach to this major problem involving community groups and major industries and smaller businesses in the Private Sector within the indvidual Councils' areas of operation.

Ald. D. Syme/Ald. D. Turtle
CARRIED.

4. FLOOD PRONE LAND

MOVED that the meeting be adjourned for supper and that Ald. C. Worthington (Parramatta), in view of another engagement tonight, be heard before supper.

Cllr.H. West/Ald. C. Worthington
CARRIED.

Ald. Worthington spoke of the strong public feeling in his ward about the current handling of properties designated flood-prone and the need for some action to assist the owners' of such properties and the Councils.

The meeting adjourned for supper at 9.50 p.m.

The meeting re-commenced at 10.30 p.m. Cllr. H. West and Ald. Worthington conveyed their apologies as they had to leave for other engagements.

In view of the fact that there was not a quorum at this point in the meeting, the following resolutions should now be confirmed at the next Region Meeting to be held on 16th September, 1983.

5. TENTH ANNIVERSARY OF W.S.R.O.C.

MOVED that the W.S.R.O.C. secretariat organise a function to be held late in 1983 to mark the Organisation's Tenth Anniversary.

Ald. R. Downing/Ald. D. Turtle
CARRIED.

6. OTHER BUSINESS

(a) Demise of Mr. Keith Willis

MOVED that a letter of condolence be sent to the family of the late Mr. Keith Willis, former Town Clerk of Parramatta City Council.

Ald. D. Turtle/Ald. D. Donovan
CARRIED.

7. NEXT MEETING

The next Ordinary Meeting of the Regional Organisation will be held on Friday, 16th September, 1983 at Blacktown City Council Chambers, (5th floor), at 7.00 p.m.

Madi Maclean
Acting Executive Secretary/
Regional Development Officer.

/ee
W3:7-13

Alderman Ralph Kluin
Chairman.

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THE PROSPECT COUNTY COUNCIL

CAPITAL WORKS CARRIED OUT FOR THE MONTH OF JULY, 1983.

JOB NO.	DESCRIPTION	PERCENTAGE COMPLETED.

SHIRE OF HAWKESBURY

(a) CAPITAL WORKS:

WG3108	Mulgrave Rd., Mulgrave, H.V. Exten.	40%
WG3225	Bells Line of Road, Bilpin, L.V. Exten.	100%
WG3227	St. James Cres., Vineyard, L.V. Exten.	20%
WG3313	Terrace Road, Freemans Reach, Sub.	100%
WG3316	Hillcrest Rd., Yarramundi, Sub.	100%
WG3317	George St., Windsor North, Sub.	100%
WG3318	West Market St., Richmond, P/M Sub.	60%
WG3319	Redbank Road, North Richmond, Sub.	100%
WG3321	Boundary Rd., Glossodia, Sub.	25%
WG3320	Upper McDonald Rd., Upper McDonald, Sub.	80%
WG3502	Keda Circuit, North Richmond, S/L Exten.	100%

Report of meeting of the Country Mayors' Association held at the Local Government Centre on 1st September, 1983 and attended by Councillors J.J.Horrex & G.G.Michael.

Minister Bedford addressed the meeting. The Minister stated that a decision to select a site would be at least 10 months and the Federal Minister Beazley indicated by way of information that it could be at least 18 months.

It is obvious that the Federal Government's decision to not build the close parallel runway at Mascot puts the need to find a second site for an International Airport, but the Minister indicated that there would have to be a detailed environmental impact that would have to take into consideration the sites on the grounds of safety, compensation, employment, access roads, engineering, and all environmental and climatic matters, and following all the public submissions and after the site is selected, then they would have to look at the questions of maintenance, access to the site, high standard roads, upgrading of rail, flood mitigation, and assistance to Local Government for loss of rates. However, it was made clear, and this is in respect of the MANS Studies, it could be 12 years before a site is acquired, and up to 15/16 years before it is operational or developed.

Mr. Freland, Secretary, Department of Transport addressed the meeting and forwarded technical information that confirms that in the short term it is necessary and imperative that the close parallel runway, that was rejected by the present Federal Government, needs to be built to cater for Sydney's increased airport use.

Mr.Nick Greiner, State Opposition Leader, made it very clear to the meeting that the State Opposition was clearly opposed to siting a second International Airport in the Sydney region and he qualified this as being west to Campbelltown and north to the Hawkesbury River. He stressed that in response to any environmental study of the sites mentioned in the MANS Study would not stand up to environmental analysis.

The Country Mayors Association resolved that generally advocates the establishment of the parallel runways at Mascot for the short term, in the long term the State and Federal Governments get on with its responsibilities in respect to a site and that an early decision be made.

In summary, Mr. Freland mentioned the Minister may set up International Airport Consultative Committees, Local Airport Committees,and Study Field Committees to endeavour to overcome the public's acceptance to airports and at this stage these are only considerations.

Mr.Freland also mentioned that Richmond does not meet the glide slope standard and for that reason Richmond could not house a second International Airport.

Mr.Max Stapleton from the Parallel Runways Committee also addressed the meeting and confirmed the need to establish the parallel runways at Mascot.

Clr.J.J.Horrex

September 2, 1983.

YOUTH RECREATION OFFICER'S REPORT - AUGUST 1983

1. Vacation Activity Centres.

Council is conducting five Vacation Activity Centres throughout the Shire during the current Spring school holiday period. As the holidays are still in progress it will not be possible to quote attendance figures until the next report. The Youth Recreation Officer has regularly been visiting Centres to help staff with problems and has noted that numbers have been good at the Windsor South and Hobartville Centres (often 50 plus each day). Glossodia Activity Centre is having the particularly interesting activity of a Giant Papier Mache Maze. This is being constructed by children from the various Activity Centres under the supervision of Frederick Chepeaux, a Community Artist.

2. Hawkesbury Shire Council, Vacation Programme, Spring 1983.

Following the Youth Recreation Officer's Report is a copy of Council's Spring 1983 Vacation Programme. Two thousand copies of the programme were distributed to local primary schools and every school in the Shire received a copy for use in school newsletters. The response to all advertised activites has been quite good.

Fun Day: A Council organised "Fun Day" was held at Cattai State Recreation Area on Thursday 1st September. Over 100 children and some parents attended the day which provided activities including face painting, barbecue lunch, new games, bushwalking and horse riding.

A cricket coaching clinic is to be held on 8th and 9th September with the highlight being a visit to Windsor Library to view the Sheffield Shield which will be on display.

3. Children's Week.

Preparation is underway for Council organised activities for Children's Week to be held during 22nd - 29th October, 1983. A craft day of candle and puppet making will be held at Hawkesbury Agricultural College.

4. Sport and Recreation Capital Assistance Programme 1983/84.

Application forms and information sheets are now available for Council, sporting and recreation organisations interested in applying for the Department of Leisure, Sport and Tourism Capital Assistance Programme.

Applications from Community groups are to be forwarded to Council by Friday 14th October, 1983. Council will then provide local priority ratings in respect of each application received and submit all applications to the Parramatta Office of the Department of Leisure, Sport and Tourism on or before Friday 18th November, 1983.

The following information has been provided by the Department of Leisure, Sport and Tourism as a guide to the types of projects which may attract assistance:

* In general, at least 50% of the total cost of the project will need to be raised by the local organisation concerned.

* Requests for retrospective funding, maintenance costs, running costs, equipment and salaries will not be considered.

* Priority will be given to areas where need is greatest.

Marguerite Sander,
Youth Recreation Officer.

HAWKESBURY SHIRE COUNCIL
VACATION PROGRAMME
SPRING 1983

VACATION ACTIVITY CENTRES

Organised by Hawkesbury Shire Council in conjunction with N.S.W. Department of Leisure, Sport and Tourism.

Venues & Dates:	Hobartville Primary School	29th August to 9th September
	Windsor South Primary School	29th August to 8th September
	McMahons Park, Kurrajong	29th August to 2nd September
	Oakville Primary School	5th September to 9th September
	Glossodia Community Centre	5th September to 9th September

Time : 9.00 a.m. to 3.00 p.m.

Cost : FREE

Requirements : Lunch, morning and afternoon tea

Activities : Arts, crafts, games, excursions and bushcraft

PAPIER MACHÉ MAZE

Venue : Glossodia Community Centre

Date : 5th to 9th September

Time : 9.00 a.m. to 3.00 p.m.

Contact : Hawkesbury Shire Council's Community Arts Officer, Mrs Ellen Manning on (045) 77 4822.

FUN DAY

Venue : Cattai State Recreation Area

Date : Thursday, 1st September

Cost : $1.70 ($3.00 extra for horse riding)

Activities : B.B.Q., New Games, Bushwalking and horse riding

CRICKET COACHING CLINIC

Venue : McQuade Park, Windsor

Date : Thursday, 8th September and
Friday, 9th September

Time : 9.00 a.m. to 3.00 p.m.

Cost : $8.00 per day

Requirements : Bat, pads, gloves, white gear

Age : Under 10 competition cricketers and over

Coach : Bill Madden and other highly qualified coaches. A bowling machine will be present.
A highlight of the Clinic will be the visit to Windsor Library where the Sheffield Shield will be on display.

FREE CHILDREN'S FILMS

Venues : Windsor and Richmond Libraries

Dates : Yet to be confirmed

Contact : Michelle Nichols on (045) 77 3357

COLO WILDERNESS MOBILE RESOURCE UNIT - HOLIDAY PROGRAMME

Mon, 29th - Wednes, 31st Aug.	Blaxlands Ridge Schoolhouse Phone 76-1263 Cost $1 - Bring a packed lunch & drink & wear old clothes
(BBQ lunch please - bring your own meat)	
Thurs, 1st - Fri, 2nd Sept.	9.30 to 3.30 - McGraths Hill
Monday, 5th Sept.	Roller Skating - Windsor 1 - 4 p.m. Cost $2.50 Lunch and games in McQuade Park followed by skating
Tuesday, 6th Sept.	Bushcraft and Games at Waratah Park, Bilpin Wear old clothes and walking shoes Cost $1.50
(if raining, we will go to the Bilpin Hall)	
Wednes, 7th Sept.	Glossodia Hall - Cost $1.50 Helping to make an amazing maze'
Thurs, 8th Sept.	Movies, at Richmond and lunch in the Park Cost $3.00
Saturday, 10th Sept.	Colo Wilderness Gala Country Fair Blaxlands Ridge Schoolhouse, Blaxlands Ridge Road 10 a.m. - 2 p.m. Contact Mrs. Tanner 76-1297 or Mrs. Warner 67-1137 for more information

For further information on COLO WILDERNESS ACTIVITIES phone Mrs. Manning 77-4822, or Jill 75-5325 evenings

UNDER THE BIG TOP — Bible and Craft Club

Venue:	=	Kurrajong Baptist Church, Kurrajong Road, Kurrajong
Date:	=	5th - 9th September, 1983
Time:	=	9 a.m. - 12 noon
Age:	=	5-12 years
Cost:	=	50 cents per child each day, family rate - $1
Contact:	=	Pastor Grahame Bones (045) 73-1743

COUNCIL DOES NOT TAKE BOOKINGS

CAMP

Venue:	=	Wisemans Ferry
Date:	=	29th Aug - 2nd Sept. 1983
Activities:	=	canoeing, rafting, rock climbing, rappelling, camp fires
Contact:	=	Castle Mountain Camps, The Manager (045) 66-4366

COUNCIL DOES NOT TAKE BOOKINGS

OTHER VACATION PROGRAMMES

N.S.W. Department of Leisure, Sport and Tourism; Other Local Council areas.

FOR BOOKINGS AND ENQUIRIES, PLEASE CONTACT HAWKESBURY SHIRE COUNCIL'S YOUTH RECREATION OFFICER, MARGUERITE SANDER, AT THE REV. TURNER COTTAGE, GEORGE STREET, WINDSOR, PHONE (045) 77-4822

COMMUNITY ARTS OFFICER'S REPORT - AUGUST 1983.

The following promotions are being organised and the progress of preparation is as follows:-

1. Melbourne Philharmonic Orchestra (16th September).

Advertising is being continued in Hawkesbury Press, Farm and Garden, The Guardian, Blacktown and Penrith local press by way of paid advertisements and press releases. Promotional material is also being used by 2KA as part of Carnivale. The concert is featured as part of Carnivale in a Hawkesbury Press supplement due to be published on 7th September.

Ticket sales were slow, Mr. Fred Fernandez has been contacting business interests in the area and encouraging them to form parties to attend the concert.

2. Macquarie Towns Acquisitive Art Exhibition (21-17th October).

Advertising has commenced in Hawkesbury Press, Sydney Morning Herald, Art Network, Potters Society Newsletter and Craft N.S.W. Entry forms are still being distributed.

3. Creative Writing Workshops (6-13th August).

These were funded by the Premier's Department and completely booked out. Following the success of these workshops, a free workshop from the Women Writers Association of Australia has been organised for 8th October, and the Hawkesbury Creative Writing Group has been formed. This Group has met with the local press and Richmond Players for the purpose of producing writers' corner in the press, and for providing scripts for Players' workshops.

4. Sunday Afternoon Concert (4th September).

As this was funded by the Music Board of the Australia Council, free tickets were distributed, with compliments of the Council, to the following - Senior Citizens Centre, Combined Pensioners, Community Aid, St. John of God Hospital, Rehabilitation Centre, Tuesday and Friday Friendship Clubs.

5. Carnivale '83 (10-18th September).

Performers in Carnivale week have been funded by the Premier's Department. Paid advertising has also been supplied by the Premier's Department to local press and 2KA. Hawkesbury Press are to produce a supplement containing details of programmes during the week. the programme is as follows:-

9th September onwards - Exhibition of paintings by Greg Hansell
10th September - Country Fair at Blaxlands Ridge Schoolhouse, organised by Colo Wilderness Mobile Resource Unit
10th & 11th September - Pioneer Run by Macquarie Towns Rod and Custom Club
11th September (Sunday) Windsor Lions Club Fun Run
15th September (Thursday) Junior members of Hawkesbury District Band playing jazz in Windsor and Richmond Shopping Centres
16th September (Friday) Melbourne Philharmonic Orchestra
17th September (Saturday) Windsor Rotoract Raft Race Procession
17th September (Saturday) Ethnic Night at Macquarie Towns Folk Club
18th September (Sunday) Windsor Rotoract Raft Race
18th September (Sunday) Preservation Society's Colonial Picnic

Various broadcasts during the week on 2VTR-FM

6. Papier Mache Maze.

Construction has begun of a papier mache maze in conjunction with the Vacation Activity Programme at Glossodia. When completed, this will go to Glossodia School to be used on future occasions.

7. Artist-in-Residence, Wayne Hutchins.

Wayne is at present working on a portable demountable display for the Bush Fire Brigades for promotional purposes at Shows, Open Days, etc. He is liaising with the Engineering Department for the next project to be undertaken, which is the beautification of the lane leading to Woodhills car park.

8. Macquarie Towns Festival 1984.

Contact has begun with community groups for participation in the Festival.

9. Colo Wilderness Mobile Resource Unit.

Funding applications for 1984 have been completed and sent to Department of Youth and Community Services and Community Arts Board. Vacation programmes are being held at Blaxlands Ridge and McGraths Hill for the first week of the school vacation, and excursions have been arranged for the second week. The Committee is completing arrangements for the Country Fair to be held at the schoolhouse on 10th September.

Ellen Manning
Community Arts Officer.

COMMUNITY PROJECT OFFICER'S REPORT - AUGUST 1983

1 - WESTERN SYDNEY AREA ASSISTANCE SCHEME.

a. Funding Allocations -

Representations have been made to the Premier and Deputy Premier to increase the allocation of funds in the Scheme to $2,000,000 per annum to allow for the affects of inflation since 1979 when the Scheme was first introduced. It was also suggested that $750,000 be ear-marked for Council projects which are applicable to the guidelines.

b. Profile Presentation Day -

The Community Project Officer gave a verbal presentation on the needs of the Hawkesbury Shire Community and Council to the Regional Priority Rating Committee on the 11th August. The importance of Council's role in the development of community services and facilities was emphasized along with the value of W.S.A.A.S. in facilitating this process. Mention was also made of the most significant Social trends in the Shire over the past 12 months such as increasing unemployment (currently at 20.5 per cent of the workforce) and related problems of a welfare nature.

2 - CHILDREN'S SERVICES PLAN.

Work is almost complete on the five year plan for children's services in the Shire. The plan outlines the existing level of children's services in the Shire, standards for the provision of children's services, provides comparative information on children's services needs in the Shire and recommends the provision of services. The plan will be examined by the next Management Executive Committee.

3 - SENIOR CITIZENS ANNUAL ELECTION.

On the 19th August the Community Project Office assisted with the election of Office Bearers and the Senior Citizens Committee.

4 - FUNDING FOR COMMUNITY TRANSPORT GROUPS.

Funding is currently being considered for community transport projects such as the Hawkesbury Community Transport Group through the Department of Youth and Community Services. This funding will facilitate work already completed in the Shire to improve transport services. Investigations are underway to improve services in Richmond and Pitt Town.

Peter McVay,
Community Project Officer.

SHIRE PLANNER'S REPORTS.

ITEM 3: ADJUSTMENT OF BOUNDARIES LOT 7, D.P. 248337 AND PART LOT 6, F.P. 977276, BRAHMA ROAD, NORTH RICHMOND - J.W. & K.L. DESMOND. DA16/83, S83/13.

ITEM 15: DEVELOPMENT APPLICATION PROPOSING RELOCATION OF BOUNDARIES INVOLVING SUBDIVISION - SLOPES ROAD, NORTH RICHMOND - R.K. CAMBRIDGE ON BEHALF OF C. & J.M. CARLSTROM. 487/82.

363 RESOLVED on the motion of Councillor Rose seconded by Councillor Horrex that consideration of these items be deferred pending consideration of item 6 of the Deputy Shire Planner's Report.

See Minute No. 395.

ITEM 11: PROPOSED SUBDIVISION - NORTH RICHMOND RESIDENTIAL RELEASE AREA. DA72/83.

364 RESOLVED on the motion of Councillor Dunn seconded by Councillor Buttsworth that approval be granted to the proposal to create 6 lots fronting Grose Vale Road of 4,000m^2 with 3 lots containing areas of 19.5 hectares and 17.6 hectares subject to conditions placed upon the approval by the Shire Planner and that Council request the Department of Environment and Planning to allow a first stage residential release in the area of around 100 lots. Further that the allotments be relocated within the area that can be supplied by services and subject to the Planner discussing the exact location with the subdivider.

ITEM 17: EXTRACTIVE INDUSTRY - COLO RIVER - BATE WALLS PTY. LIMITED. 68A/10/78, 68A/11/78, 68A/518/79.

Moved by Councillor Rotherham seconded by Councillor McEwan that a Deed of Agreement not be entered into and that in view of the environmental damage already caused by the land based extraction and the unknown environmental consequences of a river based extraction and in respect of recent legal opinion Council engage the services of a Senior Counsel and take immediate action in the appropriate Court to stop the land based extraction and to prevent a river based extraction being approved.

365 An amendment was moved by Councillor Rose seconded by Councillor Michael that Council reject the offer to exchange land based extraction for river based extraction and the action taken in seeking Senior Counsel's legal opinion be confirmed.

The amendment was carried.

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

366 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that the Development Committee's Report dated 30th August, 1983 as recorded on Pages 1 to 10 of the Minutes of the Development Committee be adopted with the exception of:

DEVELOPMENT APPLICATIONS.

Item 5: Adese Pty. Ltd. - Lot 2, D.P. 572313 - No. 81 Bathurst Street, Pitt Town - Erection of Shops, Offices and Flats.
Item 9: Rescrete Industries Pty. Limited - Lot 1 D.P. 516470 Railway Road, North Mulgrave - Installation of Hollow Core Wall Panel Factory.

SHIRE PLANNER'S REPORTS.

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Item 9: Rescrete Industries Pty. Limited - Lot 1 D.P. 516470 Railway Road, North Mulgrave - Installation of Hollow Core Wall Panel Factory.

SHIRE PLANNER'S REPORTS.

ITEM 3: ADJUSTMENT OF BOUNDARIES LOT 7, D.P. 248337 AND PART LOT 6, F.P. 977276, BRAHMA ROAD, NORTH RICHMOND - J.W. & K.L. DESMOND. DA16/83, S83/13.

ITEM 15: DEVELOPMENT APPLICATION PROPOSING RELOCATION OF BOUNDARIES INVOLVING SUBDIVISION - SLOPES ROAD, NORTH RICHMOND - R.K. CAMBRIDGE ON BEHALF OF C. & J.M. CARLSTROM. 487/82.

363 RESOLVED on the motion of Councillor Rose seconded by Councillor Horrex that consideration of these items be deferred pending consideration of item 6 of the Deputy Shire Planner's Report.

See Minute No. 395.

ITEM 11: PROPOSED SUBDIVISION - NORTH RICHMOND RESIDENTIAL RELEASE AREA. DA72/83.

364 RESOLVED on the motion of Councillor Dunn seconded by Councillor Buttsworth that approval be granted to the proposal to create 6 lots fronting Grose Vale Road of 4,000m^2 with 3 lots containing areas of 19.5 hectares and 17.6 hectares subject to conditions placed upon the approval by the Shire Planner and that Council request the Department of Environment and Planning to allow a first stage residential release in the area of around 100 lots. Further that the allotments be relocated within the area that can be supplied by services and subject to the Planner discussing the exact location with the subdivider.

ITEM 17: EXTRACTIVE INDUSTRY - COLO RIVER - BATE WALLS PTY. LIMITED. 68A/10/78, 68A/11/78, 68A/518/79.

Moved by Councillor Rotherham seconded by Councillor McEwan that a Deed of Agreement not be entered into and that in view of the environmental damage already caused by the land based extraction and the unknown environmental consequences of a river based extraction and in respect of recent legal opinion Council engage the services of a Senior Counsel and take immediate action in the appropriate Court to stop the land based extraction and to prevent a river based extraction being approved.

365 An amendment was moved by Councillor Rose seconded by Councillor Michael that Council reject the offer to exchange land based extraction for river based extraction and the action taken in seeking Senior Counsel's legal opinion be confirmed.

The amendment was carried.

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

366 RESOLVED on the motion of Councillor Rose seconded by Councillor Buttsworth that the Development Committee's Report dated 30th August, 1983 as recorded on Pages 1 to 10 of the Minutes of the Development Committee be adopted with the exception of:

DEVELOPMENT APPLICATIONS.

Item 5: Adese Pty. Ltd. - Lot 2, D.P. 572313 - No. 81 Bathurst Street, Pitt Town - Erection of Shops, Offices and Flats.
Item 9: Rescrete Industries Pty. Limited - Lot 1 D.P. 516470 Railway Road, North Mulgrave - Installation of Hollow Core Wall Panel Factory.

Councillor McEwan stated that he had received representations from several people in regard to the operation of the boat ramp and collection of fees. He stated that the suggestion has been made that some type of coin operated boom gate be installed for the use of those people wanting to use the facility.

Shire Engineer for report.

Councillor McEwan stated that he had received representations regarding times of operation of the Rest Centre, and particularly the availability of the toilets.

The Shire Clerk referred to the problems being experienced by residents adjoining the Howe Park toilets in regard to vandalism and other reasons and stated that a report would be submitted to Council regarding the provision of new toilets in the Macquarie, Kable and Fitzgerald Street parking area, and the possible demolition of the toilets in Howe Park. He stated that it was proposed that adequate signposts would be placed in Howe Park, that toilet facilities would be available in the Macquarie Street parking area 24 hours a day. He stated that it was not possible to leave the toilets in the Rest Centre open during weekends as this would encourage vandalism because the toilets were contained within the building.

Councillor McEwan referred to numerous representations from ratepayers who had received a valuation of their property and asked if there was any way in which Council could make representations to the Government.

COMMITTEE'S RECOMMENDATION

COUNCIL MAKE REPRESENTATIONS to the Government to have the base figure qualified for land tax to be elevated.

Councillor Rose asked if the Shire Clerk could submit a report to the next Ordinary Meeting regarding the salary and gradings etc. of Council's Ordinance Inspectors.

The Shire Clerk advised that a report would be submitted.

Councillor Sullivan asked if the Shire Clerk had received any notification when the new Tourist Promotion Officer would be commencing duties.

The Deputy Shire Clerk advised that subject to satisfactory personal accommodation arrangements the officer would commence duties on 12th September.

Councillor Sullivan asked if the Hawkesbury Tourism Committee could be informed that the date of the next meeting will be 20th September.

The Deputy Shire Clerk advised that this would be done.

Councillor Buttsworth asked if an investigation could be carried out of the prices charged at the Rest Centre for meals etc. He stated that some of the prices are below cost.

The Shire Clerk advised that the prices are constantly being reviewed and the prices would be again investigated.

The meeting terminated at 4.42 p.m.

Report of the Meeting of the Works Committee held at the Council Chambers, Windsor on Tuesday, 30th August, 1983 commencing at 9.33 a.m.

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

An apology for absence was received from Councillor A.L. Knight, and was accepted.

WORKS COST STATEMENT

The Works Cost Statement to 31st July, 1983, be received and the revised estimates of cost be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

ITEM 1: (File F84/5)

CORRESPONDENT: LANDS OFFICE

SUBJECT: PERMISSIVE OCCUPANCY 1983/3 WINDSOR

Forwarding an offer of Permissive Occupancy 1983/3 Windsor over a section of the Hawkesbury River, with an attached diagram, for the purpose of exploratory studies prior to extraction being authorised.

Advising that the proposed extraction has been referred to the Department of Mineral Resources, the Public Works Department and the National Parks and Wildlife Service, with eventual approval for extraction being subject to consent from these authorities as well as the ability to obtain Development Consent for the proposal within the two (2) year time limit of the Permissive Occupancy.

S.E. REPORT

The above correspondence follows discussions with the Metropolitan Surveyor regarding the extension of the Permissive Occupancy in the Hawkesbury River adjacent to Cordners Corner.

The existing Permissive Occupancy, together with the further Permissive Occupancy, is displayed at this meeting, the additional area being approximately 20 ha. The cost of the application is $70.00 and the annual rental has been established at $1000 for the period of two years, wherein the appropriate consents are to be obtained from the Department of Mineral Resources, Public Works Department and National Parks and Wildlife Service, as well as development consent of Council.

Recommendation

That the offer of Permissive Occupancy 1983/3 Windsor be accepted and applications be made for the consent of the Department of Mineral Resources, Public Resources, Public Works Department and National Parks and Wildlife Service, together with the application for the development consent of this Council for the extension of extracts at Cordners Corner for an additional 20 ha.

The costs associated with these applications to be charged against the operation of the Cordmers Corner sand plant.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File E74/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - DRUMMOND & MILEHAM STREETS - SOUTH WINDSOR

Detailing proposed improved street lighting in the above nominated location and referring it for Council's consideration and subsequent advice on the action required.

Improvement will involve installation of one (1) 125 watt mercury fluorescent lantern and the replacement of one (1) existing 160 watt blended lantern with a 150 watt sodium high pressure lantern all on existing wood poles, representing a total annual charge increase of $149.24. No capital contribution will be required.

S.E. REPORT

The proposal provides for significant upgrading of the lighting in the area. As no capital contribution is required, it is considered that the proposal should be implemented.

Recommendation

That the lighting scheme for improved lighting at Mileham and Drummond Streets be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File A7/20, T225, M130/16)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: SHIRE OF HAWKESBURY. MAIN ROAD NO. 184 - WINDSOR ROAD. PROVISION OF PEDESTRIAN SIGNALS AT THE JUNCTION OF MAIN ROAD NO. 181 - PITT TOWN ROAD, MCGRATHS HILL

Referring to previous correspondence with Council concerning the provision of pedestrian signals at the subject intersection and advising that there are existing signalised pedestrian crossings at this site and therefore no further action is required on this matter.

Works 13/9/83

S.E. REPORT

Provision of a footpath has been made between Mulgrave Road and the signals to allow pedestrian traffic safe access to the signals. The Department of Main Roads have also been requested to repaint the road markings.

As vehicles are pulling onto the footpath to allow occupants to use the public telephone, action to have the phone relocated would provide further improvement.

Recommendation

That Telecom be requested to relocate the public telephone in Windsor Road near Mulgrave Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File A7/5, E74/1)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: REVISION OF LIGHTING PROGRAM - PITT TOWN

Expressing concern that street lighting is not adequate in Pitt Town and needs upgrading. Requesting that Council apply to Prospect County Council for a revision of the Lighting Program for Pitt Town.

S.E. REPORT

An inspection of the area shows that street lighting is deficient in Liverpool Street, Eldon Street, Buckeridge Street and the south eastern end of Wellseley Street.

Recommendation

That Prospect County Council be requested to provide a lighting scheme for the following streets at Pitt Town: Liverpool Street, Eldon Street, Buckeridge Street and the south eastern end of Wellesley Street for Council's consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Works 13/9/83

ITEM 5: (File E74/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: IMPROVED STREET LIGHTING - GEORGE ROAD, WILBERFORCE

Forwarding a plan detailing proposed improved street lighting in the above nominated location for Council's consideration and advice.

The proposed improvement will involve the installation of three (3) 40 watt fluorescent lanterns on existing wood poles, representing a total charge increase of $190.32. The required capital contribution will be $60.00.

S.E. REPORT

The proposal is for the provision of street lights along the part of George Road, Wilberforce, east of Coburg Road. The area is residential and lighting is normally provided. With due regard to containment of expenditure within the 1983 vote for street lighting, it is proposed that the proposal be listed for consideration in the 1984 vote.

