

Hawkesbury Shire Council

BUSINESS PAPER

10/4/84

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday 13th March, 1984 commencing at 7.30 p.m.

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

Reverend John Woodward, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 99 RESOLVED on the motion of Councillor McMahon seconded by Councillor Stubbs that the Minutes of the Ordinary Meeting of Council held on 14th February, 1984 having been circulated amongst the members of Council be confirmed.
- 100 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Sheridan that the Minutes of the Special Meeting of Council held on 21st February, 1984 having been circulated amongst the members of Council be confirmed.

NOTICES OF MOTION

By Councillor J.R. McMahon

1. The Shire Health Surveyor institute drainage inspection of premises in the vicinity of No. 37 Clergy Road, Wilberforce to ascertain what waste waters are finding access to the subject property and report on the remedial measures necessary to abate the drainage nuisance.

In view of the action already taken, Councillor McMahon withdrew the Motion.

Moved by Councillor McMahon that:

2. Hawkesbury Shire Council make a submission to the Federal Parliamentary Remuneration Tribunal rejecting any proposal that Federal Parliamentarians be allowed to take 'de facto' or 'live-in' persons overseas at the expense of the taxpayers.

As there was no seconder the motion lapsed.

By Councillor R.P. Stubbs

- 101 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington:

1. That a feasibility study be undertaken on the establishment of a Museum of Hawkesbury Industry and Commerce for the Bicentenary Celebrations.

The Study should include:

1. The possibility of siting the museum on the site of the proposed Tourist and Information Centre on Windsor Road, thus eliminating the need for additional site acquisition and possibly eliminating the need for additional staffing.
2. Possible involvement of local schools (primary and secondary) in the project.
3. Possible co-operation with tertiary educational facilities, such as Hawkesbury Agricultural College, Universities, etc.

4. The possibility of donations of exhibits by local residents.

5. An estimate of costing and suggested funding, e.g. grants.

By Councillor J.J. Horrex

102 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stevens:

1. That Council further its representations to press for flood free access over the Grose and Nepean Rivers.

That in respect to the above a submission be prepared outlining the history and need for flood free access and a deputation be made to the appropriate Minister and the deputation be elected.

An approach be made to WESTIR to provide what documentary information and assistance it can give in regard to the submission.

103 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the deputation comprise three Councillors and three staff members, being Councillors Horrex, Dunn and Nicholson, the Shire Clerk, the Shire Engineer and the Shire Planner.

104 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham:

2. That Council make representations to the Ministers for Planning and Environment and Local Government and Lands, regarding:

- i. The establishment of an active recreation area on that land being Crown Land immediately west of the Bowen Mountain subdivision.

- ii. That a Plan of Management be prepared and adopted for the management of the Crown Land between the Bowen Mountain subdivision and Burralow Creek, incorporating those Fire Management Policies previously adopted by Council.

105 RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson:

3. That due to public concern and the inconvenience caused by the closure of The Terrace, Windsor, the Shire Planner bring forward a report to Council on the possible effect of changing the point of closure to still prevent through traffic to Bridge Street but at the same time allowing freer access for local traffic.

106 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stubbs:

4. That the Shire Clerk prepare a report on the present position regarding possible extension of the water supply to the Grose Vale and Grose Wold areas.

By Councillor F.S. Stevens

107 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs:

1. That copies of the Regional Environmental Study for the Penrith Lakes Scheme be obtained for consideration by Councillors and Council's staff.

2. That Council's Engineering and Planning staff examine the implications of the Scheme for the Hawkesbury Shire and prepare submissions for consideration by Council at its April Ordinary Meeting with the intention of submissions being made to the Department of Environment and Planning by the closing date of April 30, 1984.

By Councillor C.J. Stanley

Moved by Councillor Stanley seconded by Councillor Nicholson:

1. That the schedule of funding requirements set out below be adopted for the 1984/85 Loal Programme assuming the special allocation will only be \$3.5 million:

Programme	To June 1984
Acquisitions	\$200,000
Plant Purchase	297,000
Community Employment (CEP)	200,000
Jobs on Local Roads (JOLOR)	63,000
Windsor Wharf and Marina	250,000
K. & G. and Drainage	325,000
Section 527 Committees	50,000
Bicentenary Park	50,000
Richmond Ex-Servicemen's Sporting Complex	50,000
Drill Hall, Richmond	10,000
Toilet Blocks - Richmond	15,000
- Deerubbun	30,000
- The Peninsula	100,000
South Windsor Waste Depot	10,000
Provision for Septic Tank Loans	100,000
National Estate Programme	30,000
Bligh Park Estate	900,000
Tourist Informatin Centre	175,000
Child Care Centres	200,000
Computerisation of Library	-
Pedestrian Mall	-
Neighbourhood Centre, Richmond	-
	\$3,055,000
Glossodia Water	119,000
North Richmond Sewerage	326,000
Sewerage Fund	-
	\$3,500,000

Council's staff further investigate the provision of a marina and submit a report.

The motion was lost.

Councillor McMahon asked that his name be recorded in the Minutes as being in favour of the Motion.

- 108 RESOLVED on the motion of Councillor Stanley seconded by Councillor McMahon that:

2. A Committee be set up comprising of two Councillors, two Council Officers and two members of the Windsor Chamber of Commerce to review the current status of Hollands Paddock Project and report their findings to the next Ordinary Meeting of Council.

- 109 RESOLVED on the motion of Councillor Dunn seconded by Councillor Sheridan that Councillors Stevens and McMahon, the Deputy Shire Clerk and the Shire Planner be appointed Council's representatives on the Committee.

GENERAL PURPOSE COMMITTEE'S REPORT

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS

1. TERRACE CONSTRUCTIONS - L.J. AND F. DENNE - LOT 25, D.P. 250171, 21 MONTI PLACE, NORTH RICHMOND - RESIDENTIAL FLAT BUILDING CLASS "A" (DUPLEX). DA561/83.

Councillor Denne declared an interest in this application.

4. P.A. & P.T. DUNN - LOT 1, D.P. 567637, NO. 122 FRANCIS STREET, RICHMOND - USE OF EXISTING DWELLING FOR PROFESSIONAL OFFICES. DA230/83 AND DA52/84.

Councillor Dunn declared an interest in this application.

SECTION 3 - FINANCE

DEPUTY SHIRE CLERK'S REPORT

5. TOURIST INFORMATION SITE. T200/4.

DEPUTY SHIRE CLERK'S SUPPLEMENTARY REPORT TO ORDINARY MEETING

14. TOURIST INFORMATION SITE. T220/4.

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

1. Council agree to purchase Part Portions 176 Windsor Road, McGraths Hill from Mr. J. Mediati for \$165,000.
2. Council's architect be instructed to prepare preliminary drawings and estimate of cost.
3. When the architect's preliminary drawings and estimates of cost are known a grant application be forwarded to the Department of Tourism.
4. All necessary documents to be completed under Seal of Council.

Application by Councillor Rotherham for Leave of Absence

The Shire President referred to the application received for leave of absence from Councillor Rotherham and advised that the application had been withdrawn.

- 111 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the report of the General Purpose Committee Meeting dated 28th February, 1984 as recorded on Pages 1 to 16 of the Minutes of the General Purpose Committee be adopted with the exception of:

Section 3 - Finance - Deputy Shire Clerk's Report Item 5 -
Tourist Information Site
Councillor Rotherham - Withdrawal of Application for Leave
of Absence

which has already been considered by Council, Minute No. 110.

BI-CENTENARY PARK COMMITTEE'S REPORT

- 112 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that the Report of the Bi-Centenary Park Committee Meeting dated 21st February, 1984 as recorded on Page 1 of the Minutes of the Bi-Centenary Park Committee be adopted.

TOURISM COMMITTEE'S REPORT

- 113 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the Tourism Committee's Report dated 7th March, 1984 as recorded on pages 1 to 3 of the Minutes of the Tourism Committee be adopted.

DEPUTY SHIRE CLERK'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. MRS. CAROLYN BRADY - RESIGNATION. S1/8P.

- 114 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sheridan that the resignation of Mrs. Carolyn Brady be accepted and that reference regarding her service be given under the Common Seal of Council.

2. MRS. JANET McGLINCHEY - RESIGNATION. S1/8P.

- 115 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sheridan that the resignation of Mrs. Janet McGlinchey be accepted and that reference regarding her service be given under the Common Seal of Council.

3. RICHMOND NEIGHBOURHOOD CENTRE - SECTION 527 COMMITTEES.

- 116 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that Mrs. Helga Augner be appointed to the Richmond Neighbourhood Centre Committee.

4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - DEPUTATION TO CANBERRA. W275.

- 117 RESOLVED on the motion of Councillor Horrex seconded by Councillor Durrington that Council's delegates to the Western Sydney Regional Organisation of Councils and a Council officer attend the deputation to Canberra and the accommodation and out-of-pocket expenses be paid.

REPORTS

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

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

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

- 119 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1983, and that an undertaking be made under the Seal of Council that in the event of subsidy being made to Council in respect of the writing off or reduction of rates owing by pensioners in pursuance of Sections 160AA, 160B and 503(1)(f)(f1) of the Local Government Act, 1919, as listed and audited totalling \$25,050.99 that proceedings will not be subsequently taken for their recovery.

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

- 120 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that application be made for subsidy in respect of rates owing by pensioners, written off or reduced in 1984, and that an undertaking be made under the Seal of Council that in the event of subsidy being made to Council in respect of the writing off or reduction of rates owing by pensioners in pursuance of Sections 160AA, 160B and 503(1)(f)(f1) of the Local Government Act, 1919, as listed and audited totalling \$136,119.55 that proceedings will not be subsequently taken for their recovery.

4. ABANDONMENT OF RATES AND CHARGES. R189.

- 121 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the rates and charges amounting to \$495,668.51 be now written off for 1983.

5. GREENHILLS CHILD CARE CENTRE. C43/9; A7/2.

- 122 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that:

1. The proposed fee structure be endorsed.
2. The elected office bearers for 1984 be appointed.
3. Council incorporate the Greenhills Child Care Centre Management Committee under Section 527 of the Local Government Act until the regulations of the Incorporation of Associates are finalised and that the Committee then be incorporated as an independent body under the new Act.

6. FAMILY DAY CARE MONTHLY REPORT - FEBRUARY. C43/6.

- 123 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that the report be received.

7. SOUTH WINDSOR INDUSTRIAL ESTATE. 802/01.

- 124 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that Council agree to the sale of Lots 20, 21 and 22 South Windsor Industrial Estate, with all necessary documents to be completed under Seal of Council.

8. FOOTBALL FIELD, GEORGE STREET, WINDSOR. C51/42(a)

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

1. South Windsor Football Complex be leased to Windsor Junior Rugby League Football Club for a period of three (3) years expiring on 31st December, 1986.
2. A contribution of \$1,210.00 be payable by the Club for 1984, with conditions contained in the initial formal lease agreement to apply in the renewed lease which will rest on correspondence.
3. Approval be granted for the lease of the canteen to Mrs. D. Browning for a period of twelve (12) months at a rental rate of \$100 per week up to a maximum of \$2,000.

9. PROFESSIONAL INDEMNITY. I112/5

- 125 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that the report be received.

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

- 127 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the reports, minutes etc., be received.

11. LOTS A, B & Z LIVINGSTONE STREET, WINDSOR. 2301W.

- 128 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that Council agree to lease Lots A, B and Z Livingstone Street to Mr. C. Sultana until 30/11/84 at a rental of \$1,000.00, with the agreement to rest on correspondence.

12. COMMUNITY ARTS OFFICER'S REPORT.

- 129 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stubbs that the report be received.

13. CONTRACTS AND DOCUMENTS FOR EXECUTION.

- 130 RESOLVED on the motion of Councillor Dunn seconded by Councillor Durrington that the Seal of Council be affixed to the undermentioned document:

Notice of Resumption ... Approval to resume land being all that piece or parcel of land at Richmond situate in the Shire of Hawkesbury, Parish of Ham Common and County of Cumberland being Lot 3, Deposited Plan 633497 having an area of 8.271 hectares or thereabouts, for the purpose of providing controlling and managing grounds for public recreation - Estate Late Doris Minnie Small.

14. TOURIST INFORMATION SITE. T220/4.

See Minute No. 110.

ENGINEERING

CORRESPONDENCE

1. MR. R.W. BUTTON - RESIGNATION. S1/8P.

- 131 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the resignation of Mr. Reg Button be accepted with regret and that a testimonial of service be given under the Common Seal of Council.

2. THE PROSPECT COUNTY COUNCIL - LOWER MACDONALD BUSH FIRE BRIGADE SHED, LOWER MACDONALD. B28/12.

- 132 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that this matter be reviewed and that representations be made to Prospect County Council through Council's delegate for the work to proceed.

3. BAULKHAM HILLS SHIRE COUNCIL - LOWER PORTLAND FERRY. F81/8.

- 133 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that Council join with Baulkham Hills Shire Council in a deputation to the Minister for Roads, and that Council determine the members of the deputation.

- 134 RESOLVED on the motion of Councillor Sheridan seconded by Councillor McMahon that the deputation comprise the Shire President, Deputy Shire President, Shire Clerk and Shire Engineer.

4. DAVID L. COWARD - CROWN RESERVE 81510 ADJACENT TO MACQUARIE PICNIC PARK. 625-6.

135 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that:

1. Stabilisation of the river bank in Macquarie Park be undertaken at an estimated cost of \$5,000, this cost to be recouped from use of the excavated material on public reserves in the Shire.
2. Provision of bar-b-que and seating facilities on Crown Reserve No. 81510 together with provision of additional playground equipment at Macquarie Park be proceeded with as soon as possible.
3. Mr. Coward be informed of 1. and 2. above, together with the advice that additional receptacles and servicing of same will be provided on the Crown Reserve to maintain the cleanliness of this area.

REPORTS

1. PUBLIC WORKS

136 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the report be received.

2. FOOTPATH REINSTATEMENT - GEORGE STREET, WINDSOR. 665-731.

137 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the footpath George Street east side between Coles and Fitzgerald Street be reconstructed with a concrete kerb and interlocking pavers.

3. MacDONALD VALLEY SPORTS & RECREATION CLUB - ST.ALBANS TENNIS COURTS. 625-145

138 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that:

1. The plan for improvement of Reserve R89726 St. Albans be approved.
2. The work be funded from the funds proposed in the 1984/85 loan borrowing programme for improved facilities for Section 527 Committees.
3. Riding of horses, motorcycles and driving of motor vehicles and off road vehicles be prohibited within the fenced area of Reserve R89726, St. Albans.
4. Spraying of the weed growth around the tennis courts be attended to.
5. Council make application for assistance through the Community Employment Programme to obtain funds for labour to construct this building.

4. UPPER HAWKESBURY POWER BOAT CLUB - BRIDGE TO BRIDGE POWER BOAT CLASSIC - CLOSURE OF PENINSULA BOAT RAMP AND TEMPORARY LICENCE. A7/23, C51/25.

139 RESOLVED on the motion of Councillor Stevens seconded by Councillor Horrex that the application by the Upper Hawkesbury Power Boat Club for closure of the Peninsula Boat Ramp on either 6th May, 1984 or 20th May, 1984 be approved, the date to be confirmed not less than 4 weeks prior to the event, subject to the club donating 30% of gate takings to Council, as well as issue of a temporary liquor licence subject to the Club obtaining Police Licensing Branch approval.

5. STATE EMERGENCY SERVICES - LOCAL CONTROLLER'S REPORT - FEBRUARY, 1984. S206.

- 140 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that Council's congratulations be extended to Hawkesbury State Emergency Services Rescue Team on its success in the Divisional Rescue Competition in winning the Reg Torr Memorial Shield.

6. FIRE CONTROL OFFICERS REPORT - HAY SHED FIRE - CATTAI. B27/6.

- 141 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the information be received.

7. ROADS REGISTER AND MANAGEMENT SYSTEM. R190/34.

- 142 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the information be received.

8. SHORTER WORKING HOURS - 38 HOUR WEEK - OUTDOOR STAFF. C44/2.

- 143 RESOLVED on the motion of Councillor Stevens seconded by Councillor Durrington that:

- (1) Council support the Local Government Association of N.S.W. and the Shires Association of N.S.W. Executives' proposals for the introduction of shorter working hours subject to the introduction of the agreed cost offsets.

The method of operating on the shorter working hours to be by agreement by Council and the Union.

- (2) Ku-ring-gai Municipal Council be informed that Council is in accord with the actions taken by the Executives of the Local Government Association of N.S.W. and the Shires Association of N.S.W. in their negotiations for the introduction of shorter working hours with cost offsets, which will result in better working conditions for Council employees, a more reasonable parity of working hours between salaried and wages staff and with considerable cost offset benefits by the proposed award variations.

9. SUBDIVISION APPLICATION. S83/19.

- 144 RESOLVED on the motion of Councillor Horrex seconded by Councillor Nicholson that the requirement for crushed rock be waived in respect of this application.

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS. B25.

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

2. APPLICATION FOR ADVERTISING STRUCTURES. A3.

- 146 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that the applications be refused.

3. DRUG AND ALCOHOL SERVICE. C45/23.

- 147 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that the report be received and the suggestions be pursued.

4. SEPTIC TANK LOANS. L127/6.

- 148 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that Council enter into loan agreements with the owners of properties within the Shire as outlined in the report for installation of septic tanks, or alternative facilities to replace the sanitary service.

PLANNING

REPORTS

1. LOCAL ENVIRONMENTAL PLAN "THE BELL INN", 214 LITTLE CHURCH STREET, WINDSOR. DA/139/83

- 149 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the draft plan be forwarded to the Department of Environment and Planning for final determination pursuant to Section 68 of the Act.

2. REQUEST FOR RECONSIDERATION OF PARKING REQUIREMENTS, 516 GEORGE STREET, SOUTH WINDSOR - HINCROSS PTY.LTD. DA/290/83

- 150 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that condition 4 be amended to the following:-

4. Parking to be provided at the rate of 9 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.

3. MAJOR PLANNING SCHEME - HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984. P160/41.

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

1. The Crown Lands Office be approached with a view to preparing a separate Local Environmental Plan for the land fronting Windsor Road adjacent to the RAAF Base, that would give it a more appropriate zoning of Recreation 6(a).
2. The Metropolitan Water Sewerage & Drainage Board be requested to relocate its depot to the Dight Street property so that a draft local environmental plan may be prepared for Lot 1, DP 626775 to zone this land Residential 2(a).

4. CONCEPTS FOR PEDESTRIAN MALL - WINDSOR. P160/36.

- 152 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stevens that a payment of \$2,500 be made to Robert Pont and Davey, Brindley & Vickery, Architects for the work associated in preparing and submitting their concepts for the Windsor pedestrian mall.

5. INSPECTION OF EXTRACTIVE INDUSTRY OPERATION - COLO RIVER. 68A/10/78; 68A/11/78.

- 153 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stevens that the arrangements made for the inspection be confirmed.

6. DEVELOPMENT APPLICATION - J. EZZY - LOT 1 DP 609767 GEORGE STREET, WINDSOR, SOUTH EASTERN SIDE OF GEORGE STREET BETWEEN FITZGERALD AND SUFFOLK STREETS. - D.L.E.P. - GENERAL BUSINESS 3(a) - ERECTION OF A TWO STOREY COMMERCIAL BUILDING CONTAINING A LOCK UP SHOP ON THE GROUND FLOOR, WITH OFFICES ABOVE.

- 154 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that approval be granted in accordance with the amended plans submitted subject to the following conditions:-

1-3. Standard conditions 1, 2, 19.

4. Onsite parking to be provided for 4 vehicles in accordance with the regulations of Council's code for off street 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. All parking spaces to be located clear of the right of way, immediately behind the proposed development in a north-south alignment.

5. Provision of a toilet for disabled persons to the satisfaction of the Shire Health Surveyor.

6. The windows in the southern wall are to be protected in accordance with Part 22 4(2)(b) of Ordinance 70.

7. GENERAL AVIATION NEEDS OF THE SYDNEY REGION. A4/3.

- 155 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Durrington that the information regarding the General Aviation Needs Study be received.

8. ALTERATION OF BOUNDARY BETWEEN CITY OF PENRITH AND SHIRE OF HAWKESBURY AT AGNES BANKS. 509-83511W.

- 156 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Denne that Penrith city Council be advised that this Council concurs with the proposed alteration of boundaries at Agnes Banks, whereby Lot 6 in D.P. 615639 and Lot 2 in D.P. 232093 are to be included within the Penrith area and Lots 1 and 2 in D.P.580911 within the Hawkesbury area. Further that the necessary action to have the change implemented, be authorised and the Seal of Council be affixed thereto, where required.