Recommendation

That the proposal be further considered after adoption of the 1984 Estimates.

COMMITTEE'S RECOMMENDATION

THE IMPROVED STREET lighting scheme for George Road, Wilberforce be approved.

ITEM 6: (File C51/7, C51/8)

CORRESPONDENT: P & C ASSOCIATION - WILBERFORCE PUBLIC SCHOOL
KEVIN ROZZOLI MP - MEMBER FOR HAWKESBURY

SUBJECT: INGRESS/EGRESS TO WILBERFORCE SHOPPING CENTRE

Pointing out that the entry and exit to the new Wilberforce Shopping Centre are both situated on George Road and that the Primary School and Pre-School Kindergarten are also situated on George Road, thus creating potential danger to the children.

Requesting that the new Shopping Centre ingress and egress be located in King Road, or if this is not possible, that the ingress only be in George Road with egress onto King Road.

Requesting that, if it is necessary to locate either or both entrances in George Road, that the following be considered:

(a) provide a pedestrian crossing for the School and Pre-School to share;
(b) a traffic warden to assist the children across the road before and after school;
(c) a flat, graded, sealed footpath that would enable the children to keep off the road;

(d) a bus bay;
(e) "no parking" signs for the bus zone.

Also advising that particularly in wet weather the footpath area is very dangerous because it becomes muddy and slippery.

S.E. REPORT

In consideration to the requirements for a shopping centre at Wilberforce, a report was presented by the Shire Planner to Colo Council in August 1979 detailing the needs for commercial development to serve the area. This report examined the suitability of the current site for commercial purposes and provided the information required for the development control plan prepared for the area.

The NSW Planning and Environment Commission in consideration of the plan advised concurrence by letter of 7 July 1980, subject to:

"2 Pursuant to Clause 56 of Interim Development Order No 3 Colo, the Commission concurs in the Development Control Plan (Council's File No 915, Scale 1:500), subject to:-

(a) the deletion of the traffic access points on Singleton and King Roads;

(b) the provision of public roadway 20m wide by 30m length at the George Road access; and

(c) the provision of public roadway 20m wide by 30m length near the south-eastern corner of the site with access to King Road.

3. By way of comment it is advised that the aesthetic appearance and pedestrian movement could be improved if the landscaping strip is mounded to a height of not less than 1m, preferably 1 & 1/2 to 2m."

Subsequently, action was taken to have the access from King Road to remain part of the development.

Since this date, expansion of the Wilberforce residential area has continued as anticipated subject to the redevelopment of the Council office following amalgamation for use by the National Parks and Wildlife, the Council LERN unit and the establishment of the Wilberforce Pre-School. Entrance to this complex is 35m to the north west of the access from George Road with the first gate to the school a further 30m along the street opposite Mayne Street. A plan of the facilities is displayed at this meeting.

It appears that the correspondents do not realise that access to the area is from both King Road and George Road. It is considered that this will result in a traffic pattern where:

(a) a significant percentage of the village traffic will utilize the George Road entry;

(b) traffic from the Ebenezer area and returning to Wilberforce from Windsor will predominantly utilize the King Road access;

(c) traffic from the north (Singleton Road) is anticipated to enter from George Road with a higher volume of traffic turning left out of the shop site to gain access onto Singleton Road;

(d) George Road is to be utilised as access to the shops during a flood period.

Further improvement to the area may be achieved with control of traffic through formalisation of the bus stop by erection of signs, provision of a "No Parking" zone on the south eastern side of George Road between the shop access and Mayne Street with trimming of a Grevillia species growing on the footpath, installation of a flagged school crossing and reconstruction of the footpath on the school side between Hanover Street and the vehicular entry to the school. Adjustment of services and construction of a retaining wall at the property boundary may be necessary.

Recommendation

That the correspondents be advised that access to the area is available from George and King Roads, that the matter be referred to the Local Traffic Committee for investigation and that action be initiated to provide for reconstruction of the footpath in George Road between Hanover Street and the Pre-School vehicular entry.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-722, S196/12)

CORRESPONDENT: KURRAJONG P & C ASSOCIATION - KURRAJONG PUBLIC SCHOOL

SUBJECT: PROVISION OF ADDITIONAL PARKING

Advising that there are problems associated with inadequate parking available outside the school grounds, in particular, the congestion which is created between 3.00 and 3.15pm when parents are waiting for their children after school.

Requesting further parking be created or made available along Grose Vale Road.

S.E. REPORT

Parking restrictions are in force on the curve on Grose Vale Road adjacent to the school. No land is readily available for off-street parking with the best location for parking being to the south along Grose Vale Road. Extension of the kerb & gutter, footpath and sealing of the shoulder would improve existing conditions. Funds are not available at this stage for this work which should be listed for consideration when allocation of further funding receives consideration.

Recommendation

That the Kurrajong Public School P & C Association be advised that improvement of Grose Vale Road to upgrade the provision for parking has been referred for consideration in a future roadworks programme.

COMMITTEE'S RECOMMENDATION

THAT THE KURRAJONG Public School P & C Association be advised that improvement of Grose Vale Road to upgrade the provision for parking has been referred for priority consideration in a future roadworks programme.

Works 13/9/83

ITEM 8: (File R190/13)

CORRESPONDENT: RICHMOND COMMUNITY NURSING HOME

SUBJECT: LANE OFF MARCH STREET, RICHMOND AT REAR OF RICHMOND COMMUNITY NURSING HOME

"Because of excessive speed of drivers using this access to the adjacent Car Park, would the Council please take steps to limit this risk to Public Safety and indeed re-examine our previous requests to have this laneway closed.

The differing attitudes of semi-Government Authorities to Aged Care was brought home to me on a recent inspection of the Rotary Lachlan Home for the Aged in Toronto, Canada. There the Council had closed off a street adjacent to the property in Downtown Toronto and donated it to the home, value a conservative $1 million.

I await your reply with interest, rather than optimism."

S.E. REPORT

The existing lane surface has access to the rear of the commercial development including the car park area for Dr. Wu's development and forms part of the planned traffic facilities for Richmond. For these reasons it is considered that the lane should not be closed. It is noted that the Nursing Home has a property on each side of the lane and there could be some concern regarding the speed of vehicles travelling on this section of laneway, however, the speed could be reduced by the introduction of speed humps.

Recommendation

That the Richmond Nursing Home be informed that the lane off March Street, Richmond, traversing the rear of the Richmond Community Nursing Home is a necessary traffic facility in the Richmond commercial development and as such it is not proposed that the lane be closed, however, consideration will be given to the provision of speed humps to control the speed of traffic utilising this access route.

COMMITTEE'S RECOMMENDATION

THE SHIRE PRESIDENT and Shire Clerk discuss the proposal with representatives of the Richmond Community Nursing Home and that signs be erected to the effect that aged persons are crossing.

ITEM 9: (File 625-204)

CORRESPONDENT: HAWKESBURY DISTRICT CRICKET ASSOCIATION

SUBJECT: ADDITIONAL WICKET AT COLBEE PARK FOR 1983/84 SEASON

Advising that following advice from Council that approval has been given to construct two practice wickets at the above park, and stating that a competition wicket is more urgently required at Colbee Park (on the Australian Rules Field). Requesting that the funds allocated for the two practice wickets be re-directed into a normal concrete wicket on the Australian Rules ground for the 1983/84 season.

Works 13/9/83

S.E. REPORT

Council at its meeting held on 12th July, 1983 resolved that two practice wickets be erected at Colbee Park at an estimated cost of $4,000. The Hawkesbury District Cricket Association sees more value in the provision of a single full size concrete wicket rather than the two half practice wickets for the coming cricket season. Discussions have been held with the representatives of the users of the Colbee Park, that is the Oakville United Soccer Club and the Hawkesbury Junior Australian Football Club and Mr. R. Bayliss, representing the Hawkesbury District Cricket Association Junior Club, arising from which it has been established that use could be made of the field utilised for Australian Rules football without conflicting with the proposed use of the adjoining soccer field by the Oakville Soccer Club. In fact two junior size cricket fields could be accommodated on the larger football field.

Recommendation

That the approval given by Council for the construction of two half size concrete practice wickets with synthetic covering estimated to cost $4,000 be deleted and in lieu thereof substitute the construction of a full size concrete wicket with synthetic surface sited on the Australian Rules football field at Colbee Park and such construction to be effected for the 1983/84 cricket season from funds previously allocated to the construction of the half size practice wickets.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File A7/23, C51/25)

CORRESPONDENT: UPPER HAWKESBURY POWER BOAT CLUB

SUBJECT: SPECTATOR FEES

Seeking permission to charge a spectator fee on all club days with the current charges remaining, i.e. $2.00 club days and $4.00 major race days. Included in this is a percentage of gate takings donated to Council which also pays for use of the public ramp by the Club on major race days.

S.E. REPORT

The Upper Hawkesbury Power Boat Club have utilised the Governor Phillip area for some considerable time as the basis of their Club activities and it is considered that permission could well be granted for this request.

Recommendation

That permission be granted for:-

1. The setting aside of an area for the use of the Upper Hawkesbury Power Boat Club on the river side of the access road leading to the launching ramp.

2. Permission to charge fees on the following basis -

   (a) $2.00 per adult as spectators entering on to that area, only, set aside for the Club use;

   (b) $4.00 per adult on the occasions where Council by resolution approves the closing of the Governor Phillip Park to the public.

3. On those occasions where the Governor Phillip Park is closed to the public and charges made for admission with 30% of the gate takings being donated to Council to assist in its expenses of providing facilities and maintaining the area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File 625)

CORRESPONDENT: N.S.W. REGIONAL PAINT HORSE CLUB

SUBJECT: LAND FOR USE AS CLUB ACTIVITIES

Advising that their Club has been using land leased by the Hawkesbury Agricultural College at Scheyville for the past six years but have now found that their future is no longer secure on these premises and the charges for the use of the land have become extreme for a Club their size.

S.E. REPORT

All reserves under Council control suitable for the use requested are currently under maximum use and no other land is available.

Recommendation

That the New South Wales Paint Horse Club be informed that Council regrets that it has no land suitable for the equestrian events as requested.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and the Club be asked to contact the Hawkesbury District Show Association.

ITEM 12: (File A7/1)

CORRESPONDENT: RICHMOND UNITING CHURCH LADIES FELLOWSHIP

SUBJECT: ARTS & CRAFTS DISPLAY

Advising that they will be conducting a street stall in the C.W.A. Hut in Richmond Park on Saturday morning 22nd October, 1983 and requesting permission to conduct an Arts and Crafts display at the same time on tables to be set up in Richmond Park.

Works 13/9/83

S.E. REPORT

The adjunct of an Arts and Crafts display in conjunction with the street stall in Windsor Street, Richmond at Richmond Park would create a focal interest providing a form of enjoyment to the shopping populous on this Saturday morning and should such be successful this will probably be a forerunner of similar charitable functions in the future.

Recommendation

That the Richmond Uniting Church Ladies Fellowship be given permission to utilise that part of Richmond Park adjoining the C.W.A. Hut for the display of Arts and Crafts for the morning of Saturday, 22nd October, 1983.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 3176W)

CORRESPONDENT: VINES PONY CLUB

SUBJECT: FINANCIAL ASSISTANCE

Expressing disappointment at Council's decision not to assist financially with the Club's improvements and requesting Council to reconsider its resolution.

S.E. REPORT

Discussions had previously been held with representatives of the Club regarding the dusty surface of the Pony Club area situated in Old Stock Route Road. An irrigation system was devised which allowed the development to be carried out in two stages at an estimated cost of $20,700. The Pony Club advised that they were prepared to assist wherever possible and the estimated cost of the works which could be carried out by the Club was $7,000 leaving a net cost to Council of $13,700. The last payment of $3,702.31 was paid by Council during 1983.

At the meeting of 10th May it was resolved that the installation of the irrigation system and grass cover at the Vines Pony Club area, Old Stock Route Road, Oakville, be deferred for consideration in a future programme.

Council's funds have been totally committed at this time.

The Vines Pony Club have indicated that executive members would be present at this Committee to present their submission for the Committee's consideration.

Recommendation

1. That Council in any consideration must have regard to its current financial commitments wherein funds are not available for provision of additional equestriam areas at this time.

2. That representatives of the Vines Pony Club be permitted to address the Committee in regard to their submission for consideration.

Works 13/9/83

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File 665-122)

CORRESPONDENT: K.E. & J.G. duMOULIN

SUBJECT: ATTENTION TO RESERVE

Stating that some work has been carried out on the reserve opposite their residence in Avondale Road and requesting further tidying and restoration work to be done as follows:-

1. To clean up a large area of the reserve which was not included in the recent programme of work.

2. To remove all scrap metal, old car bodies and engines, drums, and corrugated iron.

Also recommending consideration to -

a) Fencing the entire road frontage of the reserve with four strand barbed wire with an access gate for Council trucks and fire engines.

b) Signposting to inform the public that it is not a public dump as there is currently quite a lot of public use made of this reserve.

c) Moving the dumping area further away from the road or flattened and buried on a weekly basis to alleviate the eye-sore that currently exists.

S.E. REPORT

The area referred to is a Reserve for Gravel Purposes and is utilised for the disposal of waste vegetative material from Council roadworks and tree maintenance. It is considered essential that the area remain for this purpose.

There are no funds available for further works in this area for 1983.

Recommendation

That provision be made in the 1984 Estimates for the construction of a single point access and routine maintenance of the reserve at an estimated cost of $7,000.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and signs advising that the Reserve is not a rubbish dump be installed as soon as possible.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. PITT TOWN PROGRESS ASSOCIATION - STREET LIGHTING. E74/1, R190, A7/5.

Requesting highway lighting (HSP sodium lights) on all main streets in Pitt Town. Also stating many streets in Pitt Town are dangerous and the need for the By-Pass still exists making these highway lights more necessary.

(S.E. - With regard to traffic route lighting installations, consideration will be given to the determination of Council's priority list for the further consideration of Council.

B2. DEPARTMENT OF MAIN ROADS - SHIRE OF HAWKESBURY. MAIN ROADS NOS 182 AND 503. INTERSECTION OF KING ROAD AND PUTTY ROAD, WILBERFORCE. M130/1

Advising that repairs will be carried out to the deteriorating road pavement at the above location as part of the Department's 1983/84 Maintenance Programme. Also, extra hazard markers will be erected to supplement the existing marker on the south east corner of this intersection.

Also stating that a major improvement to conditions at this intersection would be the lowering of the high crown in the road pavement with the effect of reducing the adverse crossfall for southbound motorists. However, preliminary inquiries indicate that public utilities may be located at a minimum depth below road pavement level.

Requesting that, prior to the Department undertaking further design investigations in this regard, Council advise of any proposals they may have for provision of kerb and gutter and shoulder sealing works at this location in the foreseeable future.

(S.E. - The information requested has been supplied.)

B3. DEPARTMENT OF MAIN ROADS, N.S.W. - BLACKTOWN DIVISION - M.R. 184 - BELLS LINE OF ROAD BETWEEN LITTLE WHEENEY CREEK AND KURRAJONG HEIGHTS. M130/16, T225.

Referring to Council's previous correspondence concerning representations by the N.R.M.A. concerning traffic conditions on Bellbird Hill and forwarding a copy of their reply to the Chief Traffic Engineer of the N.R.M.A. which states that the most suitable site for a Truck Parking Area is located 8km west of Bellbird Hill on a section of old road formation. Advising that sealing of its accesses and erection of signposting has recently been completed. Also advising that there are three sites on the downhill grade of Bellbird Hill that are suitable as emergency stopping areas only and two of these have been included in a Programme of Works, together with rhyolite asphalt resheeting of the length of the Hill for improved skid resistance, due for completion in September. Stating that centre lines are marked on Bellbird Hill in accordance with the usual standards of available overtaking sight distance and if these standards are reduced by eliminating double yellow centre lines it would create an increased accident potential on this heavily trafficked road and is not favoured.

(S.E. - This information confirms my verbal report to the Works Committee of 26th July.)

B4. DEPARTMENT OF MAIN ROADS - ROAD GRANTS ACT, 1982. CONSTRUCTION AND MAINTENANCE OF LOCAL ROADS IN 1983/84. R190/30, R190/32.

Advising that the requirements contained in the Department's publication "General Conditions of Assistance to Councils" for works on Rural and Urban Local Roads are based on the Roads Grants Act, 1974 and that this specifically excluded the use of Urban Local Roads funds for maintenance. However, the current Commonwealth legislation allows for such funds to be used for the construction and/or maintenance of Local Roads.

Council will be advised separately concerning changes to the "General Conditions of Assistance to Councils" for works on Rural and Urban Local Roads. These amendments will, however, include provision for the expenditure of Local Roads funds on maintenance along the following lines:-

> "Maintenance of Roads and Bridges.
>
> For Council areas outside the Western Division, an item for routine maintenance of roads and bridges may be included in a Local Road Programme, provided the amount does not exceed 5% in respect of rural areas, and the expenditure on maintenance is confined to roads which have been properly constructed to acceptable standards.
>
> In general, maintenance should provide for the retention of the road in its originally constructed state.
>
> After providing for routine maintenance works up to the extent required by Council and within the limits described above, the balance of funds available under the Programme is to be devoted to improvement items, reconstruction or construction works and specified maintenance works such as resheeting, resealing and major bridge repairs.
>
> Council's proposals should clearly differentiate between routine maintenance and other individual specified works since routine maintenance works are required to be completed by 30th June, each financial year."

(S.E. - Action will be taken to include appropriate maintenance and resealing items in future programmes.)

B5. McMAHON PARK COMMITTEE - 1983/84 ESTIMATES. 625-7, E77/2.

Submitting the following items for consideration for inclusion in the capital works for 1983/84.

1. Installation of a more permanent water supply system in order to support regular maintenance of the oval.

2. Installation of lighting on the northern side of the pavilion towards the boundary of the Park in order that the area may be utilised at night for sporting bodies. Advising that the Committee is currently endeavouring to secure two suitable power poles, however the lighting to be affixed thereto and the associated electrical work is beyond the finances of the Committee and Council assistance would be required.

3. Provision of additional lighting to light up the entire oval.

4. Repair work to the sealed roadway within the Park. Also suggesting consideration being given to either sealing the roadway right around the oval or, blocking off that part of the roadway on the southern end of the oval to stop it being used as a speedway. Suitably placed treated logs would probably be adequate.

5. Sealing or covering the area of ground immediately in front of and to the sides of the hall at the Park.

6. Replacing the existing cricket pitch, possibly with an artificial surface. The pitch is used by the Hawkesbury Cricket Club and local schools as well as other sporting bodies at weekends.

7. Installation of cricket practice nets and a soccer practice wall.

8. Requesting the area of some one acre annexed to the Park on the northern side be cleared and upgraded for use as part of the Park, possibly for netball or mini-soccer.

(S.E. - Costings will be made for the (8) items requested and referred for consideration of Council in the Estimates for 1984.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/13/4)

SUBJECT: RB LOWNDES. ROAD CLOSURE APPLICATION SPRINGWOOD ROAD. MR 570

Council at its Ordinary Meeting of 9 June 1982 resolved to raise no objection to an application to close an unused part of Springwood Road. The Lands Office have now referred to Council for consideration and report an objection to the closure lodged by Mr Jack Stafford of Yarramundi.

Mr Staffords objection reads:

> "Having regard to the present and continuing increase in the volume of traffic on this road and the DMR plans to link a bridge across the Nepean River to Springwood Road via Riverside Drive it would seem reasonable to expect and to make provision for a greatly revised geometry in the junctions of Springwood Road, Hillcrest Avenue and Riverside Drive.
>
> Obviously such a revised plan would require a greater ground area than is presently in use and even more would be required to overcome the present lack of sight distance on Springwood Road in both uphill approaches to the present junctions.
>
> It might be appropriate at this time to invite the DMR to state its intentions regarding this plan and the Board input could be of value in the decision making exercise of the Lands Office.
>
> My knowledge of this area, extending back over 20 years, (for nine of which I was a Councillor of Colo Shire) leads me to believe that the present situation, plus the additional traffic generated by the link road plan would have all the ingredients necessary for a frequent traffic accident location, and with respect I offer this objection to the application."

Works 13/9/83

In 1981 the Department of Main Roads advised the applicant that it had no objection to the closure of this section of road. The road reserve will have a minimum width of 40 metres after the proposed closure. The curve design speed for this road would have been 80 kph and the actual curve at this location exceeds the minimum requirement. Any increase in design standard would tend to move the road away from the proposed closure.

A plan showing the proposed road closure and the proposed bridge approaches is displayed at this meeting.

Recommendation

The Lands Office be advised that it is considered that no part of the road proposed to be closed is required for road purposes and that the relevant correspondence and reports be submitted to the Lands Office in support of this view.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File B28/10, 665-1816)

SUBJECT: ROBERTS CREEK ROAD, EAST KURRAJONG

Correspondence has been received from both East Kurrajong Bush Fire Brigade and Blaxlands Ridge Volunteer Bush Fire Brigade requesting the up-grading of the trail to enable fire fighting vehicles to negotiate this road and also to act as a fire break. East Kurrajong Bush Fire Brigade further states that the system of fire trails within the Shire is inadequate and that fire fighting units presently available are unable in all cases to use the fire trails that have been provided. Requesting Council's examination of the location, traffickability of the fire trails, and the capacity of fire fighting units to utilise such trails.

In regard to the major thrust for the up-grading of the Roberts Creek fire trail the estimated cost of this work is $5,000 where it is noted that the crossing of Roberts Creek would be by means of a ford. No funds have been provided in 1983 for this work and suggest that provision be made in the Estimates for 1984. It is noted that in the event of extreme bush fire danger this work could be undertaken as a matter of urgency at that time.

In regard to the provision of fire trails, hazard reduction and fire fighting equipment this aspect of bush fire control will be raised during 1984 as a follow on of Council's policy for prevention and suppression of bush fires. The initial policy document regarding the reduction of hazards in the development of lands should be available by the end of 1983.

Recommendation

That provision be made in the Estimates for 1984 of the amount of $5,000 for the up-grading of the fire trail located at Roberts Creek Road, East Kurrajong, and that the Blaxlands Ridge and East Kurrajong Bush Fire Brigades be advised accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File M130/24)

SUBJECT: SHIRE OF HAWKESBURY. COUNTRY MAIN ROADS FUND. TRUNK, ORDINARY MAIN AND TOURIST ROADS MAINTENANCE AND IMPROVEMENT PROGRAMME 1983/84.

Advices have been received from the Department of Main Roads of an offer of grant in the amount of $201,600 toward the Main Roads Maintenance and Improvement Programme 1983/84 for the following roads:

MR181 - Maintenance, including reseal 0.18km from Webbs Creek Ferry and gravel resheet 11.2 - 11.5km from Webbs Creek.

Total Amount $85,700

MR182 - Maintenance, including reseal 1.45 - 3km and 7.1 - 7.9km from MR503.

Total Amount 53,300

MR519 - Routine maintenance, including reseal of 3.0 - 3.5km, 5.4 - 5.5km, 5.6 - 5.7km and 12.2 - 13.8 from MR184.

Total Amount 62,600

The approved programme for 1982/83 amounted to $189,200.

Recommendation

That the offer of the Department of Main Roads for a grant of $201,600 for the Trunk, Ordinary Main and Tourist Roads Maintenance and Improvement Programme 1983/84 in accordance with the Department of Main Roads General Conditions of Assistance to Councils be accepted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-1822, 2250(W))

SUBJECT: RAILWAY ROAD SOUTH, VINEYARD - DEDICATION AND WIDENING

The reconstruction of Railway Road South is included in the 1982/83 Urban Local Road programme, to be completed this year. Prior to commencement of work, acquisition of approximately 1.05 hectares is required for road

purposes. A valuation has been obtained and discussions held with Mr Peare of NE Peare Pty Limited, the owners of the affected property. A plan of the affected land is displayed at this meeting.

Mr Peare has stated that the amount recommended by the Valuer, $1000, is inadequate for the area affected, but the company would settle for $2000, plus the cost of fencing and legal expenses to be borne by Council, plus spreading of any excess soil around a dam near the proposed road construction.

The major reason for the difference of opinion on value is that approximately 75% of the affected area is subject to a Right of Way and the Valuer considers that the effect of this is greater than the owner believes.

In view of the time constraints for completion of construction, the cost of further negotiation and valuation and the savings otherwise made due to the co-operation of the owners, it is considered prudent to pay the compensation the owners have sought. The land has been used as a public road for many years and is the only flood free access to Mulgrave.

Recommendation

1. A public road 15 metres wide be acquired through Lot 1, DP 66653 and Lot 1, DP 74436 being an extension of Railway Road South to Level Crossing Road.

2. Compensation be paid in an amount of two thousand dollars ($2000) plus legal and survey fees and cost of fencing.

3. The Common Seal of Council be affixed as necessary to the relevant documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File H107/2, 665-1932, R190/13)

SUBJECT: SALMON ROAD, SOUTH WINDSOR - RESUMPTION AND CLOSURE

The Housing Commission of NSW by notification in Government Gazette of 15 July 1983 resumed Lot 2 in DP 605115 which comprised a length of approximately 230 metres of Salmon Road northerly of Woods Road. The plan of the area is displayed at the meeting.

The area resumed forms part of the Housing Commission's Development of the area and part of the resumed area has been constructed as road.

Under Section 233 (5) of the Local Government Act, Council is entitled to claim compensation. Such compensation is limited to the capital sum expended by Council on construction of the road, plus cost of acquisition of the road plus cost of any services installed in the road. The section of road closed was a minimum standard gravel road, apparently constructed many years ago and the initial cost is unknown.

Works 13/9/83

The Housing Commission has advised Council that any claim for compensation should be lodged by 16 October 1983.

The residue of Salmon Road northerly from the section resumed to Ham Street is proposed to be closed in conjunction with the development of the Child Care Centre and the Tennis Court Complex.

The cost of establishing a legitimate claim for compensation would probably exceed the amount of the claim and in view of the proposed closure and acquisition by Council of the adjoining section of road, it is considered that no claim for compensation should be made.

Recommendation

1. The Housing Commission of NSW be advised that it is not intended to lodge a claim for compensation in respect of the resumption of Lot 2, DP 605115.

2. That application be made under the Public Roads Act, 1902 for the Closure and Purchase of an Unnecessary Road, being that part of Salmon Road between Lot 2, DP 605115 and Ham Street, and the Common Seal of Council be affixed to the relevant documents.

COMMITTEE'S RECOMMENDATION

1. COUNCIL SEEK THE payment of compensation in respect of the construction works on that part of Salmon Road to be closed.

2. That application be made under the Public Roads Act, 1902 for the Closure and purchase of an Unnecessary Road, being that part of Salmon Road between Lot 2, DP 605115 and Ham Street, and the Common Seal of Council be affixed to the relevant documents.

ITEM 6: (File G93)

SUBJECT: NAMING OF PARK - GEOGRAPHICAL NAMES ACT, 1966

Item 13 of the Shire Engineer's Report to the Ordinary Meeting held on 9th August, 1983 advised details of names assigned under the Geographical Names Act within the Shire.

The Reserve shown as Mileham Park has been known variously as Mileham Street Park and South Windsor Park and in regard to the naming of this reserve, Windsor Municipal Council at its meeting on 20th September, 1960 resolved that the reserve be named South Windsor Park. In view of these circumstances recognition should be made of the original intention of Windsor Municipal Council to the naming of this particular reserve as South Windsor Park.

Recommendation

That the Geographical Names Board be informed that Council objects to the assignment of the name of Mileham Park to Reserve bounded by Drummond Street, Mileham Street and Ham Street which by resolution of Windsor Municipal Council on 20th September, 1960, Minute No. 1049, was named South Windsor Park.

Works 13/9/83

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 665-731)

SUBJECT: REPLY TO QUESTION WITHOUT NOTICE FROM COUNCILLOR McEWAN
FOOTPATH ADJACENT TO RAILWAY - GEORGE STREET, WINDSOR

An inspection of the site shows an existing footpath width of approximately 750 mm however according to survey details the fence of Lot 2, D.P. 397662 is encroaching upon the road reserve by 600 mm. If the fence is relocated to its correct position the resulting footpath width will be approximately 1350 mm which is adequate for pedestrian traffic.

As there is a level differential between the footpath and the adjacent property it may be necessary to provide a retaining structure on the fence line. The estimated cost of the work is $1500.

Recommendation

1. The owners of the property Lot 2, D.P. 597662 be advised that their fence is encroaching on the road reserve and request that it be relocated to its correct alignment.

2. Upon completion of the fence relocation the footpath be restored to a condition suitable for pedestrian traffic.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-804)

SUBJECT: HERMITAGE ROAD Late report to this meeting S.E. Rept.

The section of Hermitage Road between Bells Line of Road (M.R. 184) and Mill Road has a length of 500 metres. This section is contained within a reserve width of 10 metres and has a narrow gravel pavement.

Apart from the narrow formation there are undesirable and hazardous traffic conditions at the following locations:-

1. Intersection with Bells Line of Road.

2. Narrow cutting at sharp crest, also on curve.

3. Blind junction with Mill Road.

In normal circumstances the construction of this length of road would be carried out for a cost of some $55,500. There are however circumstances abnormal in this instance, particularly in the nature of the junction of Hermitage Road and Bells Line of Road.