9. DEVELOPMENT APPLICATION - R.B. WALKER - PT. PORTION 20, PARISH OF ST. MATTHEW, NO. 229 GEORGE STREET, WINDSOR - EXTENSION TO EXISTING FIRE DAMAGED BUILDING AND CONVERSION TO CONTAIN TWO SHOPS. DA321/83.

- 157 RESOLVED on the motion of Councillor Stevens seconded by Councillor Rotherham that approval be granted generally in accordance with plan with amended application dated 12th March, 1984 subject to the following conditions:

1.-12. Standard conditions 1, 2, 3, 5, 7, 8(2), 11 (\$18,500 - 5 spaces at \$3700 per space), 15, 18, 19, 23, 24.

13. Provision of a loading dock with minimum dimensions of 3 metres wide at rear and 2.85 metres wide beside the building, being 7 metres deep for use of both shops with suitable access from both shops for loading and unloading.

14. Floor level of the addition and any new work on the existing shop to be at a maximum level above standard datum as possible and to be no lower at any point than the existing shop floor.

10. MEDIUM DENSITY HOUSING DEVELOPMENT, LOT 7, D.P. 241985 GEORGE STREET AND CHURCH STREET, SOUTH WINDSOR - GROSE VALLEY MANAGEMENT PTY. LTD. DA80/1984.

Councillor Horrex declared an interest in this application.

158 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stevens that:

1. Council support the preparation of a draft local environmental plan to allow the use of Lot 7, D.P. 241985 George Street and Church Street, South Windsor for medium density housing containing 15 x 2 bedroom single storey villa type units.
2. Upon payment of the required fee, the application be forwarded to the Department of Environment and Planning with the necessary information as required by the Environmental Planning and Assessment, 1977, and Regulations and the Department be advised that in Council's opinion an environmental study be not required.

LIBRARY

REPORTS

1. YEAR BOOK, 82/83. C50/12.

159 RESOLVED on the motion of Councillor Stevens seconded by Councillor Dunn that a letter be sent to Local Trades and Commercial Publications expressing Council's dissatisfaction with the 1982/83 Year Book.

2. COUNCIL'S PUBLICATION PROGRESS REPORT

Councillor Stevens declared an interest in this publication.

160 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that printing of the publication and the sale of the publication as outlined be approved.

LETTERS SUBMITTED FOR INFORMATION

1. BOARD OF FIRE COMMISSIONERS - RELOCATION OF FIRE STATION AT WINDSOR - A6/115
2. ROTARY CLUB OF KURRAJONG - APPRECIATION. A5; 625-7
3. SHIRE OF HAWKESBURY. TOWN OF WINDSOR. PROPOSED PEDESTRIAN MALL. PROPOSED TRAFFIC SIGNALS. DIVISIONAL ENGINEER, DEPARTMENT OF MAIN ROADS. P160/36.
4. ERIC BEDFORD - MINISTER FOR PLANNING & ENVIRONMENT. P160/44.
5. PRINCIPAL, WINDSOR SOUTH PRIMARY SCHOOL - VACATION ACTIVITY CENTRE. C43/8.
6. F.P. ZIKAN, SES CONTROLLER, HEADQUARTERS, BLACKTOWN - STORM DAMAGE IN BLACKTOWN 7/2/84. A5; S206.
7. J. HUXLEY, COMPANY SECRETARY, WSROC - GROUP APPRENTICES - APPRECIATION. W275/9
8. LOCAL GOVERNMENT OFFICE - QUALIFICATION OF ELECTORS. C44/1; E73
9. DEPT. OF ENVIRONMENT & PLANNING - (WSASS) COMMUNITY PROJECT OFFICER'S SUBSIDY. G95/6.
10. PROSPECT COUNTY COUNCIL - RESTORATION OF POWER SUPPLY FOLLOWING STORM - APPRECIATION. A5
11. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ADDRESS BY MR. W.A. HENNINGHAM TO THE 1984 CONFERENCE OF 'G' DIVISION OF THE SHIRES ASSOCIATION OF NEW SOUTH WALES ON 8/2/84. C44/2.
12. MAYOR, WILLOUGHBY COUNCIL - HOST FOR THE 1984 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION CONFERENCE. C48/3.
13. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. C48/3.
14. TELEGRAM FROM ALAN CADMAN - COMMUNITY EMPLOYMENT PROGRAMME GRANT. G95/29; G95/30
15. AUSTRALIAN RED CROSS SOCIETY - APPRECIATION. A5.
16. MINISTER FOR PUBLIC WORKS & PORTS - GRANT - MARAYLYA TENNIS COURTS. 625-21
17. RICHMOND NEIGHBOURHOOD CENTRE MANAGEMENT COMMITTEE - ANNUAL REPORT. C51/10

- 18. HAWKESBURY PEOPLE FOR NUCLEAR DISARMAMENT - PUBLIC MEETING. M135
- 19. DEPUTY PREMIER, COMMUNITY EMPLOYMENT PROGRAM - CHAIRMAN, FEDERAL/STATE CONSULTATIVE COMMITTEE - COMMUNITY EMPLOYMENT PROGRAM. G95/29, G95/30.
- 20. LAND BOARD OFFICE. 5066(c).
- 21. LOCAL GOVERNMENT ASSOCIATION - GENERAL CIRCULAR NO. 1/1984. S205/1, C44/2.

- 161 RESOLVED on the motion of Councillor Dunn seconded by Councillor Durrington that the letters 1 to 21 be received and appropriate replies forwarded where necessary.

12. MAYOR, WILLOUGHBY COUNCIL - HOST FOR THE 1984 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION CONFERENCE. C48/3.

13. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. C48/3.

- 162 RESOLVED on the motion of Councillor Dunn seconded by Councillor Horrex that Councillors Durrington and Denne attend the Conference.

INTRODUCTION OF NEW EDITOR OF HAWKESBURY GAZETTE

The Shire President introduced Mr. John Cameron, the new Editor of the Hawkesbury Gazette.

Mr. Cameron responded and stated that he was looking forward to working with Council in the interests of the Council and the community.

QUESTIONS WITHOUT NOTICE

- 163 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that the question of the electrification or duplication of the railway line from Riverstone to Richmond be taken up with both State electoral parties.

Councillor Denne sought information on the estimated completion date for the Glossodia water supply.

The Shire President stated that he believed it was either 4th or 6th December, 1984.

Councillor Denne asked if Council had any further information in respect to the 100 blocks to be released in the Peels subdivision at North Richmond.

The Shire Planner stated that Council resolved in September last year to make an offer to the land owner company. The company's solicitors approached the Council as a result of the letter, about three weeks ago, which indicated an agreement on a certain basis. This letter will now come before the next Committee Meeting of Council.

Councillor Horrex referred to advertising of cigarettes and alcohol in buses transporting primary and secondary school children. He asked if this matter could be followed up.

Councillor Horrex referred to his previous request for a report on ridings and asked if this report could be brought forward.

The Deputy Shire Clerk stated that the report is currently being prepared and will be submitted to the next Committee meeting.

Councillor Horrex asked if the question of the Colo Heights Reserve which was officially named the Eley Reserve six years ago and the appointment of Ted Parker as a member of the Reserve Committee could be listed for consideration by an appropriate Committee.

Councillor Horrex stated that some of the property owners at Bowen Mountain have received notices in respect of the removal of hazards under Section 13. He stated that he understood the circular is short of a lot of information which had been given in previous years, which is somewhat misleading. He asked if further information could be given on the notices. He referred also to the possibility of a Council officer being present when clearing work is being carried out.

The Shire Health Surveyor stated that the notices that have been issued are the same as those which were previously issued, however he undertook to investigate the matter. In regard to the attendance of an officer when work is being carried out, he felt that this would be impractical because of the many hundreds of notices which are served each year.

Councillor McMahon referred to the dust problem created by the grading of McMahon Road and asked if an oil spray similar to bitumen could be placed on the road. Also, if Council could give consideration to sealing the road in front of the three or four houses affected.

The Shire Engineer advised that oil spraying had been discontinued many years ago and undertook to submit a report to the next committee meeting on the cost of sealing the road adjacent to the cottages.

Councillor McMahon asked if something could be done about the lantana infestation on Cabbage Tree Road.

Engineer for attention.

Councillor McMahon asked if Council has a representative on the Richmond Chamber of Commerce and if so, had Councillor Denne been appointed Council's representative.

The Shire President advised that Councillor Denne had not been appointed as Council's representative on the Chamber of Commerce.

Councillor McMahon asked if Councillor Denne has information which Councillors were not aware of regarding two large developments at Richmond each of which would subscribe \$250,000 to parking in that area.

Councillor Denne advised that she was a member of the Chamber. She stated that she was called on the phone and was told that due to the damage done in a severe storm that Councillor Stanley would not be able to attend the meeting and speak to the Chamber in reference to parking at Richmond. She advised that she had agreed to address the meeting, not as a Council delegate, but as a member of the Chamber who is also a member of the Shire Council. She stated that she sought information from the Shire Planner which were the figures she quoted. She stated that she had a copy of the address she made if Councillor McMahon would like to have a look at it.

Councillor Dunn asked if the Engineer could put some landscaping along the median strip at North Richmond between the hotel and Grose Vale Road, which would make the area more attractive.

Councillor Stevens asked if the drainage easements at Hobartville could be mown more regularly.

Councillor Stevens referred to his previous request for details under the Environmental Planning and Assessment Act letting people know their rights on the visual impact on development. He asked if the report could be enlarged to include what is possible in rural areas.

The Shire Planner for report.

Councillor Stanley stated that there is still some confusion regarding the continuance of the clean up campaign and asked if some form of advertising could be given a let the public know that the campaign has not been discontinued.

The Shire Health Surveyor stated that this would be done.

Councillor Stubbs asked if a report could be prepared on the possible upgrading of the playground equipment in Hobbs Park at Pitt Town.

Councillor Durrington asked if mowing could be carried out in some of the rural areas. She stated that the grass is getting so high that some of the corners are quite dangerous as vision is impaired.

The Shire President asked if Councillors could advise the Engineer of specific areas.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 10.12 p.m.

Submitted to and confirmed at the meeting of Council held on 10th April, 1984.

.....President

NOTICES OF MOTION

ORDINARY MEETING - 10TH APRIL, 1984

By Councillor J.R.McMahon :

Could a report be brought forward, indicating Council's present policy regarding the development and provision of advertising signs throughout the Shire, including :

1. Those placed on premises where the commercial activity shown on the sign takes place on the subject premises.
2. Signs that are placed along the roadside relating to premises elsewhere.
3. The placement of sandwich type board signs, particularly in commercial areas.

In relation to (3) there is some concern regarding the placement of these signs and pedestrian and traffic safety when they hinder clear vision, particularly at intersections.

By Councillor R.P.Stubbs :

That Council resolve to establish a series of bridle trails throughout the Shire.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on Tuesday, 27th March, 1984 commencing at 9.30 a.m.

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

An apology for absence was received from Councillor R.F. Rotherham and was accepted.

SECTION 1 - WORKS

WORKS COST STATEMENT

THE WORKS COST Statement to 29th February, 1984 be received and the revised estimates of cost be adopted.

CORRESPONDENCE

ITEM 1: (File 3496(c))

CORRESPONDENT: HAWKESBURY HOSPITAL

SUBJECT: KURRAJONG C.W.A. HALL

Requesting Council to cement a footpath from the side door around to the toilets of the Kurrajong C.W.A. Hall, as the paths are very rough and totally unsuitable for elderly folk either walking or in wheelchairs.

Advising that the Hospital plans to open a Day Care Centre at the hall, which will commence on 27th March, 1984.

S.E. REPORT

The C.W.A. Hall at Kurrajong is not on Council land, nor is it a Council building. The estimated cost for the construction of the footpath is \$2,400. No funds have been provided for this work in the Estimates for 1984.

Recommendation

Mrs. L. O'Malley, Director of Nursing & Co-ordinator for "Operation Daybreak" of the Hawkesbury Hospital be advised that the C.W.A. Hall at Kurrajong is not a Council asset and as such the expenditure of \$2,400 for the provision of a concrete path cannot be provided.

COMMITTEE'S RECOMMENDATION

COUNCIL MAKE A donation of the material needed to carry out the work required, up to a total value of \$300.

ITEM 2: (File A7/6; 525-201)

CORRESPONDENT: MARAYLYA PROGRESS ASSOCIATION

SUBJECT: MARAYLYA PARK - VEHICLE ACCESS

Requesting a meeting with the Park Superintendent to discuss possible restriction of vehicle access to Maraylya Park.

S.E. REPORT

Recent observations support the need for fencing around the park, together with action to prevent vehicles taking a short cut from Dunns Road across to the tennis courts and hall. Provision will be needed for a car park beside the hall.

On the basis of a post and wire fence the work is estimated to cost \$3,575. Funds have not been provided for this work in 1984 and it is, therefore, necessary to refer the matter for consideration in Council's 1985 programmes.

Recommendation

That provision of a fence around Maraylya Park be referred for consideration in Council's 1985 programme for park improvements.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-378)

CORRESPONDENT: PETITION - 5 SIGNATORIES

SUBJECT: KERBSIDE CONDITION - CASTLEREAGH ROAD,
RICHMOND

A complaint from residents regarding access to properties and seeking urgent advice regarding the kerbing and guttering of Castlereagh Road on the residents' side.

S.E. REPORT

Castlereagh Road between Lennox Street and Southee Road exhibits a flat undulating profile with inadequate provision for drainage. In addition to kerb and gutter provision of underground pipes are required. The road is a classified main road and extension of the reconstruction work, as recently undertaken in Bosworth Street from March Street to Lennox Street, should be undertaken within the continuing programme of works being carried out by Council in conjunction with the Department of Main Roads along the main road system. Current priority is for work on the eastern approach to Richmond on M.R.184 (Windsor Street Richmond).

As it may be some time before the work is funded, assistance could be given to residents by gravel strengthening of the vehicular entrances to the properties. This will not eliminate areas of ponding.

Recommendation

That reconstruction of Castlereagh Road from Lennox Street to Southee Road be listed for consideration in Council's roadworks programme being undertaken in conjunction with the D.M.R. and that gravel strengthening of driveways be undertaken where potholing occurs and water stands following rain and that the D.M.R. be advised of Council's decision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-212; 665-722 & 665-2308)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS (BLACKTOWN DIVISION)

SUBJECT: SPEED ZONE ON BOWEN MOUNTAIN ROAD, WESTBURY ROAD AND GROSE VALE ROAD FROM BOWEN MOUNTAIN ROAD TO PATTERSON LANE.

Replying to Council's letter dated 20/1/84 concerning speed limits on the subject roads and advising that after monitoring traffic conditions in the area they consider that the existing speed zones are appropriate. Stating that Council may wish to erect advisory speed signs on curves.

S.E. REPORT

Provision of curves signs along Grose Vale Road on the bend at the Anglican Church, Kurrajong side of Westbury Road, signs indicating winding road between Westbury Road and Bowen Mountain Road and on the sharp bend on this length, would assist motorists and provide further safety. Cost of signs is estimated to cost \$760 and will be listed for erection within the signposting programme.

Recommendation

That Council proceed and erect curve and warning signs along Grose Vale Road at Kurrajong.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - MEDIA RELEASE - C44/2; P182

The Secretary of the Local Government and Shires Associations of N.S.W. has advised that following a decision by the Federal Government to index all excises means an increase in fuel excises every six months, however, the Commonwealth has not earmarked the additional funds this will generate for road improvements.

B2. MINISTER FOR ROADS - REQUEST FOR A BY-PASS AROUND THE VILLAGE OF PITT TOWN - M130

Minister P. Hills acknowledging Council's letter regarding the above and stating that after examining the matters raised in that letter he will again contact Council.

B3. PITT TOWN PROGRESS ASSOCIATION - LIGHTS - A7/5; 665-237

Letter of appreciation for lights erected along the northern end of Bathurst Street.

B4. K. ROZZOLI, M.P., MEMBER FOR HAWKESBURY - WARNING CONTROL SYSTEM,
FAIREY ROAD CROSSING. R185/4.

Referring to the request for representations regarding the installation of a warning control system for the Fairey Road level crossing, and advising that he has made urgent representations to the Minister for Transport and the Chief Executive of the State Rail Authority of N.S.W. seeking immediate approval of a suitable control facility. Stating that he has been advised that a decision has been made to recommend installation of such a facility and priority will be given for the work to be carried out at a further meeting of the Inter Departmental Level Crossing Committee to be held on 17th April, 1984.

Also stating that such facilities are funded from the Special Level Crossing Fund and there is normally a requirement for a one third contribution from the local council.

(S.E. - A request has been received from the State Rail Authority seeking Council's commitment of one-third cost of the installation of a warning control system at the level crossing, however as no details of costs were provided a request has been made for an indication of the anticipated cost. Council will be advised on receipt of such information.)

B5. HAWKESBURY HISTORICAL SOCIETY - SIGN FOR LODER HOUSE. H105/5.

Stating that they have noted there is no provision for a sign on Loder House indicating the name and requesting that this be rectified.

(S.E. - There is no plaque indicating the building being Loder House, and arrangements have been made for the provision of a suitable brass plaque denoting the name of the building and its brief history, similar to Toxana.)

B6. CLARENCE RIVER COUNTY COUNCIL FLOOD MITIGATION AUTHORITY - MOTIONS FOR
CONSIDERATION BY ANNUAL CONFERENCE. C48/2.

Stating that the deadline for the receipt of motions to the above Conference will be Friday, 5th April, 1984. Papers will be presented at the Conference, one each by the Public Works Department and Water Resources Commission, and a paper titled "The Estimation of Urban Flood Damage in Coastal New South Wales and its implications for Policy and Management" to be presented by Mr. David Smith of the Australian National University.

(S.E. - Should any Councillor intend that a motion be submitted, such should be presented for this meeting.)

B7. HARDCASTLE & RICHARDS PTY. LTD. - NEW RAIL UNDERBRIDGE AT GEORGE
STREET, WINDSOR. R185/2.

Enclosing a drawing showing preliminary general arrangement of the proposed new bridge and stating that road clearances under the new girders are in excess of the present sign posted clearance of 3.0m, and it is not proposed to significantly lower the road level so that the existing box culvert stormwater drain, telecom cables and water mains are not planned to be altered at this stage. Provision has been made for a footpath on the eastern side of the road. Construction of a new pier will necessitate substantial propping to enable demolition of the existing timber trestle, which work will require George Street to be closed at this location for the duration of the work.

(S.E. - Proposal is to upgrade existing structure with provision of 8M carriageway and frontage on either side of underpass. The structure at Macquarie Street will be raised so that the clearance of 3.5 metres from George Street should be acceptable.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

B6. CLARENCE RIVER COUNTY COUNCIL FLOOD MITIGATION AUTHORITY - MOTIONS FOR CONSIDERATION BY ANNUAL CONFERENCE. C48/2.

Councillor Horrex asked whether Council could place on the agenda of the Conference a motion dealing with the question of flood policy.

SHIRE ENGINEERS'S REPORT

ITEM 1: (File G95/17; 665-2312)

SUBJECT: KERB & GUTTER CONSTRUCTION - KURMOND ROAD,
FREEMANS REACH

Kerb and gutter has been provided on the north side between Dorothy Street and Graeme Place and on the south side between Hibberts Lane and property No. 348 just to the west of Marlene Street.

The work was undertaken as a project funded under the Unemployment Relief Grant. In addition to provision of kerb and gutter, stormwater drainage pipes were installed to collect run off and convey the stormwater to a satisfactory point of discharge.

The total cost of the works was \$131,093.83. After allowance for drainage property adjustment and battering of the footpath, kerb and gutter was provided at a cost of \$53.20 per lin.metre.

In determination of the charges to be levied under Section 243(1)(a) of the Local Government Act, Council, in the case of similar work on Terrace Road, North Richmond, made allowance for the need for training of the staff employed and development of the skills and proficiency required. A rate of \$45.74 per linear metre was adopted on the basis of a credit of 15% to compensate for these factors. On this basis the cost is reduced to \$45.22 per linear metre.

Recommendation

The charges to the property owners for provision of kerb and gutter in Kurmond Road be fixed at \$22.61 per linear metre and that in the case of those properties where the work is adjacent to the side boundary, the charge be 50% of the half cost rate of \$22.61.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

SUBJECT: QUESTIONS WITHOUT NOTICE

Councillor Horrex - Fire Protection, North Richmond. Provision of a fire station similar to that at Windsor and Richmond.

In regard to this matter Council's Fire Control Officer has conferred with the Captain of Richmond Brigade and advises as follows:

- (a) The time taken by the Richmond Fire Brigade to reach the scene of a fire in the North Richmond area is no longer than five minutes.
- (b) Back-up protection is provided by both the Windsor Fire Brigade and Grose Wold Bush Fire Brigade.
- (c) The latter Brigade is involved in training with Richmond Fire Brigade and has created a good working relationship at fires attended by both Brigades.
- (d) The fire protection offered to North Richmond is considered adequate at this stage.