This junction occurs at the foot of a steep incline in Bells Line of Road where the sight distance is totally inadequate for the safe manoeuvre of vehicles using this junction, it is this aspect that has given rise to the main complaint of residents. To construct a bituminous surface in Hermitage Road, connecting to the formation of Bells Line of Road, the approval of the Department of Main Roads is necessary. For similar junction the Department has required the provision of adequate sight distance as well as the appropriate passing, acceleration and de-celeration lanes. The provision of sight distance will involve acquisition of land on both sides of the junction which affects two cottages on the south east corner. This property is currently for sale and the asking price is $65,000. The construction requirements would involve an expenditure of approximately $110,000.

The intersection of Mill Road with Hermitage Road has a high bank on the south eastern corner where benching will be required to promote a reasonable sight distance, this work associated with reinstatement of vehicular access to the new road formation is estimated to cost a further $15,000.

The all up cost is estimated at $245,000. No funds have been provided for this work.

Recommendation

1. THE PROPERTY ON the south eastern corner of Hermitage Road and Bells Line of Road be acquired when funds are available in a future roads programme.

2. This property information data be updated to notify the effect of road widening proposed on this land.

3. Funds for construction of Hermitage Road, including the junction of Bells Line of Road and Hermitage Road be included in a future road construction programme.

Mrs Vermeulen addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and the Shire Engineer submit a report to the next meeting concerning sight problems and a possible alternative.

ITEM 9: (File 625-214)

SUBJECT: HAM COMMON

Works were recently completed in the provision of a pedestrianway between Bourke Street and the Hawkesbury Tennis Centre. This work involved cleaning drains on that part of Ham Common adjacent to Hayes Bros. and whilst cleaning drains the area was cleared of blackberries and other weeds.

The area contains approximately 3/4 hectare and apart from a water hole, would form an attractive recreation area. Surplus material from the reconstruction of Windsor Street footpath is being placed in the water hole to raise the land to enable drainage to the railway viaduct. As this land forms part of Ham Common it is suggested that the area be included in the Bi-Centenary Project for development in conjunction with the remainder of Ham Common.

Recommendation

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 Bi-Centenary Project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File F81/2, F81/4, F81/6)

SUBJECT: MAIN ROADS MAINTENANCE AND OPERATION VEHICULAR FERRIES 1983/84

The Department of Main Roads have forwarded details of Ferry Programmes as listed hereunder:-

Sackville Ferry Maintenance and Operation Programme

1.	Operation by Contract	$ 52,000
2.	Routine Maintenance of Ferry Vessel No. 5	15,000
3.	Maintenance of Approaches	2,300
4.	Renewal of Ropes	4,600
5.	Maintenance during floods	1,000
6.	Workers' Compensation Insurance, etc.	3,400
		$ 78,300

Webbs Creek Ferry Maintenance and Operation Programme

1.	Operation by Contract	$ 66,000
2.	Routine Maintenance Ferry No. 26	12,000
3.	Maintenance of Approaches	2,000
4.	Renewal of Ropes	4,600
5.	Maintenance during Floods	1,000
6.	Overhaul Ferry Vessel No. 26	140,000
7.	Ocean Tow	8,000
8.	Workers' Compensation, Insurance etc.	4,000
		$237,600

Works 13/9/83

Wiseman's Ferry Maintenance and Operation Programme

1.	Operation by Contract	$ 94,000
2.	Routine Maintenance	
	a) Ferry No. 8	20,000
	b) Ferry No. 55	11,200
3.	Maintenance of Approaches	2,300
4.	Renewal of Ropes	8,800
5.	Maintenance during floods	2,000
6.	Overhaul ferry vessel No. 8	170,000
7.	Ocean Tow	8,000
8.	Workers' Compensation Insurance etc.	4,800
		$321,100

The total amount is $637,000 where for 1982/83 the amount was $402,800 the increase being for the overhaul of Ferry Vessel No. 8 and Ferry Vessel No. 26.

Recommendation

Submitted for information.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

Report of the Local Traffic Committee meeting held at the Council Chambers, Windsor, on Monday, 15th August, 1983 commencing at 10.00 am.

PRESENT:

Hawkesbury Shire Council

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

Police Department

Sergeant G. Drady
Sergeant M. Roughly

Department of Main Roads

Mr Rudi Svarc

Department of Motor Transport

Mr K. Pracey

1. Windsor Chamber of Commerce (A7/20, 665-703)
Seeking clarification and improved placement of signs in denoting 90° angle parking in George Street, Windsor in the vicinity of Thompson Square outside Hawkesbury Plumbing.

Mr Dale of Hawkesbury Plumbing suggests an extension of the 90° angle parking south to the vehicle entrance adjacent to the premises.

IT IS RECOMMENDED THAT: the 90° angle parking be extended south to the driveway adjacent to Hawkesbury Plumbing and that Council be requested to provide marked parking bays to assist vehicles parking in this area.

2. Windsor Riverside Van Park - Putty Road, Wilberforce (665-1927, 5161(C))
Seeking action to prevent trucks parking in front of the property. Report from N.S.W. Police attached.

The Committee was of the opinion that construction of an earthbank with appropriate landscaping at the property boundary maybe to the advantage of the Van Park but consider that there is adequate room for vehicles to pull off the road to carry out vehicle checks at this location and no action is therefore proposed as other suitable locations are not available between Windsor and Wilberforce.

3. Department of Motor Transport (665-2343)
Re-submission of a request for a bus zone in the vicinity of 328 Windsor Street, Richmond.

IT IS RECOMMENDED THAT: the matter be deferred to the next meeting to allow further information to be obtained regarding patronage of the service by commuter/shop customers.

....

4. Councillor J. Nicholson - Hawkesbury Shire Council (665-610)
Fitzgerald Street, between George and Macquarie Streets, requesting consideration to elimination of parking on south side of Fitzgerald Street opposite the Post Office to provide for two way traffic movement.

IT IS RECOMMENDED THAT: "No Standing" zone in Fitzgerald Street, south side between George and Macquarie Streets be extended through to George Street.

5. Mrs D. Maguire, "Rosedale", Douglas Farm Road, Kurrajong Hills (665-804)
Traffic conditions in Hermitage Road, requesting attention to the following:

1) Five dangerous bends need all bushes removed to improve visibility as well as erection of warning signs and speed limit signs.
2) Many poles along the road need painting white to increase visibility.
3) Centre line required.
4) Road signs are essential and are entirely absent at points.

Councillor Henry - Hawkesbury Shire Council (665-804, 665-243)
Seeking a reduction in the speed limit on Bells Line of Road at the intersection with Hermitage Road and the potential traffic danger from the movement of the school bus across the intersection. Letter from Council seeking the re-routing of the school bus.

With regard to Bells Line of Road, the representative from the Department of Main Roads advised that the area is subject to a 60 k/p/h/ speed zone with the change to the higher speed zone approximately 100 m east of the intersection. The representative of the Department of Motor Transport advised that the bus has been using the intersection since 1975 as a school bus route and that to make a change would require the bus traversing the full length of Mill Road again at additional cost and time. Any change would require the concurrence of the Department of Education.

The committee expressed the opinion that improvement to the intersection is desirable and that such work would require consideration to the guidelines for construction of an intersection with provision of turning lanes at significant cost for the works.

IT IS RECOMMENDED THAT: side road junction signs be provided on the main road.

6. Councillor Henry - Hawkesbury Shire Council (665-1349)
Referring to the speed of traffic along Menin Road and stating that 35 children live in the street and requesting Police supervision between 4.00 pm and 5.30 pm.

The representative from the Department of Main Roads advised that the area was subject to 100 k/p/h/ and that a review of speed zoning for the Oakville area is in the course of preparation and that the representations have been noted in respect to the consideration being given to the area by the Department.

7. Part Portion 83, Kurmond Road, Wilberforce (DA279/83)
Application to develop the land for the purpose of a recreational establishment containing ten holiday style units.

The Police advised as follows:

"The proposed development is agreed with in principle from a traffic management point of view, however, some aspects of the parking area and driveway are not in accordance with the policy of this Department.

....

1. The entrance/exit driveway should enter Kurmond Road at 90°.
2. The width of the entry/exit driveway should be not less than 7 metres.
3. The driveway to the office does not provide for turning and a reversing movement would be necessary.
4. The driveway to the office should have a width of 6 metres to allow movements in both directions.
5. The 12 parking bays does not appear to allow for additional vehicles that may attend an individual unit or for parking for the resident caretaker or service vehicles.
6. Vehicles leaving parking spaces 6 & 7 would find it diffucult to leave those spaces without a considerable degree of forward and reverse movements.

The plan and accompanying papers do not state if the parking area and driveways have an all weather surface which would be required. Nor do they state if large delivery or service vehicles will enter the property. Should large vehicles require entry to the office area, then a turning area of not less than 10 metres at the outside radius.

Should a driveway be created one way to the left through the car park down the eastern side to the office area then one way out to the car park on the existing driveway then the turning circle at or near the office area would only require a 6 metre radius and the one-way sections would require a 4 metre width only."

The Department of Main Roads advised as follows:

"1. Width of driveway at entrance of development is too narrow. Minimum width required is 6 m.

2. Insufficient turning area near proposed office as the guests would probably use this area to unload luggage prior to parking."

IT IS RECOMMENDED THAT: these comments be submitted for Council's consideration

8. Freemans Reach School of Arts Association (S197/3, 665-602, 665-710)

Requesting consideration to 80 k/p/h/ speed restriction on ~~Corricks Lane~~ GORRICKS ROAD and Freemans Reach Road.

IT IS RECOMMENDED THAT: this matter be referred to the Department of Main Roads for consideration in their review of speed limits within the Shire area.

Be removed. [illegible]

9. Department of Main Roads - Review of Telegraph Pole Accident.

The Department of Main Roads advised a review is being made of locations where it is shown there has been three accidents in the last 5 years involving a collision with a telegraph pole as to action that can be taken to improve road safety at the location. Seeking Council's comments.

10. Department of Main Roads - Oakville Public School (S196/19, 665-1507, 665-280)

Request for improved traffic facilities at the intersection of Ogden, Hanckel and Oakville Roads.

IT IS RECOMMENDED THAT: in conjunction with provision of a flagged "School Children Crossing" in Oakville Road on the Windsor side of the intersection, "Stop" signs be provided on Oakville Road giving priority to traffic on Hanckel and Ogden Roads.

11. Councillor Nicholson - Hawkesbury Shire Council (665-2311, 665-510, 665-243)

a. Request for speed zone sign in East Kurrajong Road just past the intersection with Comleroy Road.

b. Request for speed zone sign in Bells Line of Road after turning left from Comleroy Road.

IT IS RECOMMENDED THAT: the matter be referred to the Department of Main Roads with support for erection of the appropriate speed zone signs.

The meeting terminated at 11.05 am.

Works 13/9/83

LOCAL TRAFFIC COMMITTEE

THE REPORT BE received and the recommendations adopted.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson asked if a quote had been received from Prospect County Council to improve the street lighting in Racecourse Road.

The Shire Engineer stated that advice had been received that Prospect County Council are investigating the proposal but have not as yet submitted a quote.

Councillor Horrex referred to the two cattle grids on Settlers Road and stated that he had received representations from Mrs White that the grids are too narrow and that live stock are jumping the grids.

Referred to the Shire Engineer for investigation to see if the grids are the standard size.

The Shire Engineer advised that under the provisions of the Local Government Act, these ramps are the responsibility of the land holder, and on investigating the matter, if there is any deficiency, the land holder will be notified.

Councillor Horrex referred to the bridge known locally as Bent Bridge and the claim that the bridge is dropping to one side.

Engineer for investigation.

Councillor Henry asked if the Engineer could investigate the clearing of the intersection of Menin and Commercial Roads and Putland Street and stated that there is a definite need for lighting at the intersection of these 3 streets.

Engineer for attention.

Councillor Michael stated that the roadway on the western side of Redbank Creek Bridge or the Kurrajong side had dropped away from the Bridge.

Shire Engineer for investigation.

Councillor Dunn stated that in West Market Street near Jewels Supermarket, there appears to be a collapse of the road. He stated that there is a permanent collection of water which is affecting the roadway.

Shire Engineer for report.

The meeting terminated at 10.18 a.m.

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 in lieu of provision of adequate public reserve within the subdivision.

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

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

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

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

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

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

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

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

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

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

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

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

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

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.

B ROAD OPENING APPLICATIONS

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

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

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

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

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

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

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

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

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Tuesday, 30th August, 1983 commencing at 10.18 a.m.

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

An apology for absence was received from Councillor A.L. Knight, and was accepted.

DEVELOPMENT APPLICATIONS

ITEM 1:	(File DA313/83)
APPLICANT:	BULTER REGENT PTY. LTD.
OWNER:	K.R.M. BENNETT
LAND & LOCATION:	LOT B, D.P. 158512 - NO. 54 BELLS LINE OF ROAD, NORTH RICHMOND ON THE NORTH EASTERN SIDE OF BELLS LINE OF ROAD BETWEEN TERRACE ROAD AND REDBANK CREEK
ZONING:	I.D.O. 3 COLO:- LIGHT INDUSTRIAL 4(c) AND L.E.P. 22 DRAFT L.E.P.:- LIGHT INDUSTRIAL 4(c) AND PART UNZONED WITH MAIN ROAD BOUNDARIES
APPLICATION:	TO USE EXISTING COMMERCIAL BUILDING AS AN ARCHITECT'S OFFICE

S.P. REPORT

Application is to use the existing commercial building at 54 Bells Line of Road, North Richmond as an architect's office. Local Environmental Plan 22 has been gazetted to allow use of the building for a professional office. With consideration of the draft local environmental plan, Council referred the proposal to the Department of Main Roads and Traffic Authority of New South Wales.

The Traffic Authority had no objections to the proposal, while the Department of Main Roads had no objections to the alterations to the building but requested satisfactory off street customer and employee car parking be provided. There is no available space on the small site for parking and while the above letters were forwarded to the Department with the draft plan, no requirement was included in the gazettal for an off street parking requirement.

Recommendation

It is recommended that approval be granted in accordance with the application as submitted subject to the following conditions:-

1-3. Standard conditions (2), (3), (19).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 13/9/83

ITEM 2:	(File DA 329/83)
APPLICANT:	G. GALEA
OWNER:	G. GALEA
LAND & LOCATION:	LOT 2, D.P. 226141, FREEMANS REACH ROAD, FREEMANS REACH. LOCATED ON THE NORTH WESTERN SIDE OF ROAD. DIRECTORY 89 MAP 11.
ZONING:	I.D.O. 3 COLO:- PART NON-URBAN 1(b1) AND PART NON-URBAN 1(b2)
	DRAFT L.E.P.:- PART RURAL 1(b1) AND PART RURAL 1(b2)
APPLICATION:	ERECTION OF A DWELLING HOUSE

S.P. REPORT

The applicant proposes to erect a two storey dwelling, which has a total floor area of 270 square metres, on the subject property. The proposed dwelling is to replace the existing dwelling which has a floor area of 70 square metres.

The subject property is flood liable, being floodway land and shaded blue on the Flood Map referred to in Interim Development Order No. 3 Colo. Under Clause 47 of the Order, dwelling houses are prohibited on floodway lands. However, since the existing dwelling is a non-conforming existing use, an extension of up to 10% may be permitted under the Environmental Planning and Assessment Act, 1979.

Under the Act, Council is required to consider the provisions of any draft Local Environmental Plan which has been exhibited. Clause 37 of the amalgamating Draft Local Environmental Plan, prohibits the erection of a dwelling on any land lying at a level below a 1 in 10 year flood frequency or on any land which in the opinion of Council was liable to flooding at the appointed day. The identified level for the 1 in 10 year flood frequency in the vicinity of the property is 12.2 metres AHD. The subject property is at a level of between 8 metres and 12 metres AHD. The proposed dwelling house is therefore prohibited under the amalgamating Draft Local Environmental Plan.

The applicant proposes that the dwelling would be constructed in full brick below floor level to withstand water pressures with the habitable floor level being at R.L. 16 metres AHD. The applicant considers that these measures conform with the State Government policy on flood prone lands. In Circular 31, the Department of Environment and Planning advised that "essentially the policy ..... aims to clear floodways of unnecessary obstructions to the free flow of flood water." Under the government's policy, the flooding is referred to as those areas covered by a 1 in 20 year flood. Floodways are considered to be the main flow paths for flood waters once the river channel has overflowed. The draft Flood Maps prepared by the Public Works Department indicate that the subject land is wholly within the 1 in 20 year flood frequency. The application, therefore, is inconsistent with the State Government Policy on flood prone land.

Aerial photography of the 1961 to 1978 floods show that the property was completely covered by floodwaters and the existing dwelling was inundated and isolated by these waters.

The application does not conform with the provisions of Interim Development Order No. 3 Colo, the amalgamating Draft Local Environmental Plan, the Environmental Planning and Assessment Act and Regulations and is inconsistent with the New South Wales State Government Policy on Flood Prone Lands and therefore, the application cannot be approved.

Development 13/9/83

Recommendation

The application be refused for the following reasons:

1. The property is flood prone being floodway land under Interim Development Order No. 3 Colo and having a level less than the 1 in 10 year flood frequency level within which area residential development is not permitted as being contrary to the flood lands development provisions of Interim Development Order No. 3 Colo, the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulations, 1980.

2. The proposal is inconsistent with the New South Wales State Government policy for development on flood prone lands.

3. The proposal is not in the best interest of the general public.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA321/83)
APPLICANT:	R.B. WALKER
OWNER:	R.B. WALKER
LAND & LOCATION:	PART PORTION 20, PARISH OF ST. MATTHEW - NO. 229 GEORGE STREET, WINDSOR. LOCATED ON THE NORTH EASTERN SIDE OF ROAD, BETWEEN JOHNSTON AND NEW STREETS
ZONING:	W.P.S. - GENERAL BUSINESS 3(a) DRAFT L.E.P. - GENERAL BUSINESS 3(a)
APPLICATION:	EXTENSION TO EXISTING FIRE DAMAGED BUILDING AND CONVERSION TO CONTAIN TWO (2) SHOPS

S.P. REPORT

The existing shop is currently being used as a dry cleaning shop and was recently fire-damaged with the front facade of the building has already been re-instated. It is proposed to extend the rear of the shop by an additional 75 square metres of floor area and to then divide the building into two shops.

Under Council's code, an additional two off-street parking spaces are required and these spaces are not indicated as being provided with the development. A contribution toward the provision of the parking spaces will therefore be required or alternatively an additional two on-site spaces should be provided. The application complies with the provisions of the Windsor Planning Scheme and may be approved.

Recommendation

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

1-9. Standard conditions (1), (2), (3), (7), (8) 2, or alternatively a contribution to Council in the amount of $7,000, being a contribution in lieu of parking not provided on site based on $3,500 per space, (18), (19), (23) and (25).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 13/9/83

ITEM 4:	(File DA 185/83)
APPLICANT:	WESTERN DISTRICT CONCRETE AND THE HAWKESBURY SAND AND SOIL CO.
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	LOT 34, D.P. 263025, CORNER OF FAIREY ROAD AND BLACKMAN CRESCENT, SOUTH WINDSOR
ZONING:	W.P.S.:- GENERAL INDUSTRIAL 4(a) DRAFT L.E.P.:- GENERAL INDUSTRIAL 4(a)
APPLICATION:	THE ERECTION AND OPERATION OF A CONCRETE BATCHING PLANT AND PREPARATION AND SUPPLY OF LANDSCAPING MATERIALS
OBJECTIONS:	1. SMAIL RHODES & CO. SOLICITORS ON BEHALF OF TOWN AND COUNTRY CONCRETE PTY. LTD. 2. ROAD FREIGHTERS PTY. LTD.

S.P. REPORT

The proposal is classified as "designated development" under the provisions of the Environmental Planning & Assessment Act, 1979, and as required is accompanied by an Environmental Impact Statement. The application has been advertised, as required, with two objections being received. The first is on the basis of unreasonable direct competition to the neighbouring concrete batching plant and the suggestion that this is a breach of faith by Council, as vendor, both of the subject land and the adjoining land prior to sale. This objection raises additional concern at likely increased and unacceptable noise levels and traffic generation when both plants are in full production.

The second objector indicates concern at the provisions of another landscape supply depot in the locality, also on the basis of competition to their existing business. They are additionally concerned at the likely increase in the emission of dust, noise and traffic in the locality.

The Environmental Impact Statement adequately addressed the methods of alleviating dust and noise emission with the exception of commenting on the noise factor when this and the adjoining plant are in full operation. Whilst the emission will undoubtedly be increased with like operations on adjoining land the expected volumes will be no more than many other types of industrial uses which will be allowable in the zone and which are not classified as designated development and, hence, not requiring an Environmental Impact Statement, e.g., timber mills, metal fabrication, etc.

In relation to the objection received by Smail Rhodes & Co., Council's Solicitor offers, in part, the following advice:

> "Putting aside what we would regard as being a reasonable interpretation of Council's obligations in these circumstances, we would suggest that it was always open to these purchasers as indeed it was to any other purchaser or lessee from the Council to request from Council a covenant on its part to the effect that it will not allow an identical use within the same area as is intended by that purchaser/lessee whether the area be an industrial estate or a shopping centre. Council might or might not be prepared to make such an agreement and the purchaser/lessee would be perfectly at liberty to proceed or withdraw on the advice that was given."

It is well established at common law that Council is not obliged to control competition either as the vendor or as the local government authority on planning grounds and this aspect is not one which is a statutory consideration under Section 90 of the Act.

Development 13/9/83

Comments have been received from the State Pollution Control Commission and the Department of Environment and Planning, both of which authorities have raised no objection subject to the imposition of certain conditions.

The concrete batching plant will be located at the rear of the site and will be accessible by sealed accesses from both Fairey Road and Blackman Crescent.

Maximum output will be about 120 cubic metres per day over a 10 hour period, 7.00 a.m. to 5.00 p.m. After 4.00 p.m. output will cease and trucks return to site for washing down and discard of reject concrete.

Waste water and concrete will be processed through a modern treatment and recycling plant which eliminates the risk of water pollution and allows resources to be recycled.

Safeguards designed to minimise dust disturbance and gaseous emissions will be implemented to S.P.C.C. recommendation standards.

Acoustic safeguards designed to minimise noise impact on nearby rural/residential dwellings will also be installed.

The supply of landscaping materials involves the processing, preparation, distribution and sale of various products.

Primary resources are screened and/or mixed to prepare organic fertilisers, sands, loams, pine bark, saw dust, soils and ash to a condition suited to a range of development purposes.

Environmental safeguards will be undertaken with the activities on the site to ensure that pollution of adjoining areas does not occur.

The proposal is considered reasonable in the circumstances and may be approved subject to Section 93(1)(b) of the Act, which provides that a consent shall not issue until 28 days have lapsed from the date of Council's resolution, this being the time given to the objectors to lodge a third party appeal, if they so desire.

Recommendation

A. That Council grant consent to the development subject to the following conditions:

1. Compliance with the provisions of Council's Code for Concrete Batching Plants adopted on 12th May, 1981.
2. Compliance with conditions 1-9 of Council's Code for the Control of Industrial Development adopted on 12th May, 1981, as amended.
3. The provision by the applicant and approval by the Shire Engineer of detailed plans indicating sewer position in relation to the proposed washout/settling pits and the bulk fuel tanks and pump.
4. The provision by the applicant and approval by the Shire Engineer of detailed plans of the stormwater drain in relation to the conveyor ground bin.
5. The hours of operation to be within 6.00 a.m. - 5.00 p.m. daily excluding public holidays.
6 - 17. Standard conditions (E.P.A. Act) 1, 2, 4, 5, 7, 8 (7 passenger and 8 truck), 13, 14, 15, 18, 19 and 25.

B. That the objectors be notified of Council's decision and that after the expiration of 28 days therefrom, and providing that no third party appeal is lodged, that formal development consent be issued to the applicants.

Mr. G. Rhodes spoke on behalf of Messrs. Cunliffe and Byrnes.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 13/9/83

ITEM 5:	(File DA 312/83)
APPLICANT:	ADESE PTY. LTD.
OWNER:	ADESE PTY. LTD.
LAND & LOCATION:	LOT 2, D.P. 572313 - NO. 81 BATHURST STREET, PITT TOWN. LOCATED ON THE EASTERN SIDE OF THE STREET BETWEEN BATHURST STREET AND ELDON STREET
ZONING:	W.P.S.:- BUSINESS 3(c) DRAFT L.E.P.:- BUSINESS 3(c)
APPLICATION:	THE ERECTION OF SHOPS, OFFICES AND FLATS
OBJECTIONS:	NIL

S.P. REPORT

The site of the proposed development currently contains the "Maid of Australia Inn" which has a section 130 order under the Heritage Act over it, and a galvanised iron storage shed.

The applicant proposes to remove the unsympathetic additions to the Inn with permission of the Heritage Council and remove the storage shed. In addition the applicant proposes to construct eight shops of which one is a supermarket and seven are specialty shops. Three residences and professional offices are to be situated over five of the shops and a courtyard and off street parking is to be provided.

The development requires the provision of 29 parking spaces, less 6 that have been credited for existing development of the Inn and the storage shed, a requirement of 23 spaces. The plan shows that these spaces have been provided however they do not comply with Council's code in their dimensions and laneway manoeuvring area although conform with minimum Traffic Authority Standards and may be approved.

The design of the development is attractive and sympathetic with the historic nature of the locality. The shops together with those recently approved on adjoining land will provide facilities lacking in the area at present.

The proposed demolition of part of the Inn being the more recent extensions, needs approval of the Heritage Council and the development may be approved with this as a condition.

Recommendation

That approval be granted subject to the following conditions:

1 - 14. Standard conditions (1), (2), (3), (5), (6), (7), (14), (15), (17), (18), (19), (23), (32) and (33).

15. Parking to be provided for 23 vehicles and a loading area to be provided as per the plans submitted with construction, drainage, sealing and marking to the requirements of Council's Engineer.

16. The Eldon Street elevation of the single storey development is to be provided with windows, dummy window shutters or some other treatment to the satisfaction of the Shire Planner that will alleviate its bland facade.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE advertised.

Development 13/9/83

ITEM 6:	(File DA 339/83)
APPLICANT:	P.A. & M.S. POWELL
OWNER:	P.A. & M.S. POWELL
LAND & LOCATION:	CORNER LOT 51, D.P. 3944(L) - NO. 38 ELIZABETH STREET, NORTH RICHMOND. LOCATED ON THE NORTH EASTERN SIDE OF ROAD CORNER OF CAMPBELL STREET
ZONING:	I.D.O. 3 COLO:- LIGHT INDUSTRIAL 4(c) DRAFT L.E.P.:- LIGHT INDUSTRIAL 4(c)
APPLICATION:	EXTEND EXISTING FACTORY BUILDING

S.P. REPORT

The proposal is to extend the existing factory building by an additional 310 square metres of floor space. Under I.D.O. 3 Colo, an additional 5 parking spaces are required which will be provided on-site. The application complies with the requirements of Clause 49 of the Order and may be approved.

Recommendation

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

1 - 8. Standard conditions (D.A.'s) 1, 2, 3, 8 (9), 18, 19, 25 and 26.
9. The site shall be suitably landscaped to a depth of 5 metres from Campbell and Elizabeth Streets boundaries. 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 the occupation of the building.
10. The structure shall be sited not less than 10.5 metres from the Campbell Street boundary, to the satisfaction of the Shire Health Surveyor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 347/83, 68A/438/79)
APPLICANT:	P & K RAMBOW
OWNER:	R & K RAMBOW
LAND & LOCATION:	LOT 11, DP 595346, KURMOND ROAD, FREEMANS REACH, NORTHERN SIDE OF KURMOND ROAD, DIRECTORY B5, MAP 10
ZONING:	I.D.O. 3 COLO:- NON URBAN 1(b1) ENVIRONMENTAL DRAFT LEP:- RURAL 1(b1) ENVIRONMENTAL
APPLICATION:	DOMESTIC DOG KENNELS FOR THE HOUSING AND KEEPING OF FIVE (5) DOGS

S.P. REPORT

The applicants proposed to use the existing dog kennels on the property to house and keep five dogs. Conditional development approval was given in 1979 for the establishment of dog boarding and breeding kennels with the maximum number of dogs being kept on the premises at any one time being 25 adult dogs. Although dog kennels are already constructed on the property, improvements need to be undertaken in order to comply with the provisions of Council's code for the housing and keeping of dogs. Previous development consent, given in 1979 has lapsed and therefore, it is necessary for new development approval to be given.

Development 13/9/83

Since the proposal only involves housing 5 dogs, rather than the large number consented to in 1979, the application has not been advertised.

The size of the land (13.9ha) is sufficient for the proposed use and suitable conditions exist to negate any nuisance to adjoining properties and their owners. An approved large boarding kennel complex exists on one of the adjoining properties.

The applicants wish to keep the dogs for companionship purposes only and therefore, no boarding and breeding facilities will be provided.

Recommendation

Consent be granted subject to the conditions of Council's code on the Housing and Keeping of Dogs and the kennels not being used for boarding and breeding purposes at any time.

COMMITTEE'S RECOMMENDATION

CONSENT BE GRANTED subject to the conditions of Council's code on the Housing and Keeping of Dogs and the kennels be not used for boarding dogs at any time.

ITEM 8:	(File DA 361/83)
APPLICANT:	GRAHAM EDDS & ASSOCIATES
OWNER:	MR ACB JACKSON
LAND & LOCATION:	LOTS 4-6, DP 247875, SMITHS LANE, FREEMANS REACH
ZONING:	I.D.O. 3 COLO:- NON URBAN 1(b1) DRAFT LEP:- NON URBAN 1(b1)
APPLICATION:	EXTENSIONS OF THE EXISTING DWELLING KNOWN AS "RIEBYCROFT"

S.P. REPORT

This proposal requires consent as the dwelling is contained in Schedule 8 of IDO 3 being an item of historical importance.