If establishment of a station is proposed in the future it would be appropriate for the Board of Fire Commissioners to take action to reserve a suitable site for this purpose.

Also during a flood that cuts the North Richmond Bridge, it would not be possible for the Richmond Brigade to reach the area.

An enquiry to the Board as to its future intentions for the area is proposed.

Recommendation

An enquiry be made to the Board of Fire Commissioners as to future proposals they have for the provision of fire protection at North Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File M134/4, 574C)

SUBJECT: FREEMANS REACH/GLOSSODIA WATER SUPPLY -
PORTION 423 MARTINS LANE, FREEMANS REACH

It has been brought to notice that Portion 423 Martins & Vollers Lanes, Freemans Reach has not been provided for service in Stage 1 of the scheme. All the surrounding properties will be serviced.

The M.W.S. & D. Board has advised as follows:

"To serve the subject property would involve the laying of 145 metres of 100mm main at a cost in the order of \$9,200 excluding overheads. In accordance with the agreement relating to Stage 1 of the Freemans Reach - Glossodia Special Assistance Water Supply Scheme, Council would be required to meet 50% of this figure, i.e. \$4,600.

Should the extension referred to above proceed, the annual maintenance costs would be absorbed into the annual operating statement for the overall scheme."

There is a house erected on the subject property and it is considered that a water service should be available as will be the case with all surrounding properties.

Recommendation

The M.W.S. & D. Board be requested to extend the water main to service Portion 423 Martins Lane, Freemans Reach in Stage 1 of the scheme at a cost of \$4,600 to Council in accordance with the Board's letter dated 27th February, 1984.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 10152-14000-9)

SUBJECT: MR. J. GALLO, LOT 6 BELLS LINE OF ROAD

The owner of the above property, Mr. Gallo, has complained several times regarding the open drain situated in Bells Line of Road opposite Lot 6.

Mr. Gallo has provided a substantial culvert entrance over this drain to his property and has effected landscaping improvements on the adjacent footway area. His complaint is that the drain is unsightly and is likely to be a danger for both children and vehicles backing out of the abovementioned land.

This drain is located on the northern side of Bells Line of Road and conveys the drainage easterly and Mr. Gallo's property is higher than the roadside drain whereforeas the property is easterly, the property levels are below the road level and, in some cases, surcharging off the drain does cause minor flooding on the adjacent properties.

The estimated cost of undergrounding of this drainage system is \$12,000 and the construction would normally attract 20% contribution from the Department of Main Roads based on the catchment of MR 184.

Recommendation

This drainage work in Bells Line of Road easterly from Kurmond Road be considered in a future drainage programme in light of drainage works having higher priority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File N146/7)

SUBJECT: VANDALISM

Action has been taken to repair damage caused by vandals at the following locations:

16/12/83	Tamplin Field Hobartville - smashed hand basin, broke door and graffiti on brickwork.	
	Cost of Repairs	\$830.00

11/10/83	Shop No. 1 Hobartville - break and entry into toilet. Cost of Repairs	\$ 60.00
13/10/83	East Kurrajong waste depot - break and entry into shed and locked drawer. Cost of Repairs	\$ 40.00
Nov. 83	Governor Phillip Reserve - plaque commemorating the opening of the boat ramp stolen. Cost of Replacement	\$356.00
4/1/84	McMahon Park Kurrajong - smashed toilets and cubicle doors, door jambs and latches damaged. Cost of repairs	\$260.00
3/2/84	Hobartville Shops - break in to Shop 5 damaging rear door and storeroom door, broke locks off and damaged door jambs. Cost of repairs	\$370.00

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File B27/8)

SUBJECT: HAZARD REDUCTION WORKS 1984

Hazard Reduction	Area to Be Burnt	Necessary Trail Works	Estimated Cost
Carters Road - south end	50ha	(a) Hand clearing of overgrown trail. Provide tanker turning bays. length of trail 1.5 km.	
		(b) Form walking track from Carters Road to trail off Grandview Lane. Form walking track from Carters Road to access road off Cabbage Tree Road. length of track 1 km	\$2,340
Cabbage Tree Road - south end	20ha	(a) Form walking track from Water Board trail to Grose River length of track 0.5 km	
	20ha	(b) Form walking track running west from last property end of Cabbage Tree Road. length of track 0.6 km	\$1,170
Lt. Bowen Drive - south end east to Grandview Lane	175ha	(a) Form walking track west of Grandview Lane. length of track 0.7 km	\$1,560

Lt. Bowen Road - north end	10ha	(a) Form walking track from far north end of Lt. Bowen Rd, south east to link with Bellbird Crescent. length of track 0.75 km	
		(b) Hand clearing of overgrown walking track from Maple Street to fire trail on western side of Lt. Bowen Rd. length of track 0.4 km	\$1,600
Woods Creek	80ha	Form walking tack from end of Avoca Road across Woods Creek to clearing fronting Cabbage Tree Road. length of track 0.4km	\$680
Bellbird Hill (Council reserve)	12ha	Hand clearing of overgrown tracks. Grade tracks with tractor. length of tracks 0.5 km	\$1,700
			\$9,050

These hazard reduction works will be put in hand in co-operation with the respective Brigades, i.e. Grose Wold, Grose Vale and Kurrajong Heights prior to the next bush fire season.

Additional works for the balance of the programme will be submitted on receipt of further proposals from the Volunteer Bush Fire Brigades.

Recommendation

That this work be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:

SUBJECT: GATE POSTS, FAIRFIELD HOUSE

Prior to the subdivision in 1970 of the grounds of Fairfield House, Richmond Road, Windsor, the original gateway, with stucco pillars and wrought iron gates were in position at the entrance from Richmond Road. At some time later, in 1969, the wrought iron gates were removed, and in 1981 the furthestmost gate post from Windsor collapsed, leaving one gate post only still standing. The pillar collapsed due to root pressure from an adjacent white cedar tree. This gate post has poor foundations as it would appear the road had been lowered at some time since the original construction and the post bears the inscription "Fairfie d". It has not been possible to ascertain when the gate was constructed. An examination indicates that the gate pillar is, in fact, located on the road reserve.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 625-9)

SUBJECT: SPEED HUMPS, NORTH RICHMOND OVAL - ACCESS FROM
TERRACE ROAD, NORTH RICHMOND

Alarm has been expressed regarding the speed of vehicles departing from North Richmond oval via the driveway onto Terrace Road. The speed of existing traffic could be reduced by the provision of a speed hump with appropriate signs. The provision of such would cost \$560. Provision of speed humps do ensure that vehicle traffic does slow down and in this case it is suggested that this type of facility be provided. The North Richmond oval is managed by a 527 Committee and the views of that Committee should be sought prior to undertaking any works.

Recommendation

The North Richmond Parks Committee be informed of the concern expressed regarding the speed of vehicles departing from the oval via the driveway onto Terrace Road, and that remedial works could be provided by a speed hump with the appropriate signs being constructed on the access to North Richmond oval from The Terrace Road at an estimated cost of \$550. Seeking their advice as to whether this facility should be provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and the Parks Committee also be asked to look at whether it would be more suitable to close off the entrance on The Terrace and have the entrance off Beaumont Avenue.

ITEM 9: (File 625-7)

SUBJECT: McMAHON PARK, KURRAJONG

A request was made at the General Purpose Committee of 28th February for a report dealing with the relocation of the playground equipment of this park, and consideration be given to a more passive area in the park. Contact has been made with the Secretary of the McMahon Park Committee with the objective of preparing a management plan for this park and on completion of the investigations, a full report will be submitted to the General Purpose Committee.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File 625-239)

SUBJECT: UPGRADING PLAYGROUND EQUIPMENT, HOBBS PARK,
PITT TOWN

At the Ordinary Meeting of 13th March, 1984 Councillor Stubbs raised the question regarding upgrading of playground equipment at Hobbs Park, Pitt Town. This matter is being investigated and a report will be submitted to the General Purpose Committee at the earliest opportunity.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

REPORT of the Meeting of the Local Traffic Committee held at the Council Chambers, Windsor on Monday, 19th March, 1984, commencing at 10.00 a.m.

PRESENT: Councillor J. E. Nicholson (Chairman)
Councillor C. J. Stanley
Mr. P. McManus (Department of Main Roads)
Sgt. G. Drady (N.S.W. Police)
Sgt. M. Roughly (N.S.W. Police)
Mr. J. R. Gilmore (Deputy Shire Engineer)
Mr. G. Falson (Deputy Shire Planner)

CORRESPONDENCE

ITEM 1: (File DA569/83)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: ESTABLISHMENT OF WEDDING RECEPTION CENTRE, LOT 14
MADDENS ROAD, NORTH RICHMOND

Requesting the Committee to give consideration to traffic matters relating to the above proposed development.

Committee's Recommendation

THAT THE COMMENTS of the Police Department and the Department of Main Roads be received and noted.

ITEM 2: (File DA16/84)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: USE OF EXISTING RESIDENCE AS CHURCH CLASSROOM AND MEETING
ROOM. PT. LOT 3 SECTION 4, 328 MACQUARIE STREET, WINDSOR

Requesting the Committee to give consideration to traffic matters relating to the above proposal.

Committee's Recommendation

THAT THE COMMENTS of the Police Department and the Department of Main Roads be received and noted.

ITEM 3: (File 665-722)
CORRESPONDENT: KURRAJONG PUBLIC SCHOOL P. & C. ASSOCIATION
SUBJECT: PEDESTRIAN CROSSING IN GROSE VALE ROAD NEAR DRUMMOND
STREET, KURRAJONG

Requesting review of the previous decision on this matter.

Report/Local Traffic Committee. 12

Committee's Recommendation

THE COMMITTEE CONSIDERS that the installation of a crossing at the Drummond Street intersection would not be in the interests of safety of children as it would provide a false sense of security to the children at a location where visibility of the crossing to motorists is insufficient and that generally, very small use would be made of the crossing outside school times such that.

Motorists may not give proper recognition to the installation of the facility.

ITEM 4: (File DA502/81)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: ERECTION OF SIGNS BY LEVINGTON POSTERS PTY. LTD. CNR
GROSE VALE AND BELLS LINE OF ROAD, LOT 8 D.P. 17017

Requesting permission to erect a wall mounted advertising sign board
3.5 m x 6.5 m.