The extensions are well designed and sympathetic to the existing building. While the Heritage Council of NSW are not obliged to concur to the proposal it has been forwarded for their comment and they raise no objection.

The additions do not comply with Ordinance 70 due to the ceiling height being slightly below the minimum requirements. The applicant has requested Council support to the variation so that the extension will be in harmony with the existing building.

Council's Health & Building Surveyor has advised that there are no provisions in the Local Government Act or Ordinance enabling Council to approve of this variation, however, in his opinion the matter is worthy of Council's support in an appeal to the Land & Environment Court against the minimum provisions due to the circumstances of the case. It is the applicant's intention to lodge an appeal.

Development 13/9/83

Recommendation

That development consent be granted subject to the lodgement of a building application under Ordinance 70 of the Local Government Act and that Council support the applicant's appeal to the Land and Environment Court relating to the relaxation of the minimum ceiling height requirements of the Ordinance as being unreasonable in this particular case.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9:	(File DA 328/83)
APPLICANT:	RESCRETE INDUSTRIES PTY LIMITED
OWNER:	NORTHSIDE TRUCK SALES PTY LIMITED
LAND & LOCATION:	LOT 1, DP 516470, RAILWAY ROAD, NORTH MULGRAVE NORTH EAST SIDE ROAD, DIRECTORY C5 MAP 27A
ZONING:	WPS INDUSTRIAL 4(a) DRAFT LEP INDUSTRIAL 4(a), RESERVATION LOCAL ROAD 8(d)
APPLICATION:	INSTALLATION OF HOLLOW CORE WALL PANEL FACTORY

S.P. REPORT

The submission proposes the establishment of a factory for the manufacture of hollow core wall panels.

The greater part of the manufacturing process is an open yard activity, taking place on a casting bed some 150m in length and 1.8m wide.

Because of the requirement that the casting bed be level, the bed, together with associated works and buildings are sited at a level 2m below that of the road and are further screened by a 2m high exposed aggregate concrete panel fence.

The only part of the development clearly visible from the roadway would be the upper portion of the concrete batching plant, however, judicious painting together with suitable landscaping could cause the structure to blend with the landscape of the locality.

The maximum annual production of the plant is stated to be 12,500 tonnes so that the concrete batching plant is not considered to be a designated development. However, the plant is classed as Scheduled Premises and subject to licensing under the Clean Waters Act and the Clean Air Act.

Clause 80 of the WPS requires that no development of the land may proceed before or until arrangements satisfactory to the Metropolitan Water Sewerage and Drainage Board have been made for the provision to such land of water and sewerage services. Any consent of Council should be conditional upon the production of documentary evidence of such arrangements prior to the release of building plans or the commencement of any works.

Adequate on site parking, loading/unloading and manoeuvring areas as indicated on the plans submitted and all such areas should be provided with an all weather dust free surface capable of withstanding the maximum loads to be imposed.

Development 13/9/83

Road access to the subject land is by Railway Road North, a poorly formed road in earth construction, inadequate to accommodate the proposed traffic loads.

Although the submission proposes the treatment and recirculation of factory process water, such a system would not be capable of accommodating run off in times of major storm periods, consequently, alternate means of disposal should be provided to the satisfaction of Council's Engineer.

The applicant proposes the staging of the development in that erection of the proposed factory and office buildings be deferred to allow construction using exposed aggregate hollow core wall panels produced on the site, the existing dwelling being used as a temporary site office and amenities in the interim and being retained following construction of the said offices and factory building to be used to accommodate a resident caretaker. The proposed staging is considered unreasonable in the circumstances.

The application conforms to Council's Code relating to the development of industrial land and may be approved.

Recommendation

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

1 - 12 Standard Conditions (DA) 1, 2, 3, 4, 5, 8(6), 9, 13, 14, 15, 18 and 19.

13. Compliance at all times with the requirements of the State Pollution Control Commission.

14. The production to Council of documentary evidence that arrangements satisfactory to the Metropolitan Water Sewerage & Drainage Board have been made for the provision of water and sewerage services prior to the approval of any building plans or the commencement of any works.

15. The erection of the proposed offices and factory buildings together with screen fencing being completed within 90 days of commencement of operations.

16. The upgrading of Railway Road North at the applicants expense for the full distance from Groves Avenue to the point of entry to the premises. All to be constructed to the requirements of Council's Engineer.

17. Provision of adequate stormwater drainage to the land to the satisfaction of Council's Engineer.

18. Upon completion and occupation of the proposed offices and factory buildings the existing dwelling house upon the land being only used to accommodate a resident caretaker.

Mr. Gilbert addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development

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ITEM 10:	(File DA 279/83)
APPLICANT:	T ZWOLSMAN
OWNER:	T ZWOLSMAN
LAND & LOCATION:	PT POR 83, PARISH OF WILBERFORCE, KURMOND ROAD WILBERFORCE. LOCATED ON THE SOUTHERN SIDE OF ROAD DIRECTORY 55 MAP 11
ZONING:	I.D.O. 3 COLO:- NON URBAN 1(b1) DRAFT LEP:- RURAL 1(b1)
APPLICATION:	RECREATION ESTABLISHMENT CONTAINING 10 SELF CONTAINED UNITS
OBJECTIONS:	MRS O BUSHELL - WILBERFORCE) ADJOINING BA & CB COLLERSON - WILBERFORCE) OWNERS

S.P. REPORT

The proposed recreational establishment containing 10 self contained units is to be located on the subject land which has an area of 9.83ha. The existing dwelling is to accommodate the manager of the establishment and the existing garage will be converted for use as an office.

The units are proposed to be sited approximately 280m from Kurmond Road - 10m from the closest adjoining property. The applicant has advised that the units will be sited along the natural fall of the land and will face west to obtain maximum view to the mountains and lowlands. It is considered that the units should be sited along the contours of the land rather than across them, so that the impact of the development can be reduced. Further, the units should be sited with a southwesterly aspect to reduce the impact of solar heating of the units during summer whilst maintaining views. This altered siting of the units should improve the impact of the development on the adjoining property owners. The exterior design of the units should be amended to blend with the rural character of the surrounding landscape.

Twelve parking spaces are proposed, which is adequate for the development. The carpark is to be located 5.7m from the eastern boundary of the property in front of the existing dwelling, and is to be screened by landscaping. It is considered that the carparking area is located too close to the side boundary and should be relocated toward the centre of the property preferably located on either side of the existing driveway.

The Department of Main Roads and Police Traffic Branch were requested to comment on the proposal. Both commented upon the narrow width of the driveway and the insufficient turning area near the proposed office. The Police Traffic Branch also raised the following points:

> "The entrance/exit driveway should enter Kurmond Road at 90°.
>
> The 12 parking bays do not appear to allow for additional vehicles that may attend an individual unit or for parking for the resident caretaker or service vehicles.
>
> Vehicles leaving parking spaces 6 and 7 would find it difficult to leave those spaces without a considerable degree of forward and reverse movements."

It is considered that the driveway should be a minimum of 6m wide and should be widened to 6.7m at the carpark area. The turning area at the proposed office should have a 7m radius. It is considered that the existing driveway entrance at Kurmond Road is adequate. The number of spaces is adequate for the proposed development and the problems raised by the Police Traffic Branch relating to parking spaces 6 and 7 should be overcome by relocating the carpark as considered above.

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The application was advertised - two objections were received. The main points raised are summarised below:

1. The adverse effect on Bushells Lagoon which adjoins the property, particularly relating to wildlife and pollution.

2. The land is zoned rural

3. Holiday makers will be attracted to the animals grazing on adjoining properties which will result in trespassing, loss of animals during foaling and loss of animals due to dogs.

4. Concern relating to pollution from waste disposal.

5. No justification for development on tourism grounds since motels are available at Wilberforce, Windsor, Richmond and Vineyard.

The proposed development is located 450m from Bushells Lagoon and is to cater for a maximum of 10 families at any one time. Although there will be some effect on the environment of Bushells Lagoon, it is considered that with suitable waste disposal methods, the effect on the environment will be minimised. Although the land is zoned rural, under IDO 3 Colo, recreation establishments are permissible with Council's consent.

Recommendation

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

1 - 8 Standard conditions (DA) 1, 2, 3, 14, 18, 21, 24 and 28.
9. The units to be sited so as to follow the natural contour of the land and to have a southwesterly aspect.
10. The exterior design of the units to blend with the rural character of the environment to the satisfaction of the Shire Planner, including landscape screening where required.
11. Parking to be provided for 12 vehicles. The parking area is to be located on either side of the existing driveway and to be no closer than 10m from any side boundary.
12. The driveway to have a minimum width of 6m and widened to 6.7m at the parking area. The driveway and parking area to be constructed with a suitable all-weather surface to the satisfaction of Council's Engineer.
13. The turning area near the proposed office to have a minimum 7m radius.
14. Compliance with Council's requirements in regard to the disposal of effluent from the site.
15. No fires to be lit except in properly constructed fireplaces.
16. Laundry facilities to be provided as per the requirements of Ordinance 70 and to the satisfaction of the Shire Health Surveyor.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE carried out prior to determination of the application.

as agreed

Development

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ITEM 11:	(File DA 346/83)
APPLICANT:	WO GRUBER
OWNER:	WO GRUBER
LAND & LOCATION:	LOT 4, DP 37595, NO 14 THE TERRACE, WINDSOR ON THE SOUTH EASTERN SIDE OF THE TERRACE BETWEEN KABLE STREET AND BAKER STREET
ZONING:	WPS:- RESIDENTIAL 2(C) DRAFT LEP:- RESIDENTIAL 2(C)
APPLICATION:	EXTENSION TO EXISTING DWELLING TO PROVIDE FOR DUAL OCCUPANCY

S.P. REPORT

The proposal is to extend the existing laundry and water closet located at the rear of the present dwelling by an additional dwelling in accordance with the provisions of Sydney Regional Environmental Plan No. 1 - Dual Occupancy. The laundry and water closet is separate from the dwelling house and as such the addition will result in a new separate dwelling being created on the block.

The provisions of Sydney Regional Environmental Plan No. 1 require that the new dwelling unit be attached to the existing residence. The 'addition' can be built above the existing house or be a lateral extension linked to it by a garage, breezeway or similar construction.

Addition to the rear of the main building would prove both difficult and costly due to the fall of the land and the presence of large trees. A covered walkway would also not be feasible for similar reasons. The applicant feels that the provisions of Sydney Regional Environmental Plan No. 1 and Council's Dual Occupancy Code will be satisfied, since the proposed addition is to an already existing building, which is associated with the existing dwelling.

The proposed dwelling unit will not disrupt the character of the surrounding residential environment and will thus have little impact on the area. The applicant proposes to use similar matching bricks and tile roof to those of the existing building.

Adjoining owners were notified of the proposal and no submissions were received.

Recommendation

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

1 - 4 Standard Conditions 1, 22 ($450), 24 and 29.
5. Habitable floor level of dual occupancy dwelling to be at a minimum of 16m above standard datum.

COMMITTEE'S RECOMMENDATION

AN INSPECTION BE carried out.

see report.

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ITEM 12:	(File DA 286/83)
APPLICANT:	L BAGSHAW
OWNER:	TASMAN SECURITIES
LAND & LOCATION:	LOT 204, DP 263472, LODER CRESCENT, WINDSOR WEST SIDE OF LODER CRESCENT DIRECTORY 86 MAP 26
ZONING:	I.D.O. 26 WINDSOR:- RESIDENTIAL 2(a) DRAFT LEP:- RESIDENTIAL 2(d) I.D.O. 3 COLO
APPLICATION:	ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS A CONTAINING 2 UNITS
OBJECTIONS:	FA & SE WISE OF WAHROONGA - ADJOINING OWNER

S.P. REPORT

The proposed residential flat building Class A is suitably designed to blend with a low density residential environment. The proposal complies with Council's Code except that there is no formal provision for visitor's parking. However, each flat has its own driveway which is more than adequate for visitors parking. In addition, the carports are located between the building and the side boundary and therefore encroach upon the side setbacks. However, this is considered to be adequate provided that carport remains open along the side boundary and taking into consideration the pleasing design of the building.

The application was advertised with one submission from an adjoining owner being received. The submission objected to the proposal but no reasons were given. The proposal complies with the requirements of IDO 26 Windsor and the WPS and may be approved.

Recommendation

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

1 - 7 Standard Conditions (DA) 1, 10 (2), 14, 20, 21, 22 ($450), 24.
8. The proposed carports to be left open along the side boundary.

Mrs. Wise addressed the Committee as an objector to the proposed development.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Jenny Pelly for Anna.

ITEM 13:	(File DA 349/83)
APPLICANT:	PW AULD
OWNER:	PW AULD
LAND & LOCATION:	LOT 5, DP 227211, TIZZANA ROAD, EBENEZER LOCATED ON THE EASTERN SIDE OF ROAD DIRECTORY 67, MAP 16
ZONING:	I.D.O. 3 COLO:- NON URBAN 1(b1) DRAFT LEP:- RURAL 1(b1)
APPLICATION:	USE PART OF THE EXISTING BUILDING AS A REFRESHMENT ROOM

S.P. REPORT

It is proposed to convert part of the first floor of the existing historic winery building to be used as a refreshment room. The applicant has

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advised that the refreshment room will contain 20 seats and will be decorated to capture the historic significance of the Tizzana area. The existing kitchen is to be upgraded to commercial status. Additional tables and chairs will be located on the landscaped terraces behind the winery building to serve light refreshments.

A carparking/bus parking area is provided on site, and is adequate for this proposal. Under Council's Code, an additional 6 spaces are required.

The building is listed as an historic building under IDO 3 Cole, and it is considered that the proposal is a suitable use for the building. The application is permissible under the Order and may be approved.

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1:	(File DA129/83)
APPLICANT:	G.M. & N.C. JOHNSON PTY. LTD.
OWNER:	A.G. JOHNSON
LAND & LOCATION:	PART PORTIONS 63 & 64, PARISH OF PITT TOWN - 115 PITT TOWN ROAD, McGRATHS HILL ON THE SOUTH WESTERN SIDE OF PITT TOWN ROAD BETWEEN CHARLES STREET AND EXISTING GENERAL STORE
ZONING:	W.P.S. - RESIDENTIAL 2(d), OPEN SPACE RECREATION PROPOSED AND COUNTRY ROAD WIDENING RESERVATION DRAFT L.E.P. - RESIDENTIAL 2(d), OPEN SPACE RECREATION PROPOSED AND COUNTRY ROAD WIDENING RESERVATION
APPLICATION:	SUBDIVISION INTO 29 RESIDENTIAL ALLOTMENTS WITH RURAL RESIDENCE OF APPROXIMATELY 20 HECTARES

S.P. REPORT

Application is to subdivide the residentially zoned land opposite the existing Killarney subdivision at McGraths Hill into 29 residential lots and having a residue of approximately 20 hectares containing the existing dwelling.

Access to the rural residue is from both ends of the proposed road. The open space strip is shown as 6 metres wide but should be increased to 15 metres to be consistent with previous approvals given on adjacent lands. Adequate space is available to accommodate this increase without any loss of lots and dedication of this area would meet the requirements for open space.

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The proposal has been approved by the Department of Environment and Planning, the Traffic Authority and the Local Traffic Committee.

The proposed road should be extended from boundary to boundary so that it can link up with future roads on adjacent lots. The rear property boundaries of the lots that back onto Pitt Town Road should be provided with at least a lapped and capped fence. Some of the land is below the 100 year flood frequency but can be developed to Council's flood policy.

Recommendation

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

1-6. Standard conditions (Subdivision E.P. & A. Act) - (1), (3), (6), (9), (11) and (12).
7. Proposed buffer strip along Pitt Town Road to be increased in width to 15 metres and to be dedicated to the Council as public reserve.
8. Proposed road parallel to Pitt Town Road to be extended to the western boundary to provide a link with future subdivisions on the adjacent lands and lot layout to be adjusted accordingly.
9. Provision of a lapped and capped 1.8 metre high paling fence on the rear boundaries of the lots backing onto the proposed open space area.
10. All lots to comply with the Council's code for the developing of flood prone lands.

Councillor Horrex declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:	(File 344/83)
APPLICANT:	C.J. & J.C. ROBERTS
OWNER:	C.J. & J.C. ROBERTS
LAND & LOCATION:	PORTIONS 268, 269 & 270, PARISH OF ST. MATTHEWS, RAILWAY ROAD SOUTH, MULGRAVE. LOCATED ON THE SOUTH-WESTERN SIDE OF THE ROAD, BETWEEN GROVES ROAD AND MULGRAVE ROAD
ZONING:	W.P.S. - NON-URBAN 1(a) DRAFT L.E.P. - RURAL 1(a)
APPLICATION:	SUBDIVISION INVOLVING A RE-ADJUSTMENT OF BOUNDARIES OF THREE (3) EXISTING LOTS

S.P. REPORT

Council recently supported an application under State Environmental Planning Policy No. 1 to the adjustment of boundaries of 5 portions in Railway Road South, which included Portions 269 & 270. The previous application did not include Portion 268 because it contained a dwelling house.

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The applicant has now advised that the dwelling on Portion 268 is nearing the end of its economic life. Therefore, the applicant wishes to re-adjust the three property boundaries so that when a new dwelling is required, it can be located on higher ground fronting Groves Avenue such as to minimise flooding.

The proposal is satisfactory and provides each lot with adequate high ground for building purposes.

Recommendation

1. Council support the adjustment of boundaries as proposed and forward the matter to the Department of Environment and Planning for concurrence required under State Environmental Planning Policy No. 1.

2. Should the Department of Environment and Planning concur, the application be approved under delegated authority, subject to the following conditions:

   (i)-(iii) Standard conditions (Subdivision E.P.A. Act) 2, 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S83/4)
APPLICANT: K.P. O'DONNELL & ASSOCIATES PTY. LTD
OWNER: METRONA PASTORAL PTY. LIMITED
R.A. PEELS DOWNES PTY. LTD.
LAND & LOCATION: PORTIONS 108 & 111, PARISH KURRAJONG, HERMITAGE ROAD, KURRAJONG
APPLICATION: SUBDIVISION BY ADJUSTMENT OF BOUNDARIES

S.E. REPORT

Application to subdivide Portions 108 and 111, Parish of Kurrajong, owned by Metrona Pastoral Pty. Ltd. and R.A. Peel Downes Pty. Ltd. by adjustment of boundaries at Wheeny Creek, wherein an area of 2.02 hectare from Portion 108 is annexed to Portion 111 forming new Lots 2 and 1 respectively.

Development Consent to the subdivision was granted by Council on 12th October, 1982, subject to the following conditions:-

1. 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.

2. 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.

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

4. The submission of detailed plans for appraisal and approval by Council's Engineer, the Water Resources Commission and the National Parks & Wildlife Service prior to the commencement of any works on or adjacent to the banks of Little Wheeny Creek and the provision of a suitable crossing of Wheeny Creek to enable utilisation of additional land.

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5. The completion of a Deed of Agreement that is to the satisfaction of Council's Solicitor, binding on the owner of the land and his heirs and successors in title, requiring that the severed part of the proposed Lot 1 shall, at all times, be only developed as a single allotment of land and be not separately transferred.

In regard to the proposed subdivision it is noted that the proposed Lot 2 has no road frontage, the proposed Lot 1 has frontage to Hermitage Road, in fact, this lot is partly severed by Hermitage Road.

It is however, noted from Council's records that Portions 108 and 111 do not have a common boundary but are separated by Little Wheeny Creek, the respective titles appear to be to the banks of this Creek. In this case that part of the proposed Lot 1 containing an area of 2.02 hectares easterly from Wheeny Creek is actually separated from the main body of Lot 1.

An inspection of the site indicates that banks of Little Wheeny Creek common to boundaries of the proposed Lot 1 are very steep and access is particularly difficult. The application states that there is no proposal or intention to carry out any works in or near Little Wheeny Creek. This being the case, it is difficult to see what practical purpose the additional land would serve as the application states that the proposed use is for grazing only.

It has further been stated that it is proposed that the additional land be used for grazing purposes as an access corridor to Lot 7, D.P. 255340, which is the land known as Coffey's Forest under separate ownership. However, as mentioned previously, the existing terrain would not be suitable for an access corridor.

Recommendation

That the application to subdivide Portions 108 and 111, Parish of Kunrajong, by the excision of an area of 2.02 hectares from Portion 108 leaving a residue as proposed Lot 2 and annex that severed portion of 2.02 hectares with Portion 111 to form a new Lot 1, be refused for the reasons that:

1. The proposed Lot 2 has no road frontage.

2. There is no common boundary between Portions 108 and 111.

3. Part of the proposed Lot 1 containing an area of 2.02 hectares is not contiguous to the main body of the proposed Lot 1.

4. The conditions of Development Consent No. 362/1982 have not been complied with, in particular, Conditions 1, 3, 4 and 5.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:	(File DA 348,83, S83/66)
APPLICANT:	PROUST & GARDENER
OWNER:	H.W. JOHNSTON
LAND & LOCATION:	LOT 3, D.P. 616973, LIVERPOOL STREET, PITT TOWN. LOCATED ON THE EASTERN SIDE OF STREET BETWEEN BUCKINGHAM AND ELDON STREET
ZONING :	W.P.S.:- RESIDENTIAL 2(a) DRAFT L.E.P.:- RESIDENTIAL 2(a)
APPLICATION:	SUBDIVISION CREATING THREE ALLOTMENTS

S.P. REPORT

The proposed subdivision is to create three (3) allotments with areas of 600 square metres, 654 metres and 700 square metres. Although part of the

subject land is below the 1 in 100 year flood level (16 metres A.H.D.), there is sufficient land available for the erection of dwellings on each allotment. The application complies with the requirements of Council's code and the Windsor Planning Scheme and may be approved.

Recommendation

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

1 - 5. Standard conditions (Subdivisions) 2, 4, 8 ($1,100), 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA 352/83)
APPLICANT:	M.A. RANGER
OWNER:	M.A. RANGER
LAND & LOCATION:	LOT 3, D.P. 221010, TENNYSON ROAD, TENNYSON. NORTH SIDE OF ROAD - DIRECTORY D2, MAP 9
ZONING:	I.D.O. 3 COLO:- NON-URBAN 1(b1) DRAFT L.E.P.:- RURAL 1(b1)
APPLICATION:	SUBDIVISION CREATING TWO ALLOTMENTS, ONE OF 10 HECTARES THE OTHER APPROXIMATELY 9.6 HECTARES EXCLUDING ACCESS CORRIDORS

S.P. REPORT

The land offered for subdivision is irregular in shape, has a frontage of 20 metres to Tennyson Road, an area of 20.36 hectares and is considered suitable for subdivision in the manner proposed.

The land offered has sufficient area to allow the creation of two allotments each of 10 hectares excluding the access corridor to the battle axe block however, for practical purposes the applicant proposed that the access corridor follow and include the existing right-of-way that serves two adjoining allotments in separate ownership, consequently the resultant battle axe allotment would have an area of 9.925 hectares excluding the access, marginally below the minimum of 10 hectare applicable to the zone.

The applicant has supported the proposal with a formal objection to the minimum standards contained in I.D.O. 3 Colo, under the provisions of State Environmental Planning Policy No. 1.

The objection is considered well founded and may be approved under the policy.

Recommendation

That Council exercise its discretion under the terms of State Environmental Planning Policy No. 1 and grant approval to subdivide in accordance with the plan submitted subject to the following conditions:

1 - 4. Standard conditions D.A. (Subdivision) 2, 8 ($260), 9 and 12.
5. The Department be advised of Council's concurrence under the terms of State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(File DA 333/83)
APPLICANT:	THE STEADING PTY LIMITED
OWNER:	THE STEADING PTY LIMITED
LAND & LOCATION:	LOTS 2, 3, 4 & 5, DP 17870 AND PORTIONS 44 & 45, PARISH OF KURRAJONG, GROSE VALE ROAD, GROSE RIVER ROAD AND ASHTONS ROAD, GROSE VALE
ZONING:	I.D.O. 3 COLO - NON URBAN 1(b1) DLEP RURAL 1(b1)
APPLICATION:	TO SUBDIVIDE THE ABOVE HOLDING INTO 20 LOTS EACH CONTAINING NOT LESS THAN 10 HA IN AREA

S.P. REPORT

A subdivision application has been lodged to divide the Steading property into 20 lots, each with an area in excess of 10 ha. A new cul-de-sac road is proposed approximately along the line of the present driveway and all the lots have sufficient area above the 20 metre contour to allow the erection of a dwelling, the 100 year flood frequency level in this area is between 17.6 and 18 metres.

The subdivision conforms to the requirements of I.D.O. 3 Colo and the Draft Local Environmental Plan for the Shire.

Recommendation

That approval be granted for the subdivision of the Steading property into 20 lots each containing an area of not less than 10 ha generally in accordance with the plan submitted with the application subject to the following conditions:-

1 - 6 Standard conditions (2), (4), (5), (8) $15,000, (9), (12)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 368/83)
APPLICANT:	FORGE REAL ESTATE
OWNER:	DR J LAGUNA
LAND & LOCATION:	LOT 2, DP 621532, SPINKS ROAD, GLOSSODIA
ZONING:	I.D.O. 3 COLO:- NON URBAN 1(b1) DRAFT LEP:- NON URBAN 1(b1)
APPLICATION:	SUBDIVISION INTO FOUR (4) LOTS EACH NOT LESS THAN 10 HA IN AREA

S.P. REPORT

The proposal is to subdivide the land into 4 roughly square shaped 10 ha lots. Two of these are to be served by battle axe from Spinks Road with

common paving over the two access handles and the other utilising an existing right-of-way serving the subject land. There are presently two houses on the land which use the right-of-way therefore no additional traffic will utilise this access.

The application is satisfactory in all respects and may be approved.

Recommendation

That approval be granted subject to the following conditions:

1 - 5 Standard Conditions (Subdivision under EPA Act) 2, 4, 8 ($1500), 9, 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA 291/83)
APPLICANT:	MWF DWYER
OWNER:	MWF DWYER
LAND & LOCATION:	LOT 1, DP 109698, LOT 2, DP 533521 & PT LOT 1, DP 59823, DIGHT STREET, RICHMOND
ZONING:	W.P.S:- NON URBAN 1(d) DRAFT LEP
APPLICATION:	SUBDIVISION CREATING FIVE (5) ALLOTMENTS

S.P. REPORT

The submission proposes the subdivision of the parcel of land creating five (5) allotments, four (4) of which have areas not less than 8 hectares, the fifth allotment however, has an area of 2287m^2 and is in conflict with Clause 45 of the WPS which Clause requires that each allotment intended for the erection of a "Country Dwelling" shall have an area not less than 8 hectares.

Further, the submission proposes access to the proposed Lot 4 of 2287m^2 by a right-of-way 6.07m wide whereas Council's Sub-division Code applicable to the locality requires an access corridor not less than 20m in width. Clause 15 of the Hawkesbury Draft Local Environmental Plan requires an access corridor to "battle axe" allotments of not less than 6m.

Since the submission is in conflict with the minimum standards contained in Clause 45 of the WPS, the applicant has lodged formal objection to the provisions of Clause 45 under the terms of State Environmental Planning Policy No. 1 on the grounds that the proposed Lot 4 with an area of 2287m^2 would result from the relocation of an existing allotment of similar size and that compliance with the minimum standards would be unreasonable and unnecessary in the circumstances.

It is considered that the objection is well founded and worthy of support by Council.

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Where the extraction of large quantities of material from the floodplain is involved, it is likely, unless appropriate water pollution control measures are undertaken, that pollutants (sediment) will be discharged into the river. Consequently, the Commission would expect the proponent to install suitable sediment and erosion control structures, such as sediment basins, perimeter banks and diversions, so that only uncontaminated waters are discharged from the site. The exact requirements would depend on site conditions and advice in this regard should be sought from the Soild Conservation Service. The proponent should also have discussions at the preliminary design stage with officers of the Commission, approval under section 19 of the Clean Waters Act being required for such works. This information, regarding the Act and the Commission's requirements, should be included in the code under the heading "Submission of Applications".

In view of these requirements, the Council should consider the addition of the following as details to be included in development applications lodged for works covered by the proposed code:-

(i) Details of measures which will be undertaken to minimise the transportation of sediment to the river.

(ii) Details of measures which will be implemented to stabilise disturbed areas.

(iii) Location of stockpiles of excavated material and measures which will be carried out to protect stockpiles from erosion.

With regard to the code and specific problems of water quality, changes to river depth may affect flora and fauna community structure and species composition, the assimilation of runoff and point source substances and the chemical composition of river waters, such as salinity. Lack of erosion controls, such as revegetation and runoff settling ponds, increase the loads of runoff contaminants to the river. In turn, this may increase turbidity and nutrient concentrations of the river water. Instream operations may cause a temporary increase in turbidity. This may be reduced by use of a "cutter suction" instead of a "drag line" dredge. These water quality matters are covered by points (b) and (s) on pages 5 and 6 of the code.

Concerning the relationship between the code and the proposals made recently by Monier Ltd. and Bridge Sands Pty. Ltd., it would appear that they were submitted as extractive industries and so were covered by the Environmental Planning and Assessment Act.

One criticism of the code is that, although the preamble says management strategies should have valley-wide considerations, no provision is made for the assessment of a project in this content. For example, the desirability of deepening the Hawkesbury River between Yarramundi and Sackville should be assessed before isolated project approvals are given. The Commission is examining the current situation with a view to providing suggestions for a course of action to protect the river."