The sign is to be affixed on the southern wall of the commercial premises adjacent to the traffic control lights and would be clearly visible to motorists approaching the intersection along Grose Vale Road.

Committee's Recommendation.

THAT LEVINGTON POSTERS be requested to provide full details including colouring and illumination of the sign and this be submitted to the Committee for their further consideration prior to any comment.

ITEM 5: (File 665-2343)

CORRESPONDENT: MR. R. K. CAMBRIDGE

SUBJECT: PEDESTRIAN CROSSING IN WINDSOR STREET NEAR ORANGE GROVE
MALL

Requesting permission to address the Committee concerning the application for pedestrian crossing in Windsor Street, outside Orange Grove/Wu's Arcade. Arrangements have been made for Mr. Cambridge to attend at 10.00 a.m. to address the Committee.

Committee's Recommendation

THE COMMITTEE CONSIDERS that pedestrians should be encouraged to cross at the intersection of West Market Street and Windsor Street in preference to a mid-block installation, but, would be prepared to give the matter further consideration in conjunction with development of the proposed car park on the southern side of Windsor Street when detailed plans are prepared.

Report/Local Traffic Committee. 13

ITEM 6: (File R185/9)

CORRESPONDENT: COUNCILLOR STUBBS, HAWKESBURY SHIRE COUNCIL

SUBJECT: RAILWAY LEVEL CROSSING - MULGRAVE

Stating that on occasions a very dangerous situation arises when goods trains are parked such that they obscure the view of trains coming from Windsor.

Committee's Recommendation.

THAT AN APPLICATION be submitted for the installation of warning lights and bells at this crossing and that the State Rail Authority be requested to institute proceedings to provide for goods trains to be parked further west of the crossing in the interests of improving vision of approaching trains.

ITEM 7: (File 665-2205, S196/30)

CORRESPONDENT: MRS. J. L. SUGARS

SUBJECT: PARKING RESTRICTIONS - VALDER AVENUE, HOBARTVILLE

Seeking improvement to traffic conditions in Valder Avenue outside the Hobartville Public School.

Requesting parking one side of Valder Avenue only between the hours of 8.30 a.m. to 9.30 a.m. and 2.30 p.m. to 3.30 p.m. on school days.

Committee's Recommendation.

THAT "NO STANDING 8.30 am to 9.30 am:2.30 pm to 3.30 pm SCHOOL DAYS" restriction be provided on the western side from Catchpole Avenue to a point opposite the end of the bus zone.

ITEM 8: (File 665-2343)

CORRESPONDENT: N.S.W. POLICE (RICHMOND & DISTRICT CHAMBER OF COMMERCE)

SUBJECT: CLOSURE OF WINDSOR STREET, RICHMOND FOR EASTER PARADE ON 14TH APRIL, 1984

Upon receipt of representations from the Richmond & District Chamber of Commerce, the N.S.W. Police asked that this matter be listed for consideration.

Committee's Recommendation.

THE POLICE ADVISED that they were concerned regarding the disturbance to traffic including emergency vehicles and omnibuses, particularly in regard to the long period of the closure and the proposal to put structures on the road pavement and requested Council to give consideration to limiting approval to a procession only through the streets with the use of the adjacent park for the associated activities.

Report/Local Traffic Committee.

ITEM 9: (File P160/36, 665-2019)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: "GIVE WAY" SIGNS INTERSECTION OF THE TERRACE AND NEW STREET, WINDSOR

Requesting installation of "Give Way" signs in The Terrace on the northern side of the intersection.

Committee's Recommendation.

THE COMMITTEE CONSIDERED that the existing provisions for priority are adequate and there is no need for "Give Way" signs for traffic coming from the dead end.

ITEM 10: (File 665-1627, 665-1829)

CORRESPONDENT: R.A.A.F. RICHMOND AIR BASE

SUBJECT: "NO STANDING" SIGNS PERCIVAL ROAD FROM RICHMOND ROAD TO BASE

Provision of "No Standing" signs on Percival Road from Richmond Road to the base entrance.

Committee's Recommendation.

THAT "NO STANDING" provisions from the overbridge to a point 10 m west of the main gate on the southern side be implemented with the exception of the bounds of the R.A.A.F. security office.

ITEM 11: (File DA62/84)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: REPLACEMENT OF SHOP AND RESIDENCE LOT 18, D.P. 9478, 61 WINDSOR ROAD, VINEYARD CNR. BLACKWOOD ROAD

Requesting the Committee to give consideration to traffic matters relating to the replacement of shop and residence at Lot 18, D.P. 9478, 61 Windsor Road, Vineyard on the corner of Blackwood Road (known as the Vege Hut).

Committee's Recommendation.

THAT THE MATTER be relisted for further consideration at the next meeting.

Report/Local Traffic Committee.

ITEM 12: (File 665-1619, 665-2017, 665-238)

CORRESPONDENT: N.S.W. POLICE

SUBJECT: INTERSECTION OF PAGET STREET WITH BAYLY COURT AND TEVIOT STREET, RICHMOND

These streets constitute a cross road intersection and request "Give Way" signs be provided.

Committee's Recommendation.

THAT "GIVE WAY" signs be provided with priority to Paget Street.

ITEM 13: (File 665-1341, 665-1829)

CORRESPONDENT: COUNCILLOR STUBBS, HAWKESBURY SHIRE COUNCIL

SUBJECT: INTERSECTION OF MACQUARIE STREET WITH RICHMOND ROAD

Advising that traffic parked at the kerb side lane is hindering through traffic.

Committee's Recommendation.

THAT A "NO STANDING" zone be provided on the north-eastern side of the intersection for a distance of 30 metres along Macquarie Street.

The meeting terminated at 11.15 a.m.

LOCAL TRAFFIC COMMITTEE

3. KURRAJONG PUBLIC SCHOOL P. & C. ASSOCIATION - PEDESTRIAN CROSSING IN
GROSE VALE ROAD NEAR DRUMMOND STREET, KURRAJONG. 665-722.

THIS MATTER BE referred back to the Local Traffic Committee for further examination.

COMMITTEE'S RECOMMENDATION

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

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 \$475.00 per additional unit for residential areas and \$271 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 \$² being a contribution towards the establishment and embellishment of public reserves within the subdivision.
- 9 The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
- 10 The payment to the Council the sum of \$² being a contribution for construction of downstream drainage.
- 11 Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.
- 12 Provision of access to each of the lots to the requirements of the Shire Engineer.
- 13 The creation of an instrument pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

B ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 56(1)(b).
 - (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
 - (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;
- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;
- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;

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

SECTION 2 - DEVELOPMENTDEVELOPMENT APPLICATIONS

ITEM 1: (FILE DA27/84)
APPLICANT: MR. D. & MRS. P. MANSLEY
OWNER: MR. D. & MRS. P. MANSLEY
LAND & LOCATION: No. 266/268 LOT 9 SECTION R MACQUARIE STREET
STH.WINDSOR. LOCATED SOUTH EASTERN SIDE OF
ROAD DIRECTORY C5 MAP 26.
ZONING: W.P.S. - RESIDENTIAL 2(a)
D.L.E.P. - RESIDENTIAL 2(a)
APPLICATION: EXTENSION TO EXISTING DWELLING TO PROVIDE FOR
A DUAL OCCUPANCY.

S.P. REPORT

The proposal is permissible under Hawkesbury Local Environmental Plan No:59 and complies with the provisions of Sydney Regional Environmental Plan No:1 and Council's Code for Dual Occupancy. The adjoining owners were notified of the proposal with no submissions being received.

Recommendation

Approval be granted in accordance with the plan submitted, subject to the following conditions:-

1-4. Standard Conditions 1,22,271, 424 and 29.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA9/84)
APPLICANT: LASORIM PTY.LTD.
OWNER: THE RETURN SERVICES LEAGUE OF AUSTRALIA
LAND & LOCATION: LOT 20 DP 621802 (PART LOT 2 DP 5740430)
ARGYLE STREET, STH.WINDSOR NEAR THE CORNER OF
FAIREY ROAD (FORMERLY USED AS WINDSOR
SPEEDWAY)
ZONING: W.P.S. - OPEN SPACE RESERVATION
D.L.E.P. - RURAL 1(a)
APPLICATION: ESTABLISHMENT OF A FAMILY FUN PARK, PICNIC
AREA INVOLVING THE HIRE OF MOTORISED VEHICLES
AND HIRE OF BUMPER BOATS.

OBJECTIONS:

R. Taylor	G. Hibbert
R. Sullivan	G. Sirisanni
G. Hutchinson	M. Tuckerman
R.S. & F.A. Whittaker	J. Wellington
Speedo Australia	T. Mulcahy
Prospect County Council	T. Berg
Windsor & District RSL Sub	W.S. & D.F. Parsons
Branch Club Ltd.	M.G. Cooney
The Australian Mushroom Growers	P. Graham
Co-operative Society Ltd.	R.A. & M. Day
H & M. Williams	

S.P. REPORT

Application is to establish a fun park on the site of the old Windsor Speedway in Argyle Street, involving the construction of 3 circuits enclosed by 1.8m cyclone fence and motor tyres, 2 carparking areas and buildings for toilets, canteen, control tower, first aid and storage store for the vehicles and parts. Barbecue areas are located between the circuits and Argyle Street and Fairey Road.

In regard to the proposal the applicants state as follows:-

"We, Lasorim Pty.Ltd., have spent twelve months and a considerable amount of finance developing and testing Honda Odysseys. After radical modifications we have designed a very safe and reliable fun machine. One of the main features of this machine is that the controls are hand-operated, which makes it ideally suited for some handicapped persons who can now participate and have a recreational interest.

Market research in South Australia resulted in an inundation from schools and colleges etc., for driver education on school excursions. The Police and Councils' were pleased with this development as it not only trained young people in driving techniques and safety awareness, but also gave them an interest where they could release tensions in a safe and controlled environment.

It is our intention to promote this idea on the proposed development at Windsor, and we anticipate to charge a minimal amount per person for hire. For example, a similar competitor in Sydney charges \$24.00 for 10 laps. We anticipate charging \$3.00 for 10 laps. By keeping the price down we expect to cater for a family participation. For example a family of four could utilise our facilities for \$12.00 which is only half the price for one person on the other competitor's facility. We also propose that entry to the park and the use of barbecue and picnic areas will be free of charge.

Further we expect to employ some 20 permanent-casual staff from the Windsor area, which we feel will be an asset to the area".

The application was referred to the Traffic Authority and the following comments were received:

"The Traffic Authority raises no objection in principle on traffic grounds to the use of the site for the purposes proposed provided there is no access from Fairey road.

The developer should furnish a Traffic Impact Statement to determine what improvements will be necessary in the surrounding street system, nearby intersections and at the railway level crossing.

It is not possible to comment on design details because of the inadequate information furnished and if the development is permitted, more detailed plans should be submitted for comment.

Council should note that the activities proposed on the motor circuits may need to be licensed under the provisions of the Speedway Racing (Public Safety) Act".

The application has been advertised and adjoining and adjacent owners notified. Nineteen (19) objections have been received.

A summary of the objections is as follows:-

Out of character with historic Windsor, increased traffic, increased exhaust fumes, create noise and dust, living would be intolerable in Mileham Street if development proceeded. 10 am - 6 pm 7 days a week continuous racing intolerable, dirt and dust thrown up the whole time with excessive noise, traffic already at saturation point, venture would deteriorate health and property of rate paying residents, too close to houses, noise dust a continual annoyance, accident risk rate would increase particularly for children, development could attract undesirable element of community, Council should acquire and develop as park, dust problem could affect industrial uses in area as well as affect employees, could stop further industrial expansion, noise from high revving engines and loud speaker announcements, dust from unsealed track, proposal may mean additional security for adjacent properties, customers will park out Argyle Street, "Family Fun Park" is a misleading term, little appeal to families, adversely affect quality of life of existing inhabitants, devaluation of

property, irritants of fun park will deprive residents of privacy and enjoyment, land subject to flooding, level crossing at Fairey Road is hazardous, dust would affect asthmatics in the area, drivers extend their racecourse speeds to the roads.

Dealing with the application in light of heads of consideration under Section 90 of the E.P. & A. ACT 1979, the land is reserved for Open Space under the W.P.S. and since Council does not intend to purchase the land, approval under the Scheme can be given by Council pursuant to Clause 10(2) of the Ordinance. In regard to the draft local environmental plan for the Shire to be gazetted shortly, the proposed use falls either within the definition of a "commercial premises" or "recreation facility", both of which are prohibited in the proposed Rural 1(a) zone.

The contour level of the land varies between 9m and 18m above standard datum. Several of the buildings are proposed on land below 12.2 metres and are, therefore, contrary to Clause 73 of the W.P.S. and Clause 35 of the draft local environmental plan for the Shire.

The development provides two parking areas to contain approximately 800 parking spaces. Access to one parking area is off Argyle Street behind the R.S.L. Club while the other is off Fairey Road close to the level crossing over the railway line and across land owned by the Council which is not part of the application and over which no consent has been given for the use.

Overall the development could adversely affect the amenity of the area by the emission of dust, noise and unsightly storage of goods. The development is out of character with the development on adjoining lands and insufficient landscaping has been provided to screen the development for adjoining premises and from public places.

The increased traffic generated by the development necessitating the provision of approximately 800 car parking spaces could adversely affect the amenity of the land uses along the surrounding roads and could cause traffic hazards to other road users.

In conclusion the proposed activity is not considered an acceptable use for the area and, as this land is in the main flood liable, should only be used for a recreational use in conjunction with the existing Club or by some community organisation.

Recommendation

The application be refused for the following reasons:-

1. ✓ The proposed use is prohibited within the proposed Rural 1(a) zone under the draft local environmental plan for the Shire which is to be gazetted shortly and known as Hawkesbury Local Environmental Plan 1984.
2. ✓ The erection of buildings on land below the 12.2 metres contour and on land subject to flooding is contrary to Clause 73 of the W.P.S. and the erection of buildings on land below the 1 in 10 year flood frequency level and on land subject to flooding is contrary to Clause 35 of the draft local environmental plan.
3. ✓ Access to the car parking area off Fairey Road is over land not being part of the application and for which no consent has been given by the owner.
4. ✓ Access to the car parking area off Fairey Road is too close to the level crossing over the railway line and could be a serious hazard to road users in this location.

- ✓ 5. Insufficient details have been submitted to assess the traffic implications of the proposal and the increased traffic on the adjoining road could adversely affect the land use along these roads and could cause traffic hazards to other road users.
- ✓ 6. Insufficient landscaping has been provided to screen the development from adjoining premises and from public places.
- ✓ 7. The proposal could adversely affect the amenity of the area by the emission of dust and noise and by the unsightly storage of goods.
- ✓ 8. The proposed development is out of character with development on adjoining lands and in the locality and approval would not be in the public interest.

Mr. R. Giles of Speedo Australia addressed the Committee and spoke against the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA49/84)
APPLICANT:	L. & A. MOERS
OWNER:	L. & A. MOERS
LAND & LOCATION:	LOT 43 DP245489 WALKER STREET, WINDSOR. WEST SIDE OF ROAD. DIRECTORY C6 MAP 26
ZONING:	W.P.S. - INDUSTRIAL GENERAL 4(a) D.L.E.P. - INDUSTRIAL GENERAL 4(a)
APPLICATION:	THE ERECTION OF A FACTORY BUILDING CONTAINING THREE UNITS

S.P. REPORT

The submission proposes the erection of a portal framed building 61.6m x 18.7m containing three (3) self contained factory units.

The subject land is regular in shape, has an area of 3,212m² and is considered adequate to contain the development.

The submission complies with the provisions of Council's Code for the control of Industrial Development in all regards excepting the provision of parking, which indicates a short-fall of 5 spaces, however, adequate area is available to provide these on site.

The facade to the street frontage is predominantly face brick with colour toned infill to the gable which, although in conflict with the strict wording of Council's Code, is considered preferable given the sheer expanse of the end wall.

Recommendation

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

- 1-14. Standard conditions (DA) 1,2,3,5,7, 8(20), 13,14,15,18,19,23,25 and 26.
- ✓ 15. Provision of hose reels in accordance with Part 27 of Ordinance 70.
- ✓ 16. Provision of access and facilities for the disabled in accordance with Part 53.10 and Specification 9 of Ordinance 70.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 4: (File 84/84) ✓
 APPLICANT: M.J. & R.F. ETHELL
 OWNER: E. BRUCE
 LAND & LOCATION: LOT 52, D.P. 3944(L) NO. 37 WILLIAM STREET,
 NORTH RICHMOND, LOCATED ON THE SOUTH WESTERN
 SIDE BETWEEN CAMPBELL AND CHARLES STREETS
 ZONING: I.D.O. 3 COLO - LIGHT INDUSTRIAL 4(b)
 HAWKESBURY LEP 1984 - LIGHT INDUSTRIAL 4(b1)
 APPLICATION: EXTEND THE EXISTING BUILDING TO BE USED FOR AN
 AUTOMATIC BODY REPAIR SHOP

S.P. REPORT

The application is to extend the existing building which is currently used as a car repair station. The proposed extension has a floor area of approximately 210m² and is to be used for panel beating and spray painting, which is a use permissible under IDO 3 Colo and Hawkesbury LEP 1984. Car parking is available on-site for 12 vehicles which is adequate for the existing building and the proposed extension.

Recommendation

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

- 1.-7. Standard conditions 1, 2, 3, 5, 18, 19 and 26.
8. The proposed building is to be sited not less than 5 metres from the rear boundary of the property.
9. All waste materials shall be stored and screened from public view in a manner approved by Council. Details of such storage and screening shall be submitted with the B.A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA569/83)
 APPLICANT: GRAHAM EDDS AND ASSOCIATES
 OWNER: P.E. WOODS
 LAND & LOCATION: LOT 14, DP 192412 MADDENS ROAD, NORTH RICHMOND
 ZONING: I.D.O. 3 COLO - NON URBAN 1(b1)
 D.L.E.P. - RURAL 1(b1)
 APPLICATION: THE ESTABLISHMENT OF WEDDING AND OTHER
 FUNCTION RECEPTION CENTRE

OBJECTIONS:

B.G. & B.A. PEAKE	R. MICALLEF
S. CARRICK	G. BRIMBECOM
R.H. & E.J. STAGG	A. NORTH
W. & M. LIVINGSTONE	R. TUCKWELL
R. MADDEN	J. & B. SHARPE
H. CARRICK	H. PHILLIPS
K. O'GRADY	F. PHILLIPS
G. & L. OUTTRIM	PETITION 28 SIGNATURES

SUPPORTERS:

PARTRIDGE AND HARVEY PTY. LIMITED

S.P. REPORT

Council is in receipt of an application seeking consent to a Wedding Reception Centre on the subject land which development whilst normally allowable with Council's consent in the relevant zone does not have the required minimum land area pursuant to clause 28 of the Interim Development Order. Accordingly the applicant is seeking Council's support to the application pursuant to State Environmental Planning Policy No. 1. If Council does give its support the matter requires the concurrence of the Department of Environment and Planning prior to formal consent issuing.

The development statutorily requires a minimum of 10 hectares and the subject land has an area of only 3.6 hectares. Prior to the implementation of State Environmental Planning Policy No. 1 Council was not empowered to consider the matter and that would have been the end of it, however, since the implementation of the Policy Council has discretionary power to approve of applications where there is a minor numerical reduction of various development standards (in this case the minimum area requirement) but for major departures (departures of 10% or greater) Council does not have discretionary power to approve but may do so only with the concurrence of the Department of Environment and Planning.

Adjoining and adjacent owners were notified of the proposal which resulted in 15 letters of objection plus one petition containing 28 signatures plus one letter in support of the proposal. The letter in support stated that there was a need for such a facility in the area whereas the letters and petition of objection were on the following basis:

Devaluation of properties, excess noise, excess traffic, despoilation of peaceful environment, should not be allowable in rural zone, commercial use best suited to a commercial zone, poor road construction in locality, insufficient parking, potential increase in road accidents, influx of strangers causing security problems, no environmental impact statement in support of the proposal, undersized parcel of land, not a viable proposition, children at risk riding horses, if approved would set precedent for similar uses, no street lighting in vicinity, and previous noisy functions carried out by the land owners.

The proposal was also referred to the Traffic Authority of New South Wales who considered the proposal to be a minor traffic generating development only and requested it be referred to the Local Traffic Committee for its consideration. The Local Traffic Committee raised no objection to the proposal from a traffic management point of view subject to certain conditions, the Committee's decision being along the lines of comments received by the Local Police Traffic Branch and Local Department of Main Roads representatives on the Local Traffic Committee.