It is recommended that Council require submission of the details in the three areas as outlined by the State Pollution Control Commission and include consultation with that Commission by applicants.

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Recommendation

That the code relating to bank stabilisation/agricultural improvement works be amended by the requirement for the submission of details relating to:

1. Measures which will be undertaken to minimise the transportation of sediment to the river;

2. Measures which will be implemented to stabilise disturbed areas; and

3. Location of stockpiles of extracted materials and measures which will be carried out to protect stockpiles from erosion.

Further, that the Commission be consulted regarding such details by applicants prior to the submission of proposals.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA341/83)

SUBJECT: USE OF INDUSTRIAL LAND FOR THE PURPOSE OF A RESTAURANT AND DISCO

An application has been received for use of vacant industrial land in Walker Street, South Windsor, by the erection of a building to be used for a disco and restaurant to cater for young people in the locality. Whilst the use of the land for this is contrary to the intent of the zoning, such use would cause the least amount of nuisance compared to such an establishment in other areas in the Shire, e.g., community halls and commercial premises which are normally situated close to residential areas where the noise of dance bands and large volumes of cars is unacceptable.

The land in question is situated close to existing petroleum depots and is sufficiently far from the residential area of Ham Street so as to have little, if any, noise disturbance. Whilst the applicant proposes to construct a building for this proposed use, it is considered that the building should be suitable for conversion to industrial use at a later stage should the disco/restaurant fail to be a viable concern.

The proposed use is not a permitted one in the General Industrial 4(a) zone and requires the creation of a local environmental plan.

Recommendation

That Council create a draft local environmental plan to enable the proposed use to be consented to by Council, further, that an environmental study is considered to be not necessary and that the matter be forwarded to the Department of Environment & Planning for its consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 3: (File DA16/83, S83/13)

SUBJECT: ADJUSTMENT OF BOUNDARIES LOT 7, D.P. 248337 AND PART LOT 6, F.P. 977276, BRAHMA ROAD, NORTH RICHMOND - J.W. & K.L. DESMOND

On 12th April, 1983 Council refused an application for an adjustment of boundaries for the above land for the following reasons:-

1. The proposal is precluded by clause 19(2) of No. 3 in that each lot proposed is less than the required minimum 10 ha.

2. The proposal is not one which conforms with the requirements of clause 22(1) and as such is not one which can be dealt with as an adjustment of boundaries.

3. The proposal is not in the public interest.

The applicants solicitors, D. Roberts, Mann, Giles and Weller has written to Council requesting reconsideration of Council's decision and enclosing an abstract of the title of the Old System Title for Part Lot 6 claims this lot is a separate parcel of land and can be considered under Clause 22(1)(f) of Interim Development Order No. 3 Colo.

The subject land consists of two lots, one being a rectangular rural lot of approximately 2 hectares having frontage to Brahma Road and containing an existing dwelling and the other lot being only 5 metres wide and 527 metres long running the length of the lot fronting Brahma Road, and the length of an adjoining lot to the rear and ending with frontage to Terrace Road. This long narrow lot would not in itself have a right to development by the erection of a dwelling due to its shape.

The applicant is attempting to rely on this lot and adjust the boundaries between this and the 2 hectare lot so as to end up with 2 lots, each capable of separate development.

Clause 22(1) of No. 3 deals with adjustments of boundaries and in particular, subclause (f) of clause 22(1) which states that "nothing ... shall prevent subdivision for the purposes of -

> the adjustment of the existing common boundaries between the allotments of the holding of any one owner provided that no additional allotments are thereby created and provided that no allotment becomes as a consequence of the adjustment capable of subdivision under this Order."

The long strip of land in question was purchased comparatively recently by the applicants and the reason at that time for purchase was that it was cheaper to buy the land with a fence already erected than to not buy it and build a fence on the existing boundary.

A legal opinion has been obtained on the proposed subdivision and it is advised that the decision was ~~the~~ correct. ~~one and Council should adhere to its previous decision~~.

Recommendation

That Council adhere to its previous decision and refuse the application for the reasons previously given.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Development 13/9/83

ITEM 4: (File DA 108/83)

SUBJECT: LOT 2, D.P. 626775, CORNER CHAPEL AND WINDSOR STREETS, RICHMOND

The draft local environmental plan changing the zoning of the above land to Residential 2(a) so as to enable the erection of units for the aged and disabled by the N.S.W. Housing Commission has finished its exhibition in accordance with the Environmental Planning & Assessment Act, 1979, with no objections being received.

Recommendation

That the draft local environmental plan be forwarded to the Department of Environment and Planning for the Minister's determination and gazettal procedures.

late report

COMMITTEE'S RECOMMENDATION.

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA 278/83)

SUBJECT: PROPOSED HOME OCCUPATION - LOT 8, D.P. 599456 FRANCIS STREET, RICHMOND

The Committee is referred to Item 3 of the Shire Planner's Report to the Ordinary Meeting of 12th July, 1983. The applicant in this matter, Mr. P.S. Carpenter, has advised Council of his withdrawal of the application.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File P160/40)

SUBJECT: STATE ENVIRONMENTAL PLANNING POLICY NO. 4 - NOTICES OF INTENT TO DEVELOP

The following notices of intent to develop have been received and processed under the provisions of the Policy.

APPLICANT	PROPERTY	PROPOSAL
Forge Real Estate	Lot 12, D.P. 250448 and Lot 2, D.P. 508207 Grose Wold Road, Grose Wold	Adjustment of common boundaries
P. James	Lot 12, D.P. 588211 Price Lane, Agnes Banks	2 lot subdivision

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APPLICANT	PROPERTY	PROPOSAL
R. Bullot	Shop 10/301 Windsor Street, Richmond	Computer sales
K. & A. Madden	Lot 1 and Pt. Lot 20, Slopes Road, North Richmond	Adjust boundaries
P. McCartney	Lots B and C, D.P. 160544, St. Albans Road, Wisemans Ferry	Adjust boundaries
D. & E. Roberts	Lots 8 & 9, D.P. 244090, Nina Place, Kurrajong Heights	Adjust boundaries
R. Cambridge	Pors. 12 & 13 Fairey Road, South Windsor	2 lot subdivision
R. Ness	Lot 2, D.P. 8783 Bells Line of Road, Kurrajong	2 lot subdivision
Repet Pty. Ltd.	Lot 5, D.P. 249890, Greenfield Place, Maraylya	2 lot subdivision

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 792/81, 372/16/80)

SUBJECT: RECREATION ESTABLISHMENT ON PORTIONS 24, 25, 29, 44, 58, 59 AND 73 IN THE PARISH OF WONGA, WEBBS CREEK

Two separate development consents exist for the establishment of a recreation complex including a tourist park, picnic grounds, kiosk, amenities blocks and youth camp on the above land at Webbs Creek. Access to the land from Webbs Creek is via Doyles Creek Road.

The first approval that was granted in 1980 for the major part of the development proposed access to the site by using Webbs Creek Road from Webbs Creek Ferry thence the construction of a parking area with a pedestrian bridge spanning Webbs Creek. A condition of the development consent was the upgrading of Webbs Creek Road from Main Road No 181 at Webbs Creek to the parking area site.

The second consent in 1982 relates to a youth camp on Portion 29 with a condition requiring the upgrading of Doyles Creek Road that extends from Webbs Creek Road to the site.

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Since the consent was issued on Portion 29 there has been correspondence in the form of complaints from owners who reside along Doyles Creek Road that the development of a youth camp on Portion 29 has been undertaken without compliance with the conditions of consent. This has resulted in the landowner being required to give written undertakings that the development would cease until there was compliance with the conditions of approval. It is apparent from further complaints that there has not been compliance with these written undertakings.

In February 1983, the landowner and developer indicated that he had purchased bridge sections for the purpose of obtaining access to the site across Webbs Creek from Webbs Creek Road, requested approval to the proposal and indicated that with the construction of the bridge there would be no further requirement to upgrade and use Doyles Creek Road. The bridge construction was referred to the Department of Public Works and the Maritime Services Board and both authorities have now indicated their approval to the bridge construction with conditions.

Recommendation

That LB & BV Marshall be advised with respect to development consent No 251/1982 that in accordance with their request condition 1 is altered to read "Access to the development is to be by Webbs Creek Road and thence a bridge to be constructed over Webbs Creek with the bridgeworks and the approaches constructed to the satisfaction of the Shire Engineer. Doyles Creek Road is not to be used for access to the development."

Further, that the development on Portion 29 is not to be undertaken until there has been compliance with the conditions of approval and should the development be undertaken prior to this time, then Council would institute appropriate legal proceedings with an application for costs against the landowner/developer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA 98/83)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN TO PERMIT SPECIAL BUSINESS COMPLEX - BELLS LINE OF ROAD, NORTH RICHMOND - RURAL PRESS LIMITED.

Council supported the preparation of a Draft Local Environmental Plan to allow the establishment of a complex for administration and printing by Rural Press Limited on a site west of Redbank Creek off Bells Line of Road, North Richmond.

The Director of Environment and Planning issued the Section 65 Certificate on 29 June 1983 subject to the access to the new lot being opposite the Crooked Lane rather than west of the Church. The idea being that the access would correspond with the proposed road to link up with the Castlereagh Freeway.

The proposal has been advertised and the only objection is from Rural Press Limited which states in part:

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We wish to object to the plan as advertised on the basis of the additional requirement that access for the proposed development be at a point opposite Crooked Lane.

Our consultants have investigated the matter thoroughly and, in conjunction with the Department of Main Roads, have concluded that the best point of access is as proposed on the western side of the Church.

We would point out that the provision of access around the Church and entering Bells Line of Road opposite Crooked Lane would be difficult and expensive from a construction point of view and would provide little, if any, benefit. While we appreciate the desire to maintain the efficiency and safety of any main road, we consider that in the current proposal we have proposed a point of access that achieves these aims."

It is considered that Council should support the plan as originally proposed with the access from Bells Line of Road being west of the Church property.

Recommendation

That Council alter the Draft Local Environmental Plan as exhibited for

1. the subdivision of Lot 1, DP 534326 by the exclusion of a lot of about 5.68 ha as shown on Plan No. 1111/01 by Gutteridge, Haskins and Davey, and

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

to allow access from Bells Line of Road west of the Church property, Part Portion 136 and the information as required under the Environmental Planning and Assessment Act 1979 be forwarded to the Department of Environment and Planning for finalisation and gazettal of the plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File P160/35)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

The following Development Applications were approved under Delegated Authority subject to conditions:

Dwelling Houses

Applicant	Land
Mr & Mrs Harks	Lot 50 Sirius Crescent, Ebenezer
Bovis Homes Aust. Pty Ltd	Lot 2 Singleton Road, Wilberforce
A Carpini	Lot 11 Gormley Street, Freemans Reach
Mr & Mrs McClean	Lot 64 Threlkeld Drive, Cattai
J Caleo	Lot 8 Coromandel Road, Ebenezer
J Caleo	Lot 2 Coromandel Road, Ebenezer
J Caleo	Lot 37 Coromandel Road, Ebenezer

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Applicant	Land (Continued)
J Caleo	Lot 9 Coromandel Road, Ebenezer
W Livingstone	Lot 1Comleroy Road, Kurrajong
Mrs S Gordon	Lot9 Settlers Road, Sunnyvale
Mr BR Webb	Lot366 Golden Valley Drive, Glossodia
Masterton Homes (NSW)P/L	Lot 307 Spinks Road, Glossodia
Mr & Mrs Stansfield	Lot 1 Cedar Ridge Road, Kurrajong
Kay Stubbs	Lot 13 Hall Street, Pitt Town
Mr CJ Ballard	Lot 1 Hawkesbury Street, Pitt Town
Mr & Mrs O'Grady	Lot 465 Lieutenant Bowen Road, Bowen Mountain
Mr & Mrs Watt	Lot 17 Shane Place, Kurrajong Heights
Sterling Homes Construction	Lot 68 Robertson Street, Kurra jong
Mr R Warren	Lot 2 Browns Road ,Kurra jong
AJ Humphry	Lot 4 The Boomerang, Freemans Reach
Washington Gray Pty Limited	Lot 7 Dem rig Road, Tennyson

Other Developments

Applicant	Land & Application
Fitzgerald Publishing P/L	Lot 31 Ti-Tree Place, Wilberforce - Use of Unit as Printing Factory
TA Tindall	For 233 Neich Road, Maraylya - Subdivision into 2 Lots having areas of 2ha and 1.7ha respectively
Proust & Gardner	Lots 114 & 117 between Halls & Wells Streets, Pitt Town - Adjustment of the Common Property Boundary involving Subdivision
VA Brown	Shop 8, George Street, Windsor - Use Shop No. 8 as Hair Dressing Salon
Richard Eatough	Lot 16 Tizzana Road, Sackville Reach - Erection of a Dwelling and Garage
A Lane	Lot 4 Port Erringhi Road, Ebenezer - Erection of Domestic Garage on Vacant Block

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 68A/19/77)

SUBJECT EXTRACTIVE INDUSTRY AT EAST KURRAJONG - GOLAC PTY LIMITED

Council at its meeting on1 2 July1 983, as a result of a submission by LJ Hooker of Windsor and with the written approval of Golac Pty Limited, resolved that in relation to the land owned by the company at East Kurrajong and being Lot 3 in DP 611717 Lot 5 in DP 260654 and Portion 28, that Council concurs in principle with the subdivision of the land into approximately1 0 allotments of around 2ha and four allotments of around 10ha and would be prepared to institute the appropriate planning action to allow for the subdivision on the basis that the company submitted a plan of the proposal relinquishing its existing use rights to the extractive industry on the site and place the extractive operations on a lot within the subdivision with this lot being transferred to Council's ownership

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Solicitors for the company, Paul Whelan Nash & Fung, subsequently by letter dated 18 July 1983, made a submission prepared by RK Cambridge & Co proposing two schemes for the property's development that included resculpturing with excess material being removed and sold with:

- Scheme 1 being 29 lots - 1 of 1.2ha, 1 of 2.4ha, 27 of 2ha involving the construction of Roberts Creek Road and three new roads with an area along Roberts Creek being dedicated as open space.

- Scheme 2 being 25 lots with areas of between 1.2ha and 2.4ha involving the construction of Roberts Creek Road and three new roads with an area along Roberts Creek and a larger area from Roberts Creek and leading towards East Kurrajong Road being dedicated as open space.

The solicitors were advised of Council's earlier decision and requested to advise the reasons for the new submission. By letter of 5 August 1983 they advised as follows:

> "We refer to your letter of 25 July 1983 and advise we are instructed to inform you that the submission made to Council by LJ Hooker of Windsor, while prepared with the approval of the company for whom we act, was lodged in Council prior to any consultation between LJ Hooker and our client company.
>
> This action was not in accordance with instructions which had been given by our client company, which had requested LJ Hooker to consult with it on the terms of the plan prior to the plan being submitted to Council.
>
> The plans which have been submitted through this office are plans which have been perused and approved by the Board of Directors of our client company and it is hoped, could provide, even in conjunction with the plans submitted by LJ Hooker as a basis for discussion with Council.
>
> As previously advised, the matter is urgent and Council's assistance is sought."

The two schemes submitted have been assessed with neither being supported on grounds of the number of lots proposed, the impact of these on adjoining holdings, undesirability of lots in the Roberts Creek area that would result in removal of considerable vegetation with resultant development being subject to high fire risk. On the basis of the additional details contained in the submitted plans, a subdivision suited to the site and considering the rights to be relinquished would be on the basis of 16 lots being created between East Kurrajong Road and a point on Roberts Creek Road near the quarry with the area of the quarry being transferred to Council, and the residue of the land that contains the major vegetation including Roberts Creek becoming public reserve. This subdivision involves the construction of Roberts Creek Road from East Kurrajong Road for a length of approximately 650m, with the 16 lots being 13 X 2ha and 3 X 4ha. A layout will be available at the Committee Meeting.

Recommendation

That Council advise Paul Whelan, Nash & Fung, Solicitors for Golac Pty Limited, in relation to the land at East Kurrajong owned by the company and being Lot 3 in DP 611717, Lot 5 in DP 260654 and Portion 28 that Council, upon consideration of the details submitted, is prepared to support a subdivision of the property on the following basis:

- 13 X 2ha and 3 X 4ha lots with development rights by the erection of a dwelling;

- the area of the quarry being in one lot and transferred to Council;

- the residue of the land including the area of Roberts Creek being public reserve;

as indicated on the plan prepared by Council and to institute the appropriate planning action to permit the subdivision on the basis that the company and its heirs and successors enter into a deed of agreement relinquishing all rights to extraction from the subject property.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.
THAT GOLAC BE responsible for payment of all Council costs in this matter.

ITEM 11: (File DA 72/83)

SUBJECT: PROPOSED SUBDIVISION - NORTH RICHMOND RESIDENTIAL RELEASE AREA

A development application has been received from RK Cambridge & Co proposing a subdivision, being an adjustment of boundaries of land owned by Kemsley Pastoral Company that is within the residential release area at North Richmond. The proposal is to create six lots fronting Grose Vale Road of 4000 square metres with three lots containing areas of 19.5ha and 17.6ha. The proposal is obtained by rearranging nine existing rural sized lots. All the land within the subdivision is within the residential release for North Richmond. All of the residential land in the proposed release is owned by Kemsley Pastoral Company, although it exists in a number of separate titles that could be conveyed separately at any time without reference to Council or any other authority. Such action would not be conducive to the subsequent release proposal as Council and other authorities would be required to deal with a number of owners, this being a major drawback in most residential releases.

The residential area at North Richmond is effectively built out. Previous advice from the Metropolitan Water Sewerage and Drainage Board is that capacity exists in the existing water supply and sewerage systems for a first stage release of around 100 lots. This advice has also indicated that the existing water supply system could not adequately service the six proposed residential lots in the development application for subdivision.

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It is suggested that Council seek the landowner's approval to not proceed with the development application now submitted, but rather agree to a Deed of Agreement over the entire residential release area in the company's ownership whereby lots will not be sold or transferred separately until residential development takes place. In return Council is to request the Department of Environment and Planning to allow a first stage residential release to take place for around 100 lots. This release would then take place in the Tyne Crescent/Pecks Road area where services area available and include part of the major open space proposal indicated in the North Richmond Development Outline Plan. Such a proposal would be in the best interests of the community for the efficient and effective development of North Richmond and the landowner.

Recommendation

That RK Cambridge & Co and Kemsley Pastoral Company be requested to defer the development application for subdivision proposing an adjustment of boundaries of land adjoining the North Richmond residential area. Further, that if the application is deferred and the company agrees to enter into a Deed of Agreement whereby the land subject to the residential release proposal is not sold or transferred separately before residential development takes place, then Council would approach the Department of Environment and Planning immediately requesting release of a first stage residential subdivision for around 100 lots in the vicinity of Pecks Road and Tyne Crescent incorporating the open space area indicated in Council's development proposal for the area.

Mr. R. Cambridge addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.
That approval be granted to Lots, plan

ITEM 12: (File A4-2)

SUBJECT: CONCEPT FOR A NATIONAL AVIATION MUSEUM AT CLARENDON

Council has received a detailed design proposal for the development of a National Aviation Museum at Clarendon from Mr Denis Hamilton, a final year architecture student at the NSW Institute of Technology. After an investigation of site options for the proposed development, Mr Hamilton favoured Clarendon and has based his design on the utilisation of the site promoted by Council.

The major features of the concept are two hangars in the traditional shape linked by a covered display area. These hangars and the linking display area cover an area of 2.16 hectares. The larger hangar is proposed to be 30 metres high. The design is unusual if not unique in Australia in that it incorporates teflon coated fibreglass as a fabric skin supported by steel box arches. This surface is evenly translucent and provides a subdued backdrop for interior activities by day. Conversely at night, the whole structure as observed from the outside, would appear to glow as a result of interior lighting. The structure is therefore of "landmark" proportions in terms of scale and its innovative architectural features.

Other features of the concept include a permanent outdoor display area, temporary display area, grass runway, 950 seat grandstand, 300 seat space theatre, restaurant, parking for 230 cars and 4 buses, and a section for the restoration of aircraft.

Mr Hamilton's design brief was determined following discussions with a member of the Canberra Working Committee for the future National Aviation Museum, Maritime Museum and Museum of Australia. However, currently the Aviation Brief has not been tabled in Parliament and thus is still confidential. Mr Hamilton has carried out a preliminary estimate of the current (June 1983) project cost based on an assessment of the major components of the proposal. These cost estimates are as follows:

	$ Million
Hangar 1	6.35
Hangar 2	5.30
Covered Area & Theatres	6.90
	18.55
Services etc allow 25%	4.60
Siteworks	0.75
TOTAL COST	23.90 million

The cost estimate notes that the cost rate for hangars 1 and 2 is equivalent to $740 per square metre, a figure which is competitive for museum buildings. The high cost of the fabric envelope is offset by the simplicity of the remainder of the buildings. It should also be noted that the use of an inner and outer fabric skin reduces energy consumption in comparison to more "conventional" building techniques. Together with the use of an integrated energy system it is estimated that the concept would show an overall saving of at least 35% in total electrical demand and at least 42% in annual energy consumption as compared with a more conventional enclosure and "on demand" energy system.

In the near future Mr Hamilton will be presenting his concept to the Working Committee for the future National Aviation Museum and possibly to the Minister for Aviation.

As Council is aware, a decision on the location of the proposed National Aviation Museum has not been made public and as such further representations promoting the Clarendon site can be made. Mr Hamilton's concept for the development of the Clarendon site further supports the suitability of the location for a National Aviation Museum. Therefore it is considered that Council should support Mr Hamilton's proposal and its presentation to the Working Committee and the Minister for Aviation.

Recommendation

1. That Council supply Mr Hamilton with a letter supporting his design concept for a National Aviation Museum at Clarendon and recommending it to the Working Committee for the future National Aviation Museum, Maritime Museum and Museum of Australia, and to the Minister for Aviation.

2. That Council request the written support of the Member for Mitchell for Mr Hamilton's design concept, together with his recommendation for its presentation to the Working Committee for the future National Aviation Museum, Maritime Museum and Museum of Australia and to the Minister for Aviation.

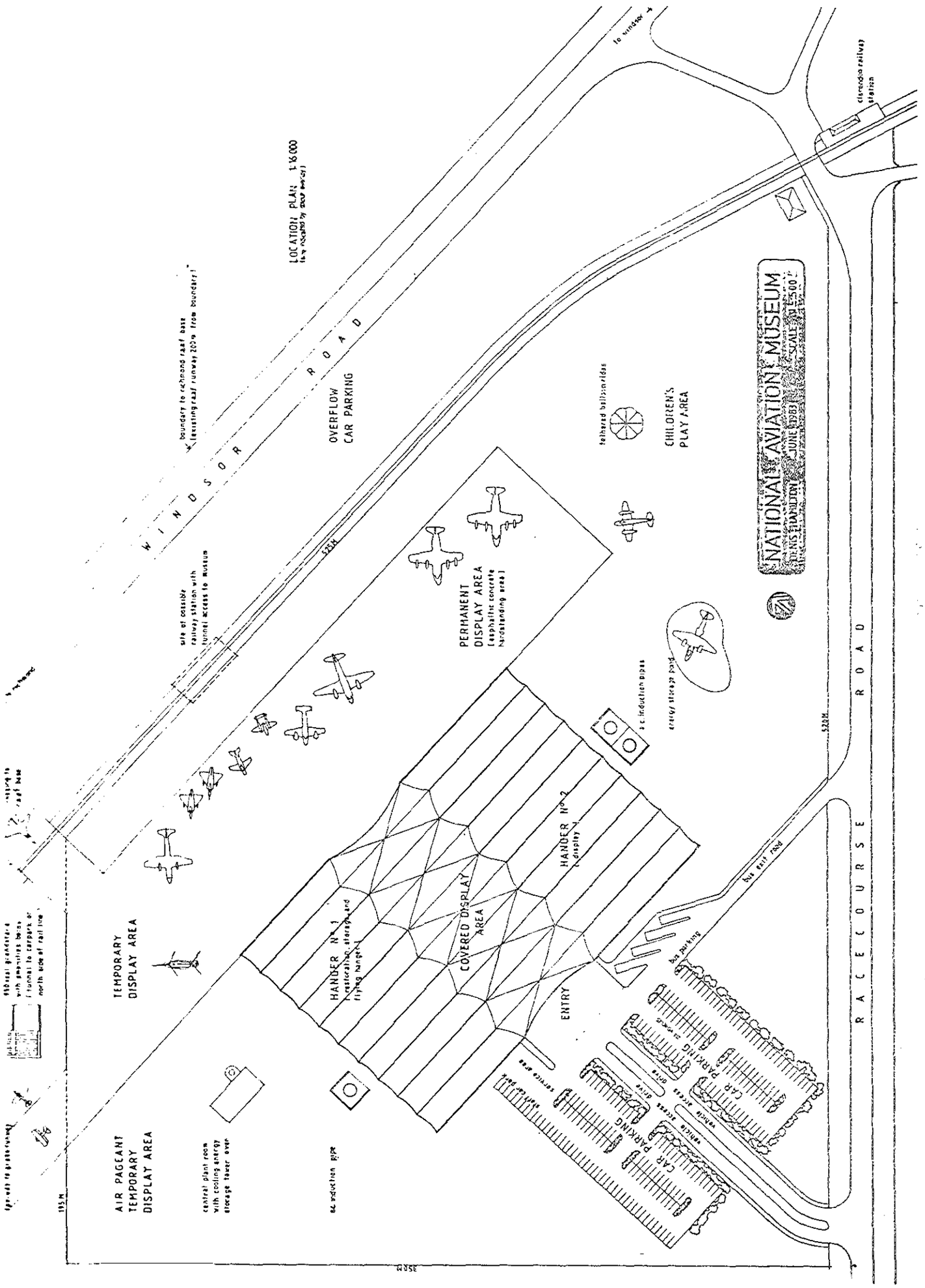
Mr. D. Hamilton addressed the Committee.

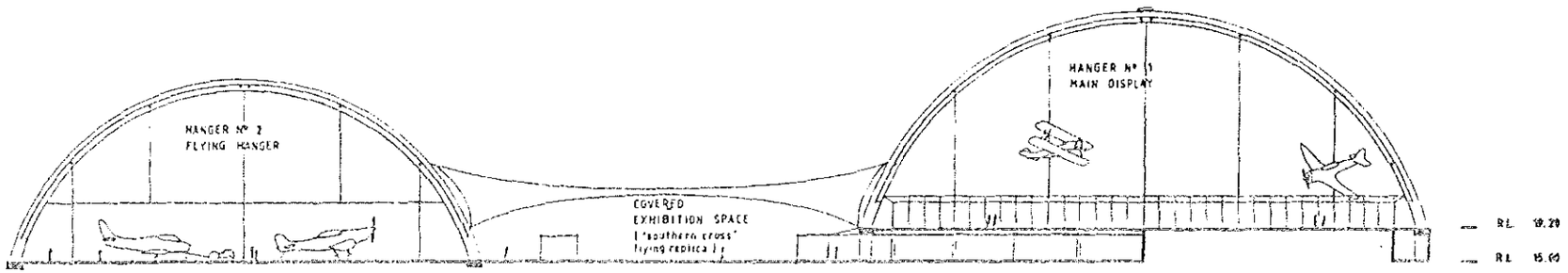
COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

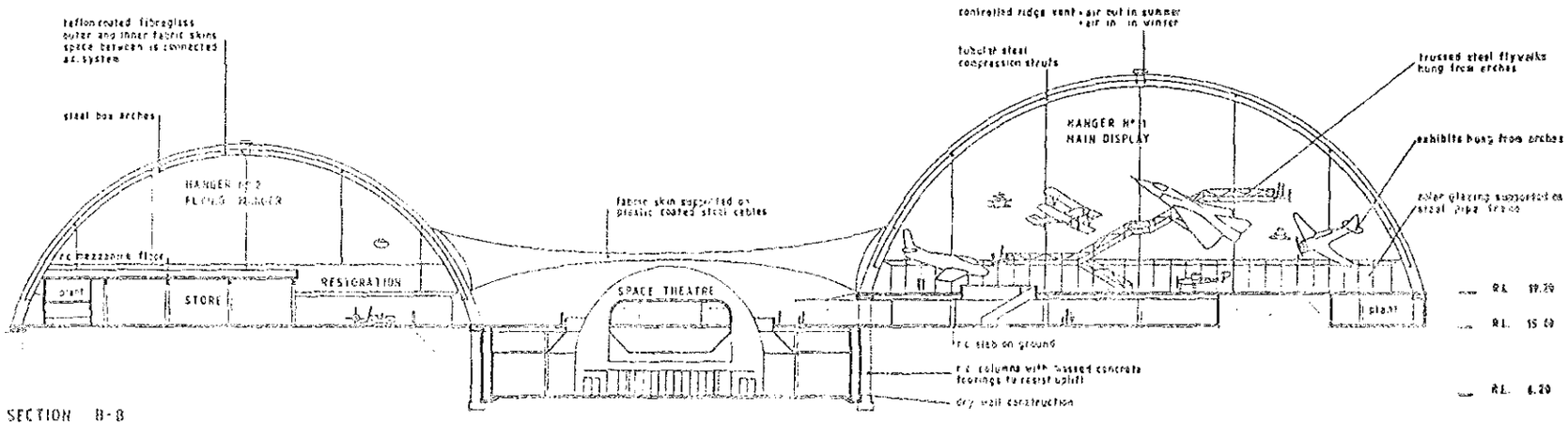
Development

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SECTION A-A



SECTION B-B

NATIONAL AVIATION MUSEUM
DENIS HAMILTON JUNE 1983 SCALE 1:200

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ITEM 13: (File P160-37)

SUBJECT: PREPARATION OF REGIONAL PLAN

The Department of Environment and Planning have requested Council's identification on matters that are of State or Regional significance within the Shire that could form part of a Regional Plan. The Environmental Planning and Assessment Act provides for three levels of planning - State, Regional and Local. At the present time State plans are in the form of policies (eg - Dual Occupancy, Aged Persons Units, Surplus Public Lands, etc). Regional plans are somewhat similar to Local plans with Regional objectives (Illawarra Regional Plan) and Local plans in the well known form of land use documents (Windsor Planning Scheme).

For some time there has been discussion at WSROC meetings regarding a Regional plan and Council recently supported the Region in the matter. The Department's interests emanate from knowledge of the Region's activities and some interest within the Department's staff that it should be dealing with planning at the State and Regional levels and moving out of Local detail.

The following subject headings and their accompanying planning objectives indicate those matters of Regional significance which should be brought to the Department's attention. A brief explanation of the objectives together with suggestions for appropriate policy response are also included.

1. Regional Development

OBJECTIVE To provide a wider locational range of releases at a smaller scale (including Hawkesbury) and that these releases be made in a phased and incremental programme occurring at a smaller scale and in current releases to provide for a choice and local demand. (A report by WSROC Planners Committee with assistance from Mr Martin Payne, March 1981).

Hawkesbury Shire contains large tracts of attractive rural land particularly in the foothills of the Blue Mountains. With respect to further urban development in the Shire Council's forward plan for the period 1983-1987 advocates that this development be located according to the following priorities:

- where possible, renew and maintain existing urban services;

- develop vacant and underutilised land with existing residential areas and presently served by streets, water and other public services. Open space, historic buildings, recreational opportunities and the distinct identities of village and neighbourhood should be preserved;

- where urban development is necessary outside existing residential zones, use land that is immediately adjacent. Non-contiguous development would be appropriate when needed to accommodate planned open space, agricultural preservation or community development.

Within the attractive residential areas of Pitt Town, North Richmond, Richmond, Kurrajong and Wilberforce there remain only isolated instances of undeveloped residential allotments. Consideration of the WSROC recommendation together with the residential land supply budget in the more attractive areas of the Shire such as the foothills, indicates that an appropriate policy response would be small scale releases on the periphery of these areas.

2. Rural Land

OBJECTIVE To provide rural/residential allotments to satisfy assessed demand, but within the constraints imposed by future residential development, servicing, agriculture, mineral resources, the environment, etc.

Council along with neighbouring local government areas has prepared a study of its rural lands. However, the issue of rural/residential development transcends local government boundaries. The restriction of supply of rural/residential allotments in one local government area could affect demand pressures in an adjoining local government area.

Other characteristics of rural areas tend to be an assortment of urban uses that are not wanted in, nor cannot afford, the city and are inappropriate in the open countryside, but which nevertheless require a location near to the population which they serve.

3. Commercial/Business Activities

OBJECTIVE To determine and implement a retail and business hierarchy.

The provision and location of floor space for retail and business activities for higher order centres is a regional consideration. Currently the provision of this floor space is determined primarily at the local level.

4. Transport

OBJECTIVE To provide an adequate transport system for the needs of the region including main roads and public transit.

An examination of the Department of Main Roads 1981 Traffic Flow Maps indicates that traffic flow movements in the McGraths Hill and North Richmond Bridge areas have increased by approximately 20% from the 1979 count. The flow figures indicate that Windsor and the Pitt Town Road/ Windsor Road intersection at McGraths Hill are major conflict points for the movement of through traffic. The A.A.D.T. figures of course understate weekend flows, which often produce substantial delays between the Windsor business centre and McGraths Hill.

The Department of Main Roads have a proposal for an expressway link incorporating a bridge over the Nepean River at Castlereagh and linking Bells Line of Road to the north of North Richmond. It is noted from a recent publication by the Department of Industrial Development and Decentralisation that no major roadwork proposals are to be undertaken in the Hawkesbury Shire in the next five years. It is considered that any regional plan warrants the formulation and rationalisation of funding in this area.

Other main road conflict points include the vehicular ferries over the Hawkesbury River at Sackville, Webbs Creek and Wisemans Ferry, the Bells Line of Road at Bellbird Hill and Old Northern Road north of the Hawkesbury River.

5. Employment

OBJECTIVE To increase employment through environmentally sound industrial and commercial growth.

The issue of employment is of regional importance and requires consideration in a regional plan. It is envisaged that unemployment in the relevant local government areas could be surveyed and appropriate policies relating to decentralisation, unemployment relief schemes, etc be attached to the survey's conclusion.

6. Open Space and Recreation

OBJECTIVE To provide water orientated recreation opportunities in the Hawkesbury Valley.

The draft Hawkesbury/Nepean Valley Regional Environmental Study published by the Department in February 1981 noted that-

"Establishing some sort of lineal open space system in the Valley in part or in its entirety would not only provide alternative outlets to the National Parks for resource based recreation, but it would also permit a much fuller more diverse and natural experience in the Valley, whilst enhancing its conservation attributes." (page 44)

"The best opportunity for a lineal park in the next decade would be along the river from Wallacia down to Richmond." (page 45)

Currently the recreation potential of the Hawkesbury/Nepean River is limited by restricted access. Council is of the view that the creation of additional access points via riverside parks would enable the river to be more fully developed as a regional recreation facility.

7. Extractive Industries

OBJECTIVE To provide adequate supply of sand and hard rock aggregate to the Sydney market from locations which minimise adverse environmental impacts.

The potential sources of sand and hard rock aggregate for the Sydney region should be included in any regional plan together with recommendations for their preservation or otherwise. These sources would include the Richmond Lowlands, the Pitt Town high level mortar and sand deposit and the reserves contained in the beds of the rivers.

8. Tourism

OBJECTIVE To promote tourism by the improvement of existing features and the creation of new features. Hawkesbury Shire has contributed to the maintenance and creation of regional tourist facilities. Currently Council is negotiating for funds for the restoration of Thompson Square in Windsor. It has also actively promoted the establishment of a National Aviation Museum at Clarendon. A substantial part of the Shire is designated as National Park, namely Wollemi and Blue Mountains Parks.

The tourist features outlined are just some examples of matters which could be incorporated in a regional plan.

9. Visual Amenity

OBJECTIVE To promote conservation and enhancement of attractive natural features and those natural features which by virtue of their location are visually significant.

Under this objective Council considers that the preservation and enhancement of river areas, wetlands and escarpments are matters of regional significance.

In rural areas boundaries should be established for townships to fix limits of expansion and retain their rural character. This objective is primarily directed against ribbon development which has long been a problem on roads of any more than a local nature. Particularly in the Shire is the issue of roadside stalls. These and other activities such as service stations, hotels, milkbars, general stores, advertising signs, etc scattered along main roads become unsightly and increase the risk of road accidents.

Ribbon development along main roads is a regional issue and therefore warrants consideration in a regional plan.

10. Health

OBJECTIVE To provide an adequate and equitable allocation of health care.

The provision of health care in the Shie is a regional issue as it extends beyond local government boundaries. A regional plan could assess the level of hospital and medical facilities throughout the region with the aim of equating the supply of services to the needs of the population.

11. Education

OBJECTIVE To provide an adequate and equitable allocation of educational services.

The provision of educational services is a regional issue for the reason outline in 8. The Department of Technical and Further Education have advised Council that the participation rate of Hawkesbury residents in TAFE courses is less than the state average. Issues such as these require investigation in a regional plan.

Recommendation

That Council forward the foregoing to the Department as a broad outline of the issues that Council would like to see included in a Comprehensive Regional Plan. Further, that Council indicate it would be more than willing to actively participate in the formulation of such a plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File 909-34)

SUBJECT: LOCAL ENVIRONMENTAL PLAN TO PERMIT DEVELOPMENT AT MOUNTAIN LAGOON

In April 1980, Mr AF Ure submitted a proposal for development at Mountain Lagoon consisting of a motel of 13 units, school of arts, inn and restaurant

and stables. The zone in the area permitted the development, however, due to a requirement in the planning instrument for a minimum area of 40ha for such development, a variation was required to the planning scheme. At the time the procedures for altering the planning scheme were those contained in the Local Government Act. The matter was processed in accordance with those procedures with adjacent and adjoining landowners being notified in writing and an advertisement placed in the local press. This resulted in a number of comments being received. Later in 1980, the Environmental Planning and Assessment Act was implemented. The proposal by Mr Ure was one of many carried over into the new Act, with the resultant processing procedures at the discretion of the Department. The Department indicated its preference for a rural lands assessment to be undertaken prior to the determination of the many applications, including that of Mr Ure. That assessment indicates the Mountain Lagoon area as one suited for the establishment of tourist facilities outside the existing urban areas.

The Committee will be aware of the extensive delays that occurred in the Department responding to the Rural Lands Assessment. In the circumstances, the applicant recommenced the rezoning procedures during 1982 by requesting Council to prepare a local environmental plan for his application. Council subsequently resolved to prepare the draft plan with a certificate later being issued by the Department of Environment and Planning under Section 65 of the Environmental Planning and Assessment Act allowing the matter to proceed to public exhibition. As a result the matter was advertised with 11 letters of objection being received, one including a petition and one petition in support of the proposal. The grounds for objection are basically: the area is of unique natural beauty and should be preserved in its present form; the proposed development would create insurmountable pollution problems; inadequate services in the locality including the access roads. The National Parks and Wildlife Service have subsequently indicated their attitude towards the proposal by referring to their submission to the major planning scheme. That submission is that the area should be rezoned to retain its existing rural amenity by limiting the density of permanent or temporary residences. The basis for the Service's attitude, as indicated by them, is that the area necessitates a considerable management commitment particularly in regard to fire management and, as development continues on the private lands, that commitment is increased. At the same time, the Service's ability to manage the adjoining natural lands to retain, as far as possible, their nature conservation values, is significantly decreased.

Since the formal advertising took place a meeting was held in the area and attended by 50 persons. In is apparent from the discussion that took place at the meeting and the letters received both at the time of advertising and recently, that the community is fairly evenly split for and against the development. In the immediate vicinity of the proposal the residents are against it proceeding. The basis for the recent objections is similar to that stated in the letters received as a result of advertising. In addition, those persons who support the proposal are generally in agreement that it should only proceed with the road being upgraded and there is no doubt that should the proposal proceed, considerable pressure would be placed on Council for improvements to the unsealed section of Mountain Lagoon Road. While detailed design and estimates have not been prepared, the cost of reconstruction and sealing of the unsealed section would be in the order of $400,000.

The area of Mountain Lagoon has a unique natural beauty, is strategically located within the Wollemi National Park with access available to various vantage points, thus making it suited for the development of tourist facilities. These facilities would have to be of a scale commensurate with available servicing and limiting impact on the surrounding area and its

residents and including appropriate development standards. Undoubtedly, the approval of the application would lead to other development pressures that would be subjected to similar processing. The position at this stage is for Council to either proceed with the rezoning to gazettal and thence, subsequently, consider a development application or to abandon the matter.

It is recommended that the matter proceed with the applicant being informed that Council in any development application will look to a proposal with high development standards, including that of servicing and for him to contribute towards the upgrading of the access road.

Recommendation

That Council proceed with the draft Local Environmental Plan as exhibited for the establishment of a motel complex at Mountain Lagoon with the information as required under the Environmental Planning and Assessment Act, 1979, being forwarded to the Department of Environment and Planning for finalisation and gazettal of the plan.

Miss M. Cort addressed the Committee on behalf of objectors in the Mountain Lagoon area.

Mr. Ure, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File 487/82)

SUBJECT: DEVELOPMENT APPLICATION PROPOSING RELOCATION OF BOUNDARIES INVOLVING SUBDIVISION - SLOPES ROAD, NORTH RICHMOND - RK CAMBRIDGE ON BEHALF OF C & JM CARLSTROM

The above proposal is to relocate the boundaries of land at Slopes Road, North Richmond where the boundary between the two lots was created by the re-establishing of part of a parish portion. The lot so created is triangular in shape with a base of approximately 6 metres and a length of 35 metres. The original portion had an area of 22.2ha. This triangular lot of 150 square metres is proposed to be completely relocated and increased in area to 4000 square metres (1 acre) with the residual allotment being 2.6ha.

Council deferred the matter at its meeting of 14 June 1983 pending advice from the Registrar General's Office, legal advice was also sought from Council's solicitor.

The Registrar General's Office has advised in part:-

"1. The plan was accompanied by two statutory declarations purporting to establish that the plan did not require approval by Council and was not in breach of the Environmental Planning and Assessment Act, 1979. The plan had previously been lodged as DP 618178 which was rejected for failure to comply with requisitions, one of which was for the supply of a declaration relating to the Environmental Planning & Assessment Act. DP 618178 was lodged for the stated purpose of "Re-instatement of Portion boundary".

2. As indicated above, the plan was accompanied by two declarations. I would have been prepared to make copies of these available to you, but unfortunately they appear to have been destroyed along with other working papers."

Council's solicitor has advised as follows in this matter:-

"... we are left with two potential arguments, the first being that Lot 1 DP 626794 is not an allotment within the meaning of Clause 22(1)(f) or secondly, that if it is an allotment, then it is an allotment which was not lawfully created and, as a result, is not entitled to the benefits conferred by Clause 22(1)(f).

...If it were found that this Lot 1 is an allotment and that Mr Carlstrom is thereby entitled to create the new lots 1 and 2 of 2.6ha and .4ha respectively by adjusting the existing common boundary, we can see that there is absolutely nothing at all at law to prevent Mr Carlstrom from immediately applying for the further reinstatement of that Parish boundary. He would then have three allotments of land which adjoined and he could, if our arguments above were to be rejected, carry on resubdividing his land ad infinitum by the repeated reinstatement of that Parish boundary.

As we have previously stated to Council in related matters, the provisions of Part XII of the Local Government Act define what must be done in order to create a subdivision. However, in his wisdom, the Registrar General has adopted a practice of construing the exceptions to the definition of subdivision in s.4 of the Local Government Act on a very loose and casual fashion in our view. As Council is aware, sub-division is defined in that section which goes on to say, so far as is relevant, that subdivision does not include -

(a) any division of land by following the boundaries of lots or portions in a Crown Plan; or

(b) any division of land in accordance with the boundaries of lots in any subdivision lawfully made either before or after the commencement of this act.

There is room for argument in connection with this definition that the Registrar General is totally wrong and that what is intended by that exclusion to the definition is the reinstatement of "all" the boundaries of any Crown Plan or previously registered Plan of Subdivision and that the partial reinstatement of part of a Parish boundary is totally contrary to what is meant by the exclusions in that definition.

At the same time, it must be borne in mind that s.339 is a saving section which says that no failure to comply with any of the provisions of Part XII shall invalidate a registered plan.

Notwithstanding our reservations in the matter, we must conclude by stating that, if Council wishes to avoid a multiplicity of applications of this nature, it is highly desirable that the application be rejected."

It is considered that Council should not support the proposal.

Recommendation

The application be refused for the following reasons:-

1. The proposed subdivision is contrary to Clause 19(2) of I.D.O. No. 8 Colo, in that it creates allotments each less than the minimum 10ha required within zone non urban 1(b1).

2. The proposed subdivision is contrary to Clause 22(1) of I.D.O. No. 3 Colo, in that it does not conform with an adjustment of boundaries within this Clause.

3. The proposed subdivision is contrary to Clause 16 of the amalgamating Draft Local Environmental Plan for the Shire, as amended, in that it increases the area of one of the existing allotments by more than 10% of its existing area.

4. The proposed subdivision is not one that was intended to be excluded by Section 4 of the Act as the intention is to refer to all boundaries of a plan.

5. Lot 1 is not an allotment for the purposes of subdivision as it was unlawfully created.

6. Approval of this application would create a precedent which would bind Council for further such reinstatements on this land and other land throughout the Shire.

7. The proposal is not in the public interest.

Mr. R. Cambridge addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE TO the enlargement and realignment of the lot the conditions to be subject to a report by the Planner to the next Ordinary Meeting.

ITEM 16: (File P160-37)

SUBJECT: LAND AVAILABILITY FOR RESIDENTIAL DEVELOPMENT

Concern has been expressed previously regarding the number of lots available within the Shire for residential development and their location such that a range of opportunities is available. In this regard the Committee is referred to the report to this meeting relating to the preparation of a Regional Plan and the first and second objectives - Residential Development and Rural Land.

For the area west of the Hawkesbury River, development by the erection of a dwelling may be approved on allotments that existed as at the appointed day of the planning scheme, being 2 May 1975, or those allotments approved by subdivision since that date. For the area east of the river in the non urban areas, Council may approve the erection of a dwelling on land that exists in an allotment with the minimum area prescribed for a country dwelling in the particular zone. The Department of Environment and Planning, when considering the amalgamating planning scheme, has indicated concern relating to the area covered by the Windsor Planning Scheme in that they consider more lots than could be expected would be available for development. In this regard an assessment has been made of the whole of the Shire and, relating to the non urban areas in the former Municipality, it is of these being under the minimum area and not currently capable of development without a variation to the planning scheme. In terms of development this number is considered negligible.

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With regard to the whole of the Shire, the following details have been ascertained.

Total number of lots	18,398
Total number of existing houses	12,820
Commercial/industrial lots	922
Flood liable lots	1,003
Strata lots	135
	14,880
Total number of vacant lots	3,518

This represents an occupancy rate of 81%. Of these some 960 are residential zoned with 400 capable of servicing with water and sewerage. About 430 exist in Glossodia and Bowen Mountain. Of the 400 capable of servicing, 380 are located at South Windsor with at least 75% never expected to be available due to flooding and establishing costs. Therefore, 2558 lots remain in the rural areas. Of these approximately 2100 exist in that area of the Shire east of Kurrajong Heights and south of the Colo River. This would indicate high occupancy rate as shown in the Rural Lands Assessment, probably in excess of 85% which is generally accepted as the maximum achievable.

In the period 1976-80 the annual growth rate in the Shire was 4.6% with an average of 492 new dwellings per year (min. 376/1976, max. 720/1980). Since that time the average has dropped to 379 per year, partly attributable to the recession and partly to the lack of opportunities available, particularly in the attractive locations of the Shire. The recent rural land approvals would only contribute an additional 200 lots should they all become available, while the South Windsor release is restricted in its market application.

A submission is being prepared for the Minister and Department of Environment and Planning indicating the lack of residential opportunities available and the requirement for steady programmed releases in the various localities of the Shire in accordance with Council's adopted objective.

Recommendation

Council endorse the submission to the Minister and the Department of Environment and Planning regarding the lack of residential development opportunities available within the Shire and the need for a programme of releases in accordance with Council's adopted objectives.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 17: (File 68A/10/78, 68A/11/78, 68A/518/79)

SUBJECT: EXTRACTIVE INDUSTRY - COLO RIVER - BATE WALLS PTY LIMITED

In April 1977 Council considered a report regarding the extraction of material from various areas at Lower Portland being carried out then by Martin Bros Pty Limited without specific interim development consent.

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Injunctive action was initiated with the operators claiming existing use rights to the development. At the time evidence for and against the existing use rights was submitted to Council's solicitor and without prejudice development applications were submitted.

These applications were for the extraction of sand and soil from Portions 37, 68, 69, 73, 118, 122 and 125 in the Parish of Meehan.

At the time the applications were referred to the then Planning and Environment Commission for determination due to a direction issued by that Commission that all extractive industry applications be referred for determination.

In February 1979, there was a hearing in relation to Council's action to obtain an injunction with a judgment handed down in Council's favour in respect of all portions except Portion 37. In May 1979, Council was advised by the Planning and Environment Commission that the direction relating to extractive industries no longer applied and Council subsequently refused the application.

Later in 1979 the applicant appealed to the Court of Appeal in relation to the decision of the injunction and in January 1980 the Court of Appeal handed down a decision in favour of the applicant with one dissenting judgment.

In February 1980 Council's solicitor lodged an appeal with the High Court. This appeal and other possible action in relation to the Environmental Planning and Assessment Act was not proceeded with as a result of further legal advice and a subsequent resolution of Council in March 1981.

At that time action was instituted to have matters that were in apparent contravention of the Rivers and Foreshores Protection Act rectified and negotiations commenced with the operating company regarding possible royalties and conditions as a result of a suggestion by the company's Counsel.

Discussions were then held with officers of the Department of Environment and Planning regarding the operations, the undesirability of extraction mentioned by the developer, of exchanging rights from the land based operation to the river adjoining. At that time the Department's officers indicated that such a decision should be withheld pending the result of a Regional Resources Study which, to date, has not been published and there is no indication of when this will occur.

In July 1982 Council resolved to agree in principle to an exchange of extractive rights on the basis of the submission of details. An Environmental Impact Statement and correspondence has been submitted. The Environmental Impact Statement is one that was prepared in 1979 by Mr ID Brown with amendments by Laurie Montgomerie & Pettit Pty Ltd in April 1983. These amendments relate to noise and transportation of the material.

The submissions have been advertised for public comment resulting in 61 written objections to the proposal. While the objections are many, the major issues raised are:

- The amount of extraction that could take place within the existing areas approved by the Court including quantities and the time limit over which they would be removed.

- A time limit on the extraction to take place from the river bed.

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- The rate of extraction from the river bed compared with that existing.

- The past performance of the company in the area where extraction has taken place from the river without prior approval.

- The problem of stability of the river banks.

These matters have been raised with the company with their response being:

"1. The quantities of material available over the area approved by the court are -

Sand	14,666,666 tonnes - approx 25 years)	
Sandstone	22,661,210 tonnes - approx 15 years)	all to run
Soil	5,100,000 tonnes - approx 12 years)	concurrently

2. Time limit on the extraction from the river bed approximately 10-12 years, however Council should monitor the extraction rate and note the benefits, that will accrue. The time period could either be reduced or extended depending on the flooding frequencies.

3. Rate of extraction - same as the existing land based operation.

4. Past performance of the Company where extraction has taken place from the river. Our existing use right goes to mean high water mark in the river and extraction has taken place within the limits of our rights.

5. The problem of stability of the river banks. This aspect is strictly controlled by the Department of Public Works and the Company would have to be guided by them."

With regards to item 4, extraction has taken place from the river areas for which there is no approval, the company contends that these operations have been undertaken by persons without the company's authority.

As well, comments have been received from other authorities and they are briefly:

DEPARTMENT OF PUBLIC WORKS - there are substantial differences between the Environmental Impact Statement and the operations taking place on the site, that the proponent be required to investigate these shortcomings including a careful examination of the combined effects of the fully extracted land based operations and the proposed river extraction on fluvial hydrodynamics. Further, that the combined effect of changes to the flow characteristics of the main river channel and the adjacent flood plain will be a major change of flood velocity with scour patterns through Portion 37 and the adjacent river that could endanger the stability of the residual river bank with undesirable effects such as those that occurred at Chipping Norton. They suggest that without a legally binding consent with conditions, it would be difficult to control and enforce any environmental safeguards.

NATIONAL PARKS & WILDLIFE SERVICE - concern regarding Aboriginal relics which they consider possible in the locality. Further, that they are concerned with the preservation of wetlands and desire the opportunity of further investigating the matter.

DEPARTMENT OF ENVIRONMENT AND PLANNING - advise that it is not possible to transfer the development rights on the basis proposed. Since this last advice the matter has been discussed with the Department with the facts that the existing use rights existing over a Crown Reservation that is contiguous with the bed of the river and that nothing within the Environmental Planning and Assessment Act prevents the proposal proceeding.

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Correspondence has been received from Speed & Stracey, solicitors, who act for Mr G Ellis, a landowner adjoining Portion 37. They indicate that their client is concerned at the manner in which Council is purporting to consider the matter and that what is involved is designated development within the meaning of the Environmental Planning and Assessment Act. Further, that they have received the advice of Counsel indicating that Council is not able to approve the proposal on the number of grounds stated. They have requested an undertaking that the proposal would not be approved in its present form without proper procedures. Alternatively, they intend to institute action in the Land and Environment Court.

The intention has never been to approve illegally any extractive industry. The practical situation that exists is that the Court has acknowledged existing use rights to a large area of land in the flood plain of the Colo River (1367ha) where there remains some considerable quantities of material that could be extracted with obvious adverse environmental impact. It is not accepted that the applicant has any right to extract sandstone.

It is seen, in principle, desirable to exchange the rights from the land based operation to the river with benefits to the environment and the extractor. final approval would be subject to the appropriate investigations. Such extraction would firstly be in the form of a Deed of Agreement legally binding the operator to relinquish all extractive land based use rights, preparation of appropriate submissions and then the possibility of an approval with a time limit. This is opposed to the existing operations that have no conditions attached thereto.

The submission of a development application without this earlier process could lead to the applicant having an appeal to the Land and Environment Court should the Council refuse the matter. The result could be an approval in the river and continuation of the land based operations. The options available to the Council are as follows:

1. Institute fresh legal proceedings regarding the existing use rights. Legal advice from Council's solicitor is that this is not appropriate.

2. Allow the existing operation to continue.

3. Negotiate a Deed of Agreement relating to an exchange of existing use rights with this Deed incorporated in a subsequent formal development application for consideration in accordance with the procedures prescribed under the Environmental Planning and Assessment Act.

Recommendation

That Council inform Bate Walls Pty Limited that it is prepared to enter into a Deed of Agreement for the exchange of existing use rights for land at Lower Portland on the following basis:

1. All existing use rights to the extraction from land being Portions 37, 68, 69, 73, 118, 122 and 125 in the Parish of Meehan are relinquished.

2. A development application is submitted in accordance with the provisions of the Environmental Planning and Assessment Act incorporating the conditions of the Deed considering those matters prescribed by the Director of the Department and those of the Department of Public Works.

3. That any subsequent development approval would contain a condition limiting the time of the extraction to a maximum of eight (8) years.

4. The company arrange all necessary road widening dedicated free of cost to Council necessary for the upgrading of the Lower Colo Road between the extraction site and West Portland Road to an alignment approved by the Shire Engineer.

5. The Lower Colo Road for the above section being upgraded to a two land rural road standard suitable for the transportation of the extracted material to a design approved by the Shire Engineer, with construction being carried out by Council at the operator's expense.

Mrs. J. Whitmont addressed the Committee on behalf of the Colo River Action Group.

Mr. J. Bate of Bate Walls Pty. Limited addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE WHOLE subject matter be deferred at this stage pending a detailed report covering all the various objections which had been referred to at this meeting together with legal opinions on all aspects and statements which have been received from the various Departments and that the Environmental Impact Statement be updated.

Councillor Rotherham left the meeting at this stage, the time being approximately 3.15 p.m.

all agenda matter

ITEM 18: (File 56-3W)

SUBJECT: HAWKESBURY MUSEUM - THOMPSON SQUARE - WINDSOR

The Hawkesbury Historical Society has submitted a report to Council on the Museum in Thompson Square giving details of Background, Council Involvement, Growth, Problems Associated with the Growth of Donations and the Hawkesbury Historical Society's Hopes for the Future.

The Society has noted Council's recent plan to develop the lot in Baker Street at the rear of the Museum with a Victorian Garden and submits that, with the increased popularity of the Museum, Council considers that in the future a demand may well exist for expansion of the Museum onto part of this land. The Society points out that donations to the Museum are increasing and are accepted when related to the Hawkesbury Region, eg, 1981 - 509, 1982 - 400, 1983 to date 299. Inadequate space is available to house and exhibit the historic items, and the coach house, which was set up to house and display the larger items, now, because of the volume of items can only be used for storage and not open to the public.

The Society sets long term and short term plans for the Museum and these should be fully investigated and evaluated so that Council can set priorities in this regard as well as investigate funding from other sources.

While the aims and objectives of the Society to expand the Museum is appreciated, it is pointed out that Thompson Square is one of the most, if not the most, important square in Australia and its preservation intact is of the utmost importance.

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Recommendation

That the report from the Hawkesbury Historical Society be received at this time, Council investigate the proposals contained in the report for the future of the Museum and a further report be submitted to Council on these matters.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT from the Hawkesbury Historical Society be received at this time, Council investigate the proposals contained in the report for the future of the Museum and a further report be submitted to Council on these matters. In the meantime officers enquire into the possibility of locating separate storage facilities.

THAT W.S.R.C.C. BE approached and asked if the Chairman, together with a representative of this Council, could make representations to the Federal Government and if possible, a deputation to the appropriate Minister or Ministers for the proposal to be completed as a bi-centenary project.

Maritime Museum.

QUESTIONS WITHOUT NOTICE

Councillor Rose stated that he had received a complaint from Mr. Steve Thomas, Lot 3 Settlers Road, Lower MacDonald regarding a difference of opinion with Council concerning the zoning of flood prone land. He stated that he is in conflict with Council regarding our Flood Maps. He has also applied to Prospect County Council for electricity and the County Council would not make the supply available.

Shire Planner for report back to the next Ordinary Meeting.

Councillor Horrex stated that he had received a complaint from Mr. George Thomas expressing concern about stock trampling on gravestones in the St. Albans cemetery and requesting appropriate fencing to keep straying stock out.

Health Surveyor for attention.

Report of the Development Committee Meeting held on Thursday, 11th August, 1983 commencing at 8.15am.

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

Apologies for absence were received from Councillors A.L. Knight and R.W. Rose and were accepted.

The following inspections were carried out by the Committee.

1. Development proposal by S. Read-Harber for a ballet studio, Wattle Street, Bowen Mountain.

2. Rezoning proposal by A.F. Ure for a motel complex at Mountain Lagoon.

3. Hazard reduction works on land fronting Warks Road, Kurrajong Heights.

4. Development proposal by Bate Walls Pty Ltd at the Colo River. The Committee met the principal of the company, Mr J Bate, who outlined his proposal and the existing operations. The Committee also met several residents and had brief discussions with them.

The meeting terminated at 1.00 pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received.

The meeting terminated at 3.59 p.m.

Report of the Meeting of the Development Committee held at the Council Chambers, Windsor on Monday, 12th September, 1983 commencing at 11.00 a.m.

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

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

DEVELOPMENT APPLICATIONS

1. W.D.GRUBER, THE TERRACE, WINDSOR - EXTENSION TO EXISTING DWELLING TO PROVIDE FOR DUAL OCCUPANCY (Refer Item 11 - Page 13 Development Committee Meeting 30th August, 1983)

The Committee inspected the site.

IT IS RECOMMENDED THAT approval be granted in accordance with the plans submitted subject to the following conditions :

1 - 4 Standard conditions 1, 22 ($450), 24 and 29.
5. Habitable floor level of dual occupancy dwelling to be at a minimum of 16m above standard datum.
6. The construction of a covered way connecting the dual occupancy with the dwelling to the satisfaction of Council's Health Surveyor.

2. T.ZWOLSMAN - KURMOND ROAD, WILBERFORCE - RECREATION ESTABLISHMENT (Refer Item 10 Page 11 - Development Committee Meeting - 30th August,1983)

The Committee inspected the site.

IT IS RECOMMENDED THAT the application for the establishment of a recreation establishment on land being Part Portion 83 in the Parish of Wilberforce be not approved on the grounds that :

1. The development is not in keeping with the amenity of the area.

2. The development could be such as to be a source of nuisance to adjoining residents.

3. The proposal is not in the public interest.

The meeting terminated at 1.30 p.m.

SHIRE CLERK'S REPORT

ORDINARY MEETING - 13TH SEPTEMBER, 1983

The President & Councillors.

Gentlemen :

1. MEETING OF SISTER CITY COMMITTEE - C50/10

Council's Sister City Committee held a meeting at 5.00 p.m. on Friday, 2nd September and it was attended by the Shire President, Councillor B.E.Brown, Councillors P.A.Dunn and J.J.Horrex, and the Shire Clerk.

Discussion took place concerning the approach which has already been made to Windsor, Ontario, Canada and the contact which had been made with Temple City. It was decided that the President convene a meeting of representatives of various groups within the community such as educational, sporting, service organisations, commerce, industry, air force, travel and tourism, for the purpose of establishing a Sister City Committee. This meeting will be convened within the very near future and it is proposed to submit to the meeting that the Committee investigate a Sister City relationship with a city or town in Indonesia and New Zealand and that the approach and contact with Windsor, Canada and Temple City in the United States of America be maintained.

Submitted for information.

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

As required by Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for August, 1983 :

Date of Engagement	Purpose		Person or Body Responsible for Engagement
1st August	Lectures	*	Windsor Rotary Club
2nd August	Dinner	*	Hawkesbury Quota Club
3rd August	Bridge Games	*	Hawkesbury District Bridge Club
5th August	21st Party	*	Mr.R.Leard
6th August	Wedding	*	Mr.A.Mitchell
6th August	Wedding	*	Mr.Hermans
8th August	Dinner	*	Gideons International
8th August	Lectures	*	Windsor Rotary Club
10th August	Bridge Games	*	Hawkesbury District Bridge Club
10th August	Fashion Parade	*	R.Stewart - Diabetic Association
13th August	Wedding	*	Mr.P.Sammut
13th August	Concert	*	Windsor Music House
16th/17th August	Trade Fair	*	Mr.P.Fisk
17th August	Bridge Games	*	Hawkesbury District Bridge Club
19th August	Shire Ball	*	Hawkesbury Shire Council
20th August	Wedding	*	Mr.T.Keavy
24th August	Bridge Games	*	Hawkesbury District Bridge Club
24th August	Dance	*	South Windsor Primary School
25th August	Meeting	*	Hawkesbury Christian Centre
27th August	Wedding	*	Mr.S.Buckley
27th August	Wedding	*	Mr.H.Van Dam
31st August	Bridge Games	*	Hawkesbury District Bridge Club
31st August	Meeting	*	Mr.P.Fisk
		*	Paying Functions

IT IS RECOMMENDED THAT the report be received.

3. YOUTH RECREATION OFFICER AND COMMUNITY PROJECT OFFICER. S205 S205/8-9

The duties of these two Officers have been redefined for the purpose of assisting them and the Council in fulfilling their tasks. The Project Officer is now working in the Accounts Department as an Officer within Council's Administration and he is required to concentrate specifically on seeking out and obtaining Government grants. It is particularly important for one officer to specialise in this role because of the funds which are being made available through the Community Employment Programme, Western Sydney Area Assistance Scheme, Commonwealth Grants Commission, and others. He will be required to seek out and establish purposes for which Government grants are available for the Council and the community, prepare and assist with the preparation of applications, and then make the necessary supporting representations to the responsible Government Department.

The Youth Recreation Officer is being transferred to the Town Planning Department in view of the need to ensure that adequate provision is being made for sporting and recreation facilities within the Shire. Specifically she will be required to -

1. Survey the need for recreation facilities and services in the Hawkesbury Shire and submit reports as required.

2. Continue to advise the various Youth Groups in the Shire, including Hawkesbury Youth Club and Hawkesbury Community Youth Support Scheme.

3. Administer Council's Vacation Activity Centres and Vacation Programme.

IT IS RECOMMENDED THAT the report be received.

4. CONTRACTS & DOCUMENTS FOR EXECUTION

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

Lease ... Mr.B.B.Boughton to Council - Volume 14685 Folio 205, Lot 62, Sams Way, Mountain Lagoon - Lease of site for Mountain Lagoon Bush Fire Brigade Shed.

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

The following reports, minutes, etc., are submitted for Council's information :

1. Bicentenary Park Committee
2. Western Sydney Regional Organisation of Councils (W.S.R.O.C.)
3. Prospect County Council
4. Seminar on "The Consequences of Indecision" - A Second Airport for Sydney - Report by Councillor J.J.Horrex.
5. Community Services Staff.

IT IS RECOMMENDED THAT the reports, minutes, etc., be received.

6. WORKERS COMPENSATION - SELF INSURANCE - APPOINTMENT OF SAFETY OFFICER & ESTABLISHMENT OF SAFETY COMMITTEE. I112/1 S205/44-a

Council was granted a licence for self insurance for Workers Compensation from 20th August, 1983. In submissions to the Workers Compensation Commission, Council indicated that if it would grant a licence for self insurance, Council would employ a qualified Safety Officer.

Mr.Wal Hausman was appointed to the position of Safety Officer and he commenced duties on 29th August, 1983. Mr.Hausman holds the requisite qualifications for the position. As part of his initial duties he finalised the draft Safety Code that had been prepared and this is now submitted to Council to be formally adopted. This Code is distributed separately with the Business Paper.

The Occupational Health and Safety Act which has been recently introduced requires the establishment of a Safety Committee. The Safety Code provides for the establishment of this Committee and its composition will be the Deputy Shire Clerk as Chairman, the Shire Engineer or his nominee, the Chief Health Surveyor or his nominee, and an employee representative of the Windsor and Wilberforce depots.

IT IS RECOMMENDED THAT the Code of Safety Practice be adopted.

R.L.Rawson.
Shire Clerk.

SHIRE ENGINEER'S REPORT

ORDINARY MEETING - 13TH SEPTEMBER, 1983

The Shire Clerk,
WINDSOR

1. ROAD CONSTRUCTION

Kurmond Road, Kurmond. Reconstruction to provide improved horizontal and vertical alignment to a bend located between Slopes Road and Silks Road.

2. UNEMPLOYMENT RELIEF SCHEME

Kurmond Road, Freemans Reach. Excavation for kerb and gutter between Dorothy Street and Graham Place.

3. CAR PARK CONSTRUCTION

Kurmond. Completion of bitumen seal at the Shopping Centre.

4. FOOTPATH CONSTRUCTION

Pathway to Woodhills Car Park. This pathway has been completed and work is progressing in Windsor Street between East Market and West Market Streets.

5. MAINTENANCE

Attention to patching of sealed surfaces, grading along sealed roads and shoulder maintenance, included work on Francis Street, Commercial Road, Stahls Road, Glenidol Road, Pitt Town Bottoms Road, Chestnut Drive, Golden Valley area, Dight Street, Gorricks Lane, MR181, Webbs Creek Road, Grose Wold Road and Holmes Drive.

6. PARKS & GARDENS

Maintenace attention has been carried out on parks and reserves within the Shire, including South Windsor, Richmond, Windsor, Hobartville, Glossodia and Kurrajong Heights.

Maintenance attention to trees has been carried out in the Bilpin, Kurrajong, Blaxlands Ridge, Windsor and Richmond areas, and tree planting has taken place in Macquarie Street, Windsor, Scarvell Avenue Park, Manning Close Reserve, Blacktown Road and Bells Line of Road, Kurmond.

7. BICENTENARY PARK

Earthworks in the area have been delayed due to the wet nature of the ground, however, tree planting has continued along with fertilisation and mulching of trees.

8. SEWER CONSTRUCTION - CLARENDON

Reticulation mains have now been completed and work is progressing on the rising main construction.

9. BUILDINGS

Wilberforce Shopping Centre. Electrical installation is proceeding, along with public toilet construction. Work is proceeding on car parks.

9. BUILDINGS (cont'd)

Glossodia Shopping Centre. Brickwork complete and work is proceeding on roof construction.

South Windsor Multi-Purpose Childrens Centre. Floor slab has been poured and brickwork is proceeding.

Richmond Ex-Servicemens Sporting Complex Amenities. Work is proceeding on the painting and fixing out of P.C. Items.

10. PLANT

Delivery has been taken of the Caterpillar 963 Loader.

11. SUBDIVISIONS

Roadworks are proceeding on subdivisions in Harpur Street, South Windsor, Agnes Banks, Clergy and Macquarie Roads, Wilberforce.

12. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S83/57 Applicant: D. & E.M. Roberts
Owner: A.R. Graham
Lots 8 & 9 D.P.244090, Nina Place, Kurrajong.
Subdivision creating two (2) varied lots by adjustment of boundaries.

S83/46 Applicant: Hawkesbury Shire Council
Owner: Hawkesbury Shire Council and Hawkesbury Race Club.
Portions 119, 230, 339 D.P.58726, Richmond Road, Clarendon.
Subdivision creating two (2) lots having areas of 7509m^2 and 1167m^2.

S83/58 Applicant: Peter M. McCartney
Owner: A. & A. Hebling & G.& C. Graham
Lot B & C D.P.160541, St. Albans Road, Wisemans Ferry.
Subdivision creating two (2) lots by adjustment of boundaries.

S82/87 Applicant: Proust & Gardner
Owner: I. M. & S.W. Low
Lot 114 and 117, D.P.614398, Hall & Wells Streets, Pitt Town
Subdivision creating two (2) varied lots.

S83/59 Applicant: R.K. Cambridge & Company
Owner: Len Peel Pty. Ltd.
Portion 12 & 13 Parish of St. Matthew, Fairey Road, South Windsor.
Subdivision creating two (2) new lots.

13. L.P.G. ALTERNATIVE FUEL FOR VEHICLES (P165-2)

Overseer Reckless' vehicle, Ford Falcon 3.3 manual utility has been fitted with L.P.G. conversion at a cost of $995.

This vehicle returns some 9 km/litre (petrol) and an estimated return on L.P.G. is 6km/litre. The respective fuel costs are:-

Petrol - 44 cents/litre
L.P.G. - 26.7 cents/litre

13. L.P.G. ALTERNATIVE FUEL FOR VEHICLES (cont'd)

Operational costs vary with driver and mileage, the comparison of alternative fuels is given hereunder on the basis that recovery value of L.P.G. conversion unit is 50% of the initial cost after 3 years.

Costs/annum:	Petrol			L.P.G.		
	10,000km	20,000km	25,000km	10,000km	20,000km	25,000 km
Conversion	-	-	-	166	166	166
Fuel	490	980	1225	442	884	1105
Total	490	980	1225	608	1050	1271

On current fuel costs the vehicle would need to travel 40,000 km/year to realise operational savings over petrol fuel and at this mileage the 3 year total well exceeds adopted turnover at 75,000 kms.

The actual returns will be monitored over the period of the progressive 12 month intervals for assessment of unit costs.

14. CLARENDON SEWERAGE (FILE:200/5 & 3845(W)

P. & M. Comito have requested the extension of sewer serving Part Portion 63, Richmond Road, Clarendon and offering a contribution of $500 toward the cost of the extension for approximately 40 metres enclosing quotations from plumbers ranging from $440 to $800.

The sewer main terminates at the eastern boundary of the land which resulted from the necessity to redesign the original proposal for the reason that Mr. Comito refused entry to Council Surveyors, in fact, threatened to violently remove anyone carrying out survey work on his property.

The original proposal was to service the lots on the northern side of Richmond Road by a main traversing the rear of the properties adjacent to the boundary of the R.A.A.F. Base. This still would have resulted in a house connection for Mr. Comito of some thirty metres. However, because of the threats as indicated above being liable to impede the progress of the works, the alternate design was implemented. Mr. Comito has foreshadowed a subdivision of this land where it would be necessary for the sewer main to be extended to serve any new lot created.

The estimated cost for the extension of the sewer main in 6" diameter pipes is $1300 and construction of the 6" line would be necessary only to serve future residential lots. The domestic service in 4" diameter pipe line would be sufficient as it now stands.

IT IS RECOMMENDED THAT P. & M. Comito be informed that any extension of the sewer reticulation main over part Portion 63 Richmond Road, Clarendon would be carried out at the landholder's cost, currently estimated at $1300 and that a service connection from the existing residence to the end of the sewer at this stage need only be in 4" diameter pipe line at the landholders cost.

15. STATE EMERGENCY SERVICES CONTROLLER'S REPORT (S206)

MAN HOURS	JULY 1983	AUGUST 1983
Controller	44 hr. 50 mins	72 hrs. 16 mins.
Operations	19 20	35 30
Administration	38 11	31 20
Planning		6 15
Intelligence	6 37	12 15
Scientific	2 22	2 30
Supply & Transport	8 47	7 30
Welfare	3 17	4 15
Wardens	6 25	5 30
Communications	10 8	14 20
Rescue	315 23	225 15
Total	454 10	415 36
Callouts		36
Demonstrations		30
	454 hr. 10 mins.	481 hrs. 36 mins.

July and August have been two of the quieter months on the S.E.S. calendar with all sections working on training and training programs.

Only one incident, being the callout for assistance at Cosmetics Manufactures at Mulgrave on 10th and 11th August, 1983, where lighting was required.

An S.E.S. Orientation Course will be held at the Local HQ starting on 27th September. This Course will be run on Tuesday evenings between 7.30 p.m. - 9.30 p.m. for a period of four weeks. This will be the first course of a series to promote the Hawkesbury Shire State Emergency Services and to train members of the Shire for times of disasters.

The First Aid Course held in July was a huge success, with all but one passing.

Fifteen rescue members sat for the advanced Rescue Examinations and passed.

The Hawkesbury Shire S.E.S. meets on Wednesday nights between 7.00 - 10.00 p.m.

16. MAIN ROADS CONSTRUCTION PROGRAMMES (FILE: M130/24 & M130/27)

1. COUNTRY MAIN ROADS CONSTRUCTION PROGRAMME

Advice has been received from the Department of Main Roads of a grant of $70,000 for the financial year 1983/84 under the Country Trunk and Ordinary Main Roads Construction Programme.

The nominated work is MR181 reconstruction and bitumen surfacing 7.54 - 9.70 km north of Webbs Creek Ferry toward St. Albans. The funds provided for 1982/83 Programme were also in the amount of $70,000 and in previous programmes the amount had been $75,000.

The publication "N.S.W. Government Western Region Transport Improvement Programme" lists the reconstruction and sealing of this road at an estimated cost of $M1 as being current major roadworks. At the current construction cost of approximately $100,000 per km., the construction period to reach St. Albans will be thirteen years.

16. MAIN ROADS CONSTRUCTION PROGRAMMES (cont'd)

It is to be noted that the $70,000 grant reflects the reconstruction programme for Ordinary Main Roads in the Country area of the Shire comprising MR181, MR182 and MR519, having a total length of 87.1 kms.

Where substantial lengths of the existing constructed roads require reconstruction it is Council policy to expend its construction funds on Main Road 181 until the section from Webbs Creek to St. Albans is a bituminous surface.

2. COUNTY OF CUMBERLAND - MAIN ROADS CONSTRUCTION PROGRAMME 1983/84

Advice has been received that a grant of $30,000 is offered for the following work:

Main Road No.155 - Bosworth Street.
Reconstruction between March Street
and Lennox Street, Richmond.

To complete the above works the amount of $13,000 expenditure is necessary, this leaves a balance of $17,000 available for additional works.

Council previously indicated that its priority for additional works on main roads for the County of Cumberland would be for Windsor Street, Richmond extending easterly from Bourke Street.

It is noted again that there has been a reduced allocation of funds, where the previous programme was $70,000, the offer of grant for 1983/84 is $30,000 and at this rate of grant the provision of rudimentary improvement works on main roads affecting the residential areas of towns and villages, such as Windsor Street, Richmond easterly from Bourke Street; Richmond Road, Clarendon; Richmond Road, Windsor, easterly from Cox Street; Macquarie and George Street, South Windsor, southerly from Drummond Street; Castlereagh Road, Hobartville and Agnes Banks, would still be deficient in kerb and gutter with bitumen sealed shoulders in ten years time.

In view of the above comments it is considered that a strong approach should be made for further funding for the essential works in the Main Roads Construction Programme in both Country and County of Cumberland areas of the Shire to enable the provision of the essential works within a realistic time period.

IT IS RECOMMENDED THAT:

1. A strong protest be made to the Minister for Roads through the Local Member for Hawkesbury, Mr. K. Rozzoli, M.P., with a view to seek a deputation to the Minister for Council to press its case for additional funds to enable the completion of essential roadworks on main roads in this Shire within a reasonable time span.

2. The Department of Main Roads, N.S.W., be informed that the balance of the $30,000 grant for the financial year 1983/84 being an amount of $17,000 is to be utilised in the provision of concrete kerb and gutter, together with shoulder sealing in Windsor Street, Richmond between Bourke Street and the Hawkesbury District Tennis Centre.

/6

17. FIRE CONTROL OFFICER'S REPORT - BUSH FIRE BRIGADE OFFICE BEARERS

Council's Bush Fire Brigades have advised of their elected officers for the bush fire season 1983/84 in accordance with the provisions of Section 20(b) of the Bush Fires Act.

The following officers have been appointed under delegated authority:-

BRIGADE	CAPTAIN	SNR.DEP.CAPTAIN	DEP.CAPTAIN	PERMIT ISSUING OFFICER
BILPIN	N.HUNGERFORD	W. JOHNSON	A.SCOTT B.HUNGERFORD C. TIMMERMAN A. NEWTON W. SHIELDS B. PITTMAN P. HIGGS	N.HUNGERFORD W.JOHNSON
BLAXLANDS RIDGE	V. McMAHON	W. BEAN	A. LOCKLEY M. EGGLETON M. WALSH W. NICHOLS	V. McMAHON
COLO HEIGHTS	H. HEWITT	D.CAVANOUGH	G. KEYS C. COOPER A. MACINTOSH P. WOODS N. HULBERT C. JOHANNSEN	H. HEWITT D.CAVANOUGH
EAST KURRAJONG	W. PACKER	M. RALPH	C. TAYLOR R. BULLOT G.MACFARLANE P. ARTHURS	W. PACKER A.BUTTSWORTH
EBENEZER	D. MUND	N. WILLIAMS	A. HUPALO J. HAWKINS A. STONES G. WILSON E. BRILL	D. MUND R. NOBLE
FREEMANS REACH	O. EARLE	D. HUMPHRYS	R.RICHARDSON M. FLAHERTY K. DADDO MRS. J.EARLE P. SIMPSON G. WITHERS A. SLADE	O. EARLE
GLOSSODIA	D. TELFORD	J. LANG	D. TURNER P. MENZIES P. MULLER G. INGLES D. WILLIAMS C. NOBLE	D. TELFORD J. LANG
GROSE VALE	B. McKINLAY	L. DUFFY	R. WILLMOTT D. DUFFY D.LUNDI-JENKINS K. CLEWETT M. CLEWETT R. LENTON P. WINSTON K. VERHAGEN P. DUFFY R. DUFFY J. McMILLAN	B. McKINLAY L. DUFFY

BUSH FIRE BRIGADE OFFICE BEARERS continued

BRIGADE	CAPTAIN	SNR.DEP.CAPTAIN	DEP.CAPTAIN	PERMIT ISSUING OFFICER
GROSE WOLD	G.FAYNE-SCOTT	L. BOSANQUET	P. DAVIES J. HEATH R. WOOFF J. CLAY	G.FAYNE-SCOTT
HEADQUARTERS	R. COLLIS	W. REDSHAW	K. HEMSWORTH P. POULSON M. GRIBBLE R. LENTON T. GOW	R. COLLIS O. EARLE
KURRAJONG	P. MINTURN	N. MINTURN	K. HAGGART P. JONES K. JONES A. CURTIN M. OGDEN	N. MINTURN
KURRAJONG HEIGHTS	P. PECK	B. WILLIAMS	R. LEWIS R. SCOTT M. DUNSTON W. PENNELL D. WEBSTER R. DUNSTON	P. PECK R. SCOTT
LOWER MACDONALD	R. WHITE	K. EMBLING	I. CROMBIE B. GORE	R. WHITE
LOWER PORTLAND	C. JONES		A. JOHNSTON K.J. ANDERSON K. ANDERSON J. HINCKS L. MITCHELL J. ANDERSON D. HUNT	C. JONES A. JOHNSTON
MOUNTAIN LAGOON	B. BOUGHTON	D. DUTCH	C. KING L. JOHNSON G. WAILES D. BUCKETT P. CLARKE H. PARSONS R. BEAN G. MARTIN C. NUZUM	B. BOUGHTON
OAKVILLE	K. POWE	P. SPEET	I. NICOLSON K. FAWBERT R. TURNBULL M. FAWBERT P. POWE S. POWE W. REINHARDT I. IRONS G. HESSION B. STATHAM K. THOMAS W. HANCKEL J. SELTRENRYCH R. GAVIN R. POWE R. HOBBS	K. POWE P. SPEET

BUSH FIRE BRIGADE OFFICE BEARERS continued

BRIGADE	CAPTAIN	SNR.DEP.CAPTAIN	DEP.CAPTAIN	PERMIT ISSUING OFFICER
ST. ALBANS	K. THOMPSON	W. BAILEY	G. BAILEY M. JACKSON	K. THOMPSON
TENNYSON	D. PETRIKAS	B. COTTELL	C. PETRIKAS D. SHIPWAY C. GRESHAM	D. PETRIKAS
UPPER COLO	L. HULBERT	M.J. WARD	B. BAILEY M.A. WARD	L. HULBERT M.J. WARD
WILBERFORCE	A. GREENTREE	R. BROWN	E. RIDGEWAY C. MARTIN G. HENDERSON D. MITCHELL R. MOFFIT A. MARTIN	A. GREENTREE
YARRAMUNDI	V. HELMS	M. ROBB	G. LEMON M. TISLOVICH G. HENSHAW A. PERCIVAL P. REID J. DRAKE	V. HELMS

Submitted for Council's information

18. TASMAN SECURITIES PTY. LTD. - ROAD CLOSURE & PURCHASE APPLICATION SALMON ROAD, SOUTH WINDSOR. (665-1932, R190-13-3)

Council approved two applications comprising in all three parts of Salmon Road to be closed as part of the re-development of South Windsor. These applications are now being processed by the Land Board, which has advised Council of its proposed administrative procedure and sought information on two matters.

The areas in the applications comprise part of Salmon Road which was closed in 1975 as a result of a previous application, but the previous purchase application was refused in 1980.

The Land Board propose to re-establish the previous closure as Crown Road and then close the sections currently applied for. The purchase monies will be forwarded to Council on completion.

Tasman Securities initially offered $1,500.00 for on of the lots, but subsequently agreed to the price of $7,700.00 as assessed by Council's Valuer. The Land Board has sought clarification on this.

The Land Board has also sought advice as to whether Council wishes the remaining parts of the re-established Crown Road to be dedicated as Public Road.

The part of the Crown Road between Woods Road and extension of Harpur Cresent will be used as road and should be dedicated.

The subdivisional layout on Portions 293 and 307 north of Rifle Range Road could be subject to variation and until this is finalised the future of this road is unknown and dedication is accordingly unwarranted at this time.

18. TASMAN SECURITIES PTY. LTD.- ROAD CLOSURE & PURCHASE APPLICATION SALMON ROAD, SOUTH WINDSOR. (cont'd)

A plan will be displayed at this meeting indicating closed sections.

IT IS RECOMMENDED THAT:

The Land Board be advised:-

a) That the applicant company had agreed to compensation of $7,700.00 for the southern parcel sought and copies of the relevant correspondence be forwarded to the Board.

b) That dedication as Public Road of the remainder of the re-established Crown Road adjacent to the northernmost section of road closure is requested.

c) That dedication is not sought for the remainder of re-established Crown Road adjacent to Portions 293 and 307 at this time as the subdivisional layout could be subject to variation. On finalisation of the subdivision design, Council will, if necessary apply for dedication.

19. VANDALISM (FILE: N146/7)

During the past month vandalism has occurred in the following areas:-

(a) BUILDINGS

1. Senior Citizens Building, Richmond.
   Broken toilet window, forced cupboard. Est. $230.00

2. Richmond Neighbourhood Centre.
   Steel fencing damaged Est. $ 40.00

3. McGraths Hill Shopping Centre.
   Newsagent - break and enter Est. $350.00

4. Ex Council Chambers, Richmond - Band Room.
   Forced entry. Est. $100.00

(b) TREE PLANTINGS

1. BiCentenary Project - 65 trees destroyed

2. Blacktown Road, Richmond - 2 trees removed

3. Windsor Street, Richmond - 4 trees removed

4. Lennox Street, Richmond - 3 trees removed,
   12 support stakes removed/broken.

Est. $463.00

20. HERMITAGE ROAD - RECONSTRUCTION MR184 (BELLS LINE OF ROAD) TO MILL ROAD. FILE: 665-804

In consideration of Item 9 Works Committee 30th August, 1983, it was recommended that:

"1. The property on the south eastern corner of Hermitage Road and Bells Line of Road be acquired when funds are available in a future roads programme.

20. HERMITAGE ROAD (cont'd)

2. This property information data be updated to notify the effect of road widening proposed on this land.

3. Funds for construction of Hermitage Road, including the junction of Bells Line of Road and Hermitage Road be included in a future road construction programme.

THE SHIRE ENGINEER submit a report to the next meeting concerning sight problems and a possible alternative. "

Alternative layouts for the junction of Hermitage Road have been prepared and will be subject to a site inspection with representatives of the Department of Main Roads scheduled for a.m., Friday, 9th September. As the costs of the necessary works at this junction will be substantially dependent upon the adopted layout, a full report with costings will be tabled at this meeting.

21. FOOTPATH - GEORGE STREET, FROM COLES TO SUFFOLK STREET (665-731)

Councillor McEwan, at the Ordinary Meeting on 9th August, 1983, raised the following question:

" .... some years ago the section of footpath from Coles to Suffolk Street was included in a footpath program but had been deleted for other work. He asked if this section could be placed on a program for next year."

The reconstruction of the eastern footpath in George Street from Coles to Suffolk Street was carried out during 1980, however, the section from Coles to Fitzgerald Street was deferred pending installation of underground electrical mains.

Indications are that there is no definite date for Prospect County Council to instal the underground mains and the construction of new paving could commence.

The kerb and guttering and footpaving programme for 1983/84 has been fully committed but the reconstruction of the footpaving on the eastern side of George Street, Windsor, between Coles and Fizgerald Street could be undertaken in the 1984/85 Capital Works Programme.

22. KURRAJONG & DISTRICTS PONY CLUB (FILES: 625-7, 3178(C), 665-1315)

Council at its meeting held on 14th June, 1983, resolved as follows:

"1. In order to maintain a safe playing surface on McMahon Park Oval, that the surface of that Oval be not used for equestrian events.

2. Repairs will be effected to the access to Camp McKay lower oval from Mill Road. Such works will be effected within approximately two weeks.

3. That discussions take place between the President, Deputy Shire Clerk and the Kurrajong and Districts Pony Club Committee concerning financial assistance and possible alternate grounds."

22. KURRAJONG & DISTRICTS PONY CLUB (cont"d)

In regard to the above matters, discussions have been held with representatives of the Kurrajong & Districts Pony Club where the Club have advised as follows:

(a) That its gymkhana for 1983 will be held at the Hawkesbury Agricultural College but further representations will be made for the utilisation of McMahon Park for subsequent gymkhanas.

(b) The Club's regular activities are held on the oval at Camp McKay, Mill Road, Kurrajong, and as there is some uncertainty regarding the continued use of this facility it was suggested to the Club that alternate areas may be provided at either Matheson Park or the Public Reserve in Mill Road, opposite Camp McKay, previously utilised as a waste depot.

The Club have indicated that the slope of Matheson Park is too great for their activities, however, the Public Reserve in Mill Road has possibilities and further survey work is now in hand to establish the land that would be available and suitable for equestrian activities. On completion of the survey and further discussions with representatives of the Kurrajong & Districts Pony Club, a further report will be submitted to Council.

(c) The Club has submitted details of replacement of equipment necessary for jumps, cavalletti, dressage, trail equipment, poles and flagging; the material cost alone amounting to $1,309. The Club has requested Council's consideration of a contribution by Council for the purchase of the materials and the Club will arrange the manufacture of the necessary equipment from those materials.

No funds have been provided for the establishment of a new equestrian field or donations toward the cost of equipment for the Kurrajong & Districts Pony Club.

IT IS RECOMMENDED THAT the Kurrajong & Districts Pony Club be informed that Council will give consideration to the provision of an alternate equestrian ground for Club activities on the Public Reserve in Mill Road, as well as consideration for a donation to assist in the provision of equipment when dealing with its Estimates for 1984.

all agenda matter

23. SUBDIVISION APPLICATION - LOTS 1 & 2 D.P.623859 HIBBERTS LANE, FREEMANS REACH. (FILE: S83/38)

In Deposited Plan No.623859, Hibberts Lane, Freemans Reach, a right of carriageway, 2 wide, was created over Lot 1 in favour of Lot 3 to provide an outlet for Lot 3 in times of flood. A subdivision by alteration of boundaries has been approved and registered as Deposited Plan No.634670, where a new easement for right of carriageway for flood access has been created affecting the new Lots 201 and 202 but still benefiting Lot 3 in D.P.623859. The easement has been increased in width to 4 metres.

This has the affect of making the original right of way created in D.P.623859 redundant and an application to cancel this easement has been submitted by Reavill Farm Pty. Ltd. The names of the persons having registered interest in the land, benefited by the easement, are:

(a) Reavill Farm Pty. Ltd., as registered proprietor;
(b) Council for the Shire of Hawkesbury having authority empowered to release easement vide Section 88B Instrument registered with D.P.623859.

23. SUBDIVISION APPLICATION - HIBBERTS LANE (cont'd)

The application to cancel recording of easement for submission to the Registrar General will need to be completed under the Common Seal of Council.

IT IS RECOMMENDED THAT the easement being a right of carriageway, 2 wide, as shown in D.P.623859 be released and the authority be given to the affixing of the Common Seal of Council to the application to cancel recording of easement.

R.F. Cranston,
SHIRE ENGINEER

SHIRE ENGINEER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 12TH SEPTEMBER, 1983

The Shire Clerk,
WINDSOR

24. SUBDIVISION APPLICATION - LOT 240 D.P.616673 TIZZANA ROAD, SACKVILLE. FILE: S82/56

In the subdivision of Lot 240 D.P.616673, Tizzana Road, Sackville, a requirement of the subdivision was a contribution toward the cost of construction of the frontage road, Tizzana Road, in the amount of $40,000.

In view of the uncertainty in respect of time when Council may be in a position to complete the works, with funds additional to the contribution, a Deed of Agreement has been proposed where the applicant will contribute an amount of $10,000 on the sale of the first lot in the subdivision and the balance of $10,000 within twelve months from that date. This arrangement will enable Council to programme the construction of the road within a reasonable period and while costs are still current.

To complete the agreement it will be necessary for Council's formal resolution relating to the affixing of its Common Seal to the Deed of Agreement which Council's Solicitor has advised as being safisfactory.

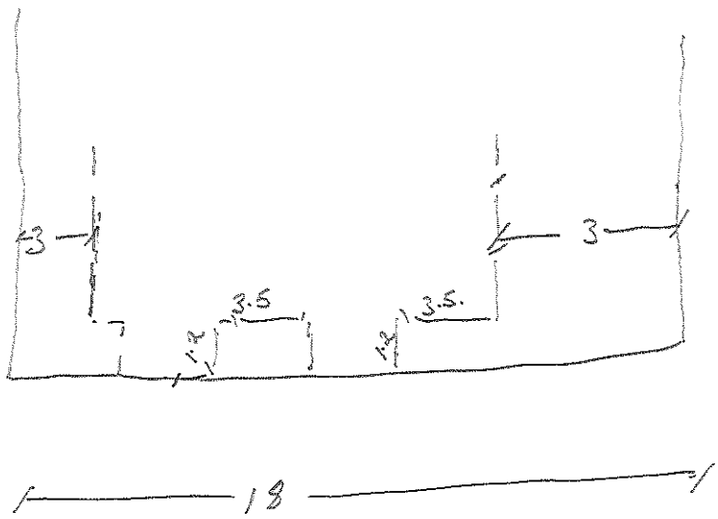
IT IS RECOMMENDED THAT the authority be given to the affixing of the Common Seal of Council to the Agreement with Sagard Pty. Ltd. relating to the terms of contribution for the construction of Tizzana Road, Sackville.

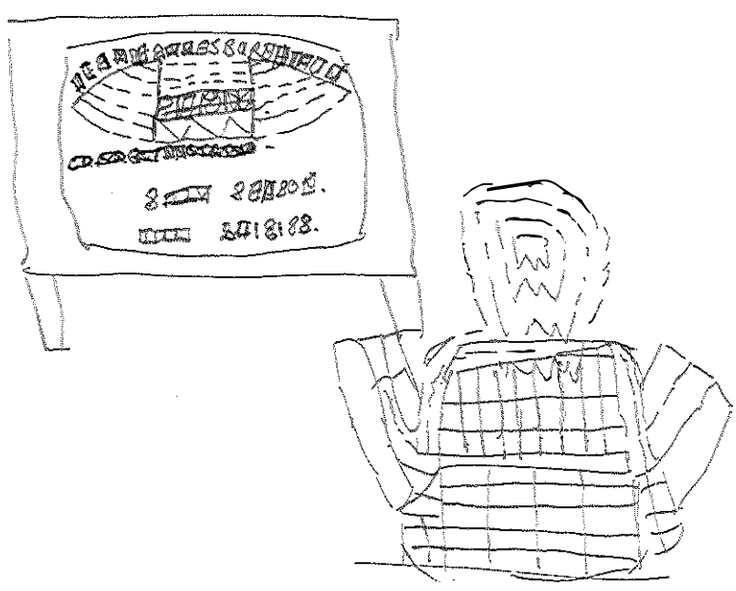
25. HERMITAGE ROAD, KURRAJONG HEIGHTS - RECONSTRUCTION, BELLS LINE OF ROAD TO MILL ROAD (REFER SHIRE ENGINEER'S REPORT ITEM 20) FILE:665-804

An inspection of the junction of Hermitage Road with Bells Line of Road was undertaken on Friday, 9th September, 1983. However, at this inspection it was not possible to finalise the appropriate method of widening involving land acquisition and the number of variables pertaining to this location.

The Divisional Engineer from the Department of Main Roads has undertaken to provide immediate facilities by the provision of intersection warning signs and road shoulder at the throat of the intersection, as well as undertake the investigation into the appropriate construction required at this location to suit the traffic requirements for Bells Line of Road and Hermitage Road. At this time it is not possible to present estimate construction costs other than those submitted previously and further consideration should be deferred pending advices from the Department of Main Roads as to the construction requirements.

R.F. Cranston,
SHIRE ENGINEER


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SHIRE HEALTH & BUILDING SURVEYOR'S REPORT

ORDINARY MEETING 13/9/83

The Shire Clerk
Windsor

1. BUILDING APPLICATIONS

The following is a summary of building applications received during the month of August 1983. Applications received during August 1982 shown in brackets.

No.		Type of Building	Estimated Value	
32	(43)	New Dwellings	$1 396 934	($1 834 056)
44	(42)	Additions to Dwellings	441 877	(292 076)
-	(2)	Residential Flat Buildings	--	(83 000)
38	(25)	New Buildings other than Residential	310 307	(744 900)
4	(6)	Additions to Buildings other than Residential	26 000	(138 100)
18	(8)	Swimming Pools	122 190	(65 000)
-	(-)	New Dwellings containing Dual Occupancy Unit	--	(--)
-	(2)	Additions to Dwellings Dual Occupancy Unit	--	(32 000)
136	(128)		$2 297 308	($3 189 132)

Building Applications received up to the end of August 1983. Approvals for the corresponding period during 1982 shown in brackets.

No.		Type of Building	Estimated Value	
242	(218)	New Dwellings	$11 059 232	($9 827 277)
262	(274)	Additions to Dwellings	2 237 750	(1 983 753)
4	(10)	Residential Flat Buildings	213 762	(2 163 000)
221	(197)	New Buildings other than Residential	3 738 840	(3 778 884)
29	(57)	Additions to Buildings other than Residential	395 008	(1 218 220)
72	(51)	Swimming Pools	469 871	(359 750)
5	(2)	New Dwellings containing Dual Occupancy Unit	171 000	(151 000)
4	(6)	Additions to Dwellings Dual Occupancy Unit	49 000	(164 000)
839	(815)		$18 334 463	($19 645 884)

2. JOINT COUNCILS RIVER ADVISORY COMMITTEE. H100/4

Council will recall that at a recent meeting it was resolved that this Committee be reconstituted with additional appropriate membership to formulate procedures to counter the deterioration of water quality of the Hawkesbury/Nepean River system and to develop guidelines for development in the catchment area to protect this watercourse in the future.

Council is advised that the inaugural meeting of this Committee took place on Wednesday 10th August 1983 with representation from the following Authorities:

Baulkham Hills Shire Council
Liverpool City Council
Camden Municipal Council
Blue Mountains City Council
Penrith City Council
Hawkesbury Shire Council
Gosford City Council
Wollondilly Shire Council

Metropolitan Water Sewerage & Drainage Board
State Pollution Control Commission
Water Resources Commission

and apologies were received from Blacktown City and Hornsby Shire Councils.

The meeting resolved:-

1. That a Joint Councils River Advisory Committee be formed comprising the Authorities represented at this meeting and other Councils within the catchment area of the Hawkesbury/Nepean river system be invited to participate and that the Committee apply for recognition under Section 22 of the Environmental Planning & Assessment Act.

2. That Hawkesbury Shire Council be thanked for its offer of an Administrative Officer and services and it was resolved that Hawkesbury Shire Council provide the secretariat and that this Council's Chief Health Surveyor be the Administrative Officer.

3. It was accepted that sub-committees should be formed, the membership of which would include persons of expertise and experience in the particular field being considered to submit policy proposals to the main committee for consideration and adoption. It was decided that the Senior Technical Officers from the Local Authorities represented be invited to attend a discussion session to determine which sub-committees should be formed, their general terms of reference and desirable composition, details being then forwarded to the Councils and other representatives for determination at the River Advisory Committee's next meeting.

The meeting of the Senior Technical Officers is to take place on Wednesday 7th September 1983, and the next meeting of the main committee is scheduled for Wednesday 12th October 1983.

IT IS RECOMMENDED that the report be received.

3. DOG REGISTRATIONS. D63

The Dog Act lays down the period to effect registration of dogs being over the age of six (6) months from the 1st to the 30th September.

For the benefit of residents arrangements have been made for dog registrations to be effected at the following locations at the times and dates shown:

Council Chambers, Windsor	-	Office Hours
Dog Pound, Mulgrave Rd, Mulgrave	-	Weekdays 9.00am to 10.30am and 4.00pm to 5.00pm
Richmond Library	-	Wednesday, 14th September 11.00am to 2.30pm

Advertisements to this effect have been placed in the local newspapers for the information of residents of the Shire and this advertisement also carries a coupon whereby residents if they desire may fill in the relevant details and submit by mail to Council together with the appropriate registration fee.

For Council's information a total of 3483 dogs were registered in the Shire for the registration period just passed compared with a total of 3238 registrations effected for the previous year.

IT IS RECOMMENDED that the information be received.

4. BUILDING APPLICATION NO. 711/83. B25

This application submitted by the owner, Mr J Kershaw, refers in part to the development for habitable purposes of the existing attic area of "Hilltop" situated at 354 Grose Vale Rd, Grose Vale.

The roof style of this dwelling lends itself to such development and while the conversion is felt to be desirable, compliance with the requirements of Ordinance 70 in regard to ceiling heights cannot be achieved and hence is not able to be approved.

Total air space is adequate and good ventilation may be achieved by reason of the existing four large dormer windows and gable louvres.

The owner has indicated that he proposes to lodge an objection under the provisions of Section 317M of the Local Government Act on the grounds that compliance with the Ordinance is unnecessary in the particular circumstances of this case. Any such objection must be referred to the Land & Environment Court for determination.

As it is felt that the proposed development is desirable IT IS RECOMMENDED that Council support the objection to the Land & Environment Court.

5. QUESTIONS WITHOUT NOTICE - ORDINANCE INSPECTORS GRADING AND APPLICABLE SALARIES. S205/21.

In response to a Question Without Notice from Councillor Rose, the following information is submitted.

Name	Grade	Salary
Michael DIBB	2	Weekly - $271.20
Douglas JONSON	1	Weekly - $257.60

IT IS RECOMMENDED that the information be received.

J J O'Grady
Chief Health & Building Surveyor

DEPUTY SHIRE PLANNERS' REPORT

ORDINARY MEETING - 13TH SEPTEMBER, 1983

Shire Clerk,
WINDSOR.

1. DEVELOPMENT APPLICATION - ADESS PTY. LTD. - DEVELOPMENT OF SHOPS, OFFICES AND FLATS - BATHURST STREET, PITT TOWN. DA 312/83

The Council is referred to item 5 of the Development Committee at page 5.

At the Committee Meeting in response to a question the Shire Planner advised that the subject development application had not been advertised. That advice was given without reference to the file on the basis that it is not normal policy to advertise applications that are commensurate with their zoning - in this instance an application for commercial development in a commercial zone.

The application was advertised due to the provisions of Section 342ZA of the Local Government Act with adjacent and adjoining owners notified and a sign placed on the subject land. Section 342ZA refers to residential flat buildings and prescribes a procedure for dealing with applications involving flats, including advertising, notification of adjacent and adjoining owners and the placement of a sign on the subject land.

This was carried out to the requirements of the Act in this particular application and as the shops are to have flats built over them.

As a consequence of advertising a late objection has been received from Mr. P. Paull.

The basis of his objection is the fact that he has a current approval to build shops on adjoining land and intends to start construction in the next 3 to 4 months and that, if the subject proposal were to proceed, it would be prejudicial to his development and existing shops in Windsor, and are not warranted in the locality.

Council has been informed on other occasions that competition is not a consideration under Section 90 of the Act for land uses in existing zones under the relevant planning instruments. In this case, the land has been zoned commercial since gazettal of the Windsor Planning Scheme in 1973 and it is the right of landowners to so develop their land in accordance with the zone, subject to compliance with requirements of the planning instrument and any codes that may be applicable. Competition between various businesses would be considered, however, at the time of any proposed rezoning of land within the Shire.

It is considered that the objection should not affect the recommendation to the Committee.

IT IS RECOMMENDED that consent be granted as per the recommendation to the Committee.

2. PROPOSED SUBDIVISION DIGHT STREET RICHMOND - M. DWYER. DA/291/83.

Council is referred to Developement Committee report subdivision item 8 of 30th August, 1983.

Subsequent to the Committee Meeting it has emerged that part of the parcel of land offered for subdivision, being Lot 1 DP109698 is zoned Special Uses Aerodrome Purposes 5(a).

It would appear from information available to Council that the subject land is no longer required for Defence purposes since the facility previously erected on the land has been dismantled and removed and title to the land transferred to the applicant prior to 1976.

This does not effect the proposal however it is considered appropriate that upon receipt of confirmation from the Defence Facilities Division, Department of Defence, that the land is no longer necessary for Aerodrome Purposes the Hawkesbury Amalgamating Draft Local Environment Plan be amended accordingly.

IT IS RECOMMENDED that the application be consented to as per the Committee's recommendation and that upon receipt of confirmation from the Department of Defence that Lot 1 DP109698 is no longer required for Aerodrome Purposes that the Amalgamating Hawkesbury Draft Local Environment Plan be altered accordingly.

Lot matter withdrawn.

3. SUBDIVISION 115 PITT TOWN ROAD, McGRATHS HILL - G. & W. JOHNSON PTY LTD. DA/129/83.

Council is referred to subdivision application item 1 of the Development Committee of 30th August, 1983.

The applicant has requested alteration of condition no. 9 relating to fencing requirements on the basis of the likely time span between subdivision and subsequent individual dwellings being built and suggesting that as it is likely that many lots may not be developed for some time that a fence built at time of subdivision may fall into disrepair. He is prepared as an alternative to register a covenant over the land such that individual purchasers would be responsible for the erection of a fence to Council's requirements at time of building. This is considered reasonable in the circumstances.

IT IS RECOMMENDED that condition no. 9 of the Development Committee's recommendation be altered to now read as follows:

9. A covenant being placed to the satisfaction of Council on the title of those lots backing onto the proposed reserve fronting Pitt Town Road, such that the owners of the lots are to erect at the time of construction and prior to occupation of the dwelling, lapped and capped 1.8 metre high paling fencing to the satisfaction of Council. deleted.

4. DRAFT LOCAL ENVIRONMENT PLAN - SOUTH WINDSOR RESIDENTIAL RELEASE AREA. P160/46 DA340/83.

The draft plan has finished its exhibition in accordance with the Environmental Planning and Assessment Act 1979 with three submissions being received as follows:

i) Rev. L. Abbot - Anglican Church of Windsor -
Requesting considerations to an area being zoned for Anglican Church purposes.
Places of public worship will be an allowable use with Council's consent in the residential zone and it is considered premature at this stage to have a specific zone for this purpose pending the preparation of later and more detailed plans of road layout and subdivision pattern.

ii) Don Fox Planning Pty. Ltd. on behalf of the Angliss Group, owners of Riverstone Meat Co. -
Advising that their land adjoins the subject land and is also suitable for major residential development at a later stage and so as to not prejudice future development requesting Council's consideration to:
a) Making provisions for vehicular and pedestrian links across the common boundary; and
b) The siting and capacity of major service infrastructure so as to not prejudice future development of their land; and
c) Sympathetic residential precinct designs along the common boundary so as to not conflict with the existing agricultural nature of their land and so as to provide for effective residential integration at some later stage.

The question of residential development of the Riverstone Meat Co. land has been considered by the Urban Development Committee of the State Government but not released at this stage. A substantial portion however is not flood liable and would be suitable for such development at a later stage. Their requests are worthy of consideration once again at the later stage of preparation of detailed development plans.

3. The Society for Growing Australian Plants (Hawkesbury Group) -
Requesting consideration to preserving where possible endangered plant species and suggesting Council take the opportunity of designing the area making maximum use of flora reserves, walking trails etc. and suggesting further studies of the existing flora prior to final design of the release area.

The National Parks and Wildlife Service have examined the area and have made recommendations to Council which have been included in the Environmental Assessment prepared by Council and which recognises the need for protection of flora and makes recommendations accordingly.

It is considered that the submissions should not alter the content of the draft plan.

IT IS RECOMMENDED that the draft plan be forwarded to the Department of Environment and Planning seeking the Minister's final determination and gazettal.

5. MR. S. TAMAS - LOT 3 SETTLERS ROAD, LOWER McDONALD. DA/157/83.

The following information is furnished in reply to a question from Councillor Rose at the Development Committee Meeting of 30th August, 1983 concerning flooding of the land.

The property is indicated as being entirely flood prone on the flood maps forming part of I.D.O. 3 Colo. The landowner is of the opinion that the 1:100 year flood frequency contour is 4.88m A.H.D. and that there is therefore a portion of the land flood free. Council's information is that the 1961 flood level is 5.45 metres which supports the I.D.O. maps that the land is entirely flood liable. The Department of Public Works have indicated that the 1:100 year level is in fact 7 metres A.H.D. and therefore the extent of flooding is even greater than that envisaged by the landowner and Council.

IT IS RECOMMENDED that the information be received.

6. R.K. CAMBRIDGE/C. & J. CARLSTROM - SUBDIVISION SLOPES ROAD, NORTH RICHMOND. DA487/82.

Council is referred to the Shire Planner's Report to the Development Committee, Item 15.

The following are recommended as conditions of approval in this matter following from the Committees recommendation that Council agree to the enlargement and realignment of the smaller of the 2 lots involved.

Standard Conditions - Subdivisions E.P.A. Act - (2), (4), (8) $285, (9) and (12).

Council should be cognizant that there are a number of plans awaiting registration before the Registrar General and which will also require certification from Council that they do not contravene the provisions of the E.P.A. Act, 1979. Whilst exact numbers are not known they are believed to be considerable judging from advice from the Registrar General's office and from landowners and prospective purchasers/home builders concerning the validity of such lots. The Registrar General has advised that requisitions have been forwarded requesting that such plans comply with the provisions of the Act and that Council must certify such compliance. Council is referred to its solicitors advice in this respect.

Should Council approve of this matter, then it should also consider giving its consent to the application by J. & K. Desmond, item 3 of the Shire Planner's Report to the Development Committee. Whilst the subject lots differ in their creation, the relocation (adjustment) principle is the same as the Carlstrom case and the conditions of approval should be identical.

IT IS RECOMMENDED THAT the report be received.

7. DEVELOPMENT APPLICATION - TABS INVESTMENTS PTY LIMITED - ERECTION OF A FACTORY WITH OFFICES AND AMENITIES TO BE USED FOR CLOTHING MANUFACTURING - LOT 17, DP 263025, 120 HAM STREET, SOUTH WINDSOR - W.P.S:- INDUSTRIAL GENERAL 4(A), D.L.E.P. DA 390/83.

The land offered for development is regular in shape, has an area of 8086m^2, frontage to both Ham Street and Blackman Crescent and is considered suitable for development in the manner proposed.

The factory and office complex has a floor area of 4311m^2, yet despite its bulk the siting of the building and the architectural treatment is such as to provide a functional structure that will blend with its surroundings and be aesthetically pleasing.

The building has been sited on the allotment to offer an end elevation to Ham Street that has a single opening, a roller door to the delivery bay, and, being constructed of exposed aggregate concrete panels. This wall will lessen the escape of noise to the residential development on the southern side of Ham Street.

The visual impact of the complex when viewed from Ham Street would be lessened by the building being located in cut in that area and by earth mounding and landscaping.

The submission complies with Council's Code for the control of Industrial development with the exception of the setback to the Blackman Crescent frontage where the office and some car parking is located at 5 metres to the property boundary, a departure that is considered reasonable in the circumstances.

IT IS RECOMMENDED that approval be granted in accordance with the plans submitted subject to the following conditions:

1-12. Standard Conditions 1, 2, 3, 5, 6, 7, 8(62), 13, 14, 15, 18 & 19.
13. The provision at the time of the building application of suitable details to the satisfaction of Council's Health Surveyor concerning fire resistant ratings; building egress; and connections to sewer and stormwater drainage.

8. WILBERFORCE PARK PTY LIMITED - LOT 1, DP 595299, WINDSOR ROAD, WILBERFORCE - I.D.O. 3 COLO:- NON URBAN 1(B2), L.E.P. NO 56 - THE ENLARGEMENT OF EXISTING CARAVAN PARK AND THE PROVISION OF ADDITIONAL FACILITIES. DA 334/83.

Council at its meeting of 13th July 1982 resolved to support the subject proposal upon gazettal of the required L.E.P. The proposal submitted is generally in accordance with Council's requirements with the exception of the degree of amenities proposed. Whilst there is a shortfall in amenities in relation to Council's adopted code, the amenities proposed are in excess of the current guidelines of the Caravan Park Association of N.S.W. Additionally, what is proposed is an improvement on existing amenities for the park which over the past 10 years has had up to 140 vans on site.

The proposal is to enlarge the maximum number of vans to 146 sites and as agreed to previously by Council. This includes the relocation of a number of existing vans located close to the river and the provision of recreation space in lieu of; the provision of additional facilities being a swimming pool, petrol pump, squash court, managers residence and holiday cabins. The cabins cannot be developed being contrary to State Government Policy on flood lands and the applicant has been advised of this. The entrance to the park is to be relocated to Buttsworth Lane at the time of road widening and as per the Department of Environment and Planning's requirement. Thirty (30) of the sites proposed closest to the river are to have their own shower and toilet connection points for exclusive use of vans with these facilities and this will alleviate the demand on the existing amenities.

The proposal is considered reasonable in the circumstances and may be approved in accordance with the recently gazetted L.E.P.

IT IS RECOMMENDED that Council consent to the application generally in accordance with the plans submitted and numbered 28-11A, with the exception of holiday cabins, subject to the following conditions:

1-9. (Standard Conditions DA's) 1, 2, 3, 6, 13, 14, 15(at the time of road widening of Buttsworth Lane), 18 & 19.
10. Compliance with the provisions of the Deed of Agreement between the applicant and Council dated 5th November, 1981.
11. Sites numbered 115 to 127 inclusive on the plan forming part of the application are to be for single overnight usage only and are not to be used by patrons for two or more nights consecutively.
12. A minimum of thirty (30) of the caravan sites are to be provided with individual facilities for the disposal of wastes and affluent and are to be restricted in use to vans having "hook up" facilities.
13. The applicant is to comply generally with the provisions of Council's Code for the development of Caravan Parks adopted on 12th May 1981 to the satisfaction of Council's Health Surveyor and allowance is to be made having regard to the existing nature of the park and amenities already provided and in operation since Council's previous consent of 1974.
14. The proposed swimming pool and squash courts being for the use of park patrons and their guests only.

CHIEF LIBRARIAN'S REPORT

ORDINARY MEETING - 13TH SEPTEMBER, 1983.

The Shire Clerk,
WINDSOR

1. SHEFFIELD SHIELD. L125

The Sheffield Shield is on display at Windsor Central Library until 16th September. Last summer, New South Wales won the Sheffield Shield for the first time in 16 years. In conjunction with this display, Council's Youth and Recreation Officer conducted cricket clinics, the afternoon of Thursday 8th September, a discussion on cricket was held in the Tebbutt Room.

For Council's information.

2. AWARENESS WEEK OF DISABILITY 1983. L125/9

Awareness Week of Disability is to be held from 19th to 27th November, 1983. The theme of the week is "Interdependance".

In keeping with this theme, it is planned to hold an afternoon get together for housebound members of the library and their volunteers on Wednesday 23rd November from 2.30 pm until 4.30 pm.

For Council's information.

3. WORK EXPERIENCE PROGRAMME - REFERENCE AND INFORMATION SERVICES SCHEME. L125/3, S205/24.

Geraldine Moylan, Reference and Readers' Advisor recently returned from 4 weeks work experience during August. Following is a brief evaluation of 4 of the services visited by her during this period.

The first 3 weeks were spent at the State Library of New South Wales.

Week 1: General Reference Library

- increased awareness of the structure and functioning of the State Library and in particular a working knowledge of the materials and services provided.
- provide a reference point for the drafting of policies and procedure in relation to information services.
- enable use of a variety of bibliographic tools not able to be held by Hawkesbury.

Week 2 & 3: Mitchell Library

- working knowledge of the collections held, particularly in relation to local study and family history enquiries which the Hawkesbury cannot satisfy.
- provide the knowledge so that a copying programme can be embarked upon which will build Hawkesbury's Local Studies Collection.
- introduction to and experience with tools not aware of or difficult to access.
- enabled evaluation of the value of different tools to Hawkesbury's Local Studies Collection.

Week 4: Stanton Public Library, Municipality of North Sydney and Willoughby Municipal Library.

- both services have a full time local history librarian
- extensive collections of local studies material including newspaper clippings files and photographs. In the case of Stanton, copies of photographs can be purchased by the general public. This is an aspect that Hawkesbury can further investigate as we have now acquired a reasonably comprehensive collection of photographs of historic buildings in the Shire.
- from examination of both libraries' collections, it is obvious that many of the files and sources of information created are very labour intensive processes
- Willoughby acts as the Council's Archives and has, for example, all rate books and is currently compiling a name index
- Stanton is well known for its collections in relation to architecture and maintains a "buildings and sites file" which is arranged in alphabetical order by street. This has proved of great value to people tracing the history of particular buildings.

The other very important benefit of the work experience programme has been the personal contacts made, and these will enable future dealings with these services to be easier and less formal.

For Council's information.

IT IS RECOMMENDED THAT the Report be received.

J. A. Brown,
Chief Librarian.

see item 12 page 14.

S.P/H.S. to bring forward report on fencing policy in Settlement Winton area.

S.E. workshop ready for power - Forge Stuart Winton.

Questions without notice

R.R. S.C. Stanhope playgroup. - use Council stuart - Hall.

P.O. —

C.S. S.C. Lord appoint Richmond High School.

R. Rose S.E. - footpath Richmond High
- pushchair A. Morse - L.G. Friends

I.M. S.C./S.P. - Kentucky Fried Chicken

G.M. —

F.H. S.P - open space.

A.R. S.P - Monier
S.P. - Bridgeroads

J.A. S.E. - Belle Lie of Road.
- Crown Reserve at Pitt Town.
- Stopping stock: Safeyville.

P.G. S.E - limit stockpiling of material on site.
Bridgeroads Site - unsightly dog toss dust nuisance
S.E - Council Levee.
- fenced (yellow flowers) not a noxious weed.

J.N. S.P. - report High Court - Sentence 1 in 100 years.
S.E - clean of Lot - Clarke - Francis Street.
see Daily Telegraph - Tuesday 13.9.83.

J.K. Sand tracks Old Pitt Town Road.

10.15. P.M.