It is considered that the proposal can be managed satisfactorily in relation to traffic, and can also be managed for the most part in relation to noise emissions and the matter appears to be solely one of desirability of the proposed use in a rural area on an undersized block of land. This aspect was cited by most of the objectors ie. that there was a need for 10 hectares to adequately cater for this type of development and that adjoining land owners have a right to expect development to proceed only if minimum requirements are met.

In relation to this, however, it should be noted that whilst reception establishments require 10 hectares in the zone there is no minimum area requirements for other uses such as community centres, educational establishments, extractive industries, home industries, institutions, pig keeping, places of assembly, places of public worship, recreation establishments, restaurants and stock homes (dog kennels). When looked at in this context it is considered that the proposed development would be less of an intrusion and less objectionable than some of the above mentioned land uses which are allowable in the zone with Council's consent notwithstanding the land area.

On this basis it is considered that Council should support the matter.

Recommendation

- a. That Council support the proposal and request the concurrence of the Department of Environment and Planning under State Environmental Planning Policy No. 1 to reduce the minimum area requirement for the proposal; and

- b. Should Department of Environment and Planning concurrence be granted that development consent be issued subject to the following conditions:
- 1-14. (Standard DA conditions) 1, 2, 3, 5, 6, 7, 8 (48), 13, 14, 15 (for both ingress and egress), 18, 19, 25, 32
 15. The ingress/egress locations being reversed such that ingress is to the south and egress to the north of the proposed carpark.
 16. The provision of a sealed accessway at the ingress and egress locations from the roadway across the road verge to the property boundary to the satisfaction of the Shire Engineer.
 17. The provision of suitable entrance/exit signs to the satisfaction of the Shire Engineer.
 18. The provision of a pedestrianway from the carpark to the proposed reception building to the satisfaction of the Shire Engineer.
 19. Provision of access for disabled persons to the proposed reception building from the proposed carparking area to the satisfaction of the Shire Health Surveyor.
 20. All sound producing equipment, plant, machinery and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises within the limits prescribed by the Noise Control Act, 1975.
- c. That the applicant be advised in relation to Stage 2 of the development being the establishment of a garden chapel and bridge is not approved at this stage and will be reassessed after 12 months satisfactory operation of Stage 1.

Mr. P.E. Woods, the owner of the above land, addressed the Committee regarding the application. He requested that Council carry out a site inspection of the property.

Mr. Graham Edds, the applicant, addressed the Committee regarding the proposal.

Mr. R. Stagg, speaking on behalf of the objectors to the above proposal, spoke against the application.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE deferred pending an inspection of the site, and the Shire Planner bring forward a report regarding relationship of the development to development on adjoining land, and the existing and likely future amenity of the neighbourhood.

ITEM 6:	(File DA45/84)
APPLICANT:	MISUJUKA SERVICE CO. P/L.
OWNER:	MISUJUKA SERVICE CO. P/L.
LAND & LOCATION:	PT.LOT 3 SEC 4, NO.9 WEST MARKET STREET, RICHMOND ON THE WESTERN SIDE OF WEST MARKET STREET BETWEEN WINDSOR ST & FRANCIS ST.
ZONING:	W.P.S - GENERAL BUSINESS 3(a) D.L.E.P.- GENERAL BUSINESS 3(a)
APPLICATION:	ERECTION OF 4 SHOPS AND DOCTORS SURGERY AND WAITING ROOM

S.P. REPORT

Application is to erect 4 shops and Doctor's Surgery and waiting room at the above address. Shop 1 is proposed adjacent to the existing restaurant, shops 2, 3 and 4 front the Council parking area with a 3 metre wide footpath area in front of the shops. The Doctor's Surgery and waiting room is located behind the shops with access from a passage 2 metres wide beside the shops. No uses have been given for the shops with the application.

The proposal will be built over the existing M.W.S. & D. Board sewer except where the existing manhole is located. Approval will be needed from the Board with the building application for this work.

In regard to parking for this development, it is necessary to detail previous approvals and the parking and/or contributions paid.

- D.C. 42/1974 for Doctor's Surgery required 5 parking spaces on site.
- D.C. 106/1979 for use of garage and land for a nursery required parking for Doctor's surgery and nursery. Because of the lesser intensity of the nursery, Council accepted a contribution of \$16,000 - \$7,500 for the 5 spaces lost for the surgery and \$8,500 for the nursery which calculated at 5.6 spaces. This was paid on 18/4/1980.
- D.C. 79/1980 for use of existing building for restaurant requires 12 spaces less 5 spaces already paid for the surgery giving a contribution of \$11,500 which was paid on 19/8/1980.

The development now proposed to Council's code requires 12.8 spaces. With the set back to the parking area for pedestrian use, Council's policy allows a credit of 1.2 spaces and with the 5.6 spaces already paid for with the nursery approval, a deficiency of 6 spaces exists. A contribution of \$22,200 is therefore required.

All loading and unloading for the shops would have to take place in the parking area or in West Market Street, as no loading dock is provided. This is not anticipated to be any problem as the shops are small and care will be taken when considering the use of the shops as to their loading and unloading needs.

Recommendation

That approval be granted in accordance with plans submitted with the application being drawing number 8415.1 prepared by Ark Drafting Co. Pty.Ltd., subject to the following conditions:

- 1-9. Standard conditions 1,2,3,6,7,11 \$22,200 (6 spaces at \$3,700 per space) 18,19 and 23.
- ✓ 10. Building of existing sewer main to the requirements of the M.W.S. & D. Board, full details of approval and method of construction to accompany building application.
- ✓ 11. Connection of roof and surface water to Council's stormwater pipelines or street gutters to the Shire Engineer's requirements.
- ✓ 12. Finished level and construction of pedestrian area between existing and proposed building and parking area to be to the requirements of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File 558/83)
APPLICANT:	B.J. O'MARA
OWNER:	B.M. CROKER PTY. LIMITED
LAND & LOCATION:	LOT 5, DP 3770 AND LOT 1, DP 313811, NO. 7 PAGET STREET, RICHMOND
ZONING:	W.P.S. - RESIDENTIAL 2(c) HAWKESBURY L.E.P. 1984 - RESIDENTIAL 2(c)
APPLICATION:	ERECTION OF A RESIDENTIAL FLAT BUILDING CONTAINING 5 UNITS
OBJECTIONS:	MRS. G. GABRIEL, 2 PAGET STREET, RICHMOND PETITION CONTAINING 10 SIGNATURES

S.P. REPORT

The application is to erect a 2 storey residential flat building containing 4 X 2 and 1 X 3 bedroom units. A similar application was approved by Council at its meeting of 14th July, 1981, but the consent has now lapsed.

The proposed building is pleasantly designed and complies with Council's Code except that the southern side of the building stands up to 1 metre closer to the side boundary than stipulated under the Code.

On the land adjoining the subject site on the southern side there is a Residence claimed as an item of Environmental Heritage in the Planning Scheme. A shadow diagram has been prepared for the proposal on the basis that it is two storeys and close to the southern boundary. That diagram shows that the adjoining property would be significantly affected by shadowing from the development with the residence being completely in shadow for a great deal of the day. As this was considered to be unacceptable, the applicant was requested to submit an amended design and a proposal for single storey town house development was suggested. The applicant has stated that he wishes to proceed with the present application and to have it considered by Council.

Objections to the proposal were mainly concerned with the loss of privacy to backyards, the undesirability of increasing unit numbers in Richmond and traffic congestion.

Recommendation

The application be refused on the following grounds:-

1. The proposal will significantly effect the adjacent item of the environmental heritage.
2. The proposal will cast an unacceptable shadow on the adjoining property.
3. The proposal is not in the best interests of the general public.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA567/83)
APPLICANT:	B.R. & E.M. TAYLOR
OWNER:	B.R. & E.M. TAYLOR
LAND & LOCATION:	LOT 4, DP 226000 NG. 42 PEBBLY HILL ROAD, MARAYLYA ON THE EASTERN SIDE OF PEBBLY HILL ROAD, BETWEEN REEDY ROAD AND PITT TOWN DURAL ROAD
ZONING:	W.P.S. - NON URBAN 1(c) D.L.E.P. - RURAL 1(c)
APPLICATION:	TRANSPORT TERMINAL FOR REFRIGERATED TRANSPORT VEHICLES

OBJECTIONS:

P. SCHULZ
D.M. SHARP
G.K. & A. NICHOLAS
B.C. LUTTRELL
R. & M. MCCONAGHY
J. MILLER
G. TALLIS
G. & J. HOLLOWAY
P.A. MILLER
D. & M. BYRNE

B.D. & M. NILSSON
C.F. & M. RIGH
G.B. GROOM
P.W. & C.M. FOGELS
C. ROGERS
R.L. ROWE
P.J. & J.J. DALY
A. & S. WHITEHEAD
W.D. & R.F. SINDEN
A. ELLIOT

SUPPORT:

B.C. SPONBERG
B. GALE
G.A. FLETCHER
S. BURNS
L. HARRIS
G.E. HOBBS
M. BATES

J. JONES
N.G. GALE
M. & D. MITCHELL
B. PERRY
K. & L. CLARK
P. & P. PALFREY

S.P. REPORT

Application is to establish a transport terminal for refrigerated transport vehicles on the above site in Pebbly Hill Road, Maraylya. The application states that 4 vehicles will use the site operating between 7am and 10pm employing 4 drivers and the owner. Plans of the site layout have been requested in writing from the applicants but have to date not been received.

The use is an allowable one within the provisions of the Windsor Planning Scheme but Clause 35(c) of the Ordinance requires the application to be referred to the Police Department and the Department of Motor Transport. The proposal was forwarded to the Traffic Authority, who have taken over the role of the Police Department and the Department of Motor Transport. The layout plan is awaited by those authorities before they can consider the application. A road transport terminal and a transport terminal other than a bus depot are prohibited uses under the draft Local Environmental Plan for the Shire which is to be gazetted shortly.

Complaints have been received in the past from adjoining residents regarding noise emitted from the site and a notice was served by Council on 5th January, 1984. Following a request from Strong Brown and Associates, Solicitors for Mr. and Mrs. B. Taylor, it was agreed that no action would be taken until the development application was considered by Council. It is considered that the applicant has been given sufficient time to lodge the required plans and further delay only enables the unauthorised use to continue. Since the layout plans have not been received, no representations have been given by the Traffic Authority or the Department of Motor Transport.

The application was to be submitted to the March Ordinary Meeting of Council for consideration but as reported to Council (Item 12 Shire Planner's Report of General Purpose Committee) the applicants' Solicitors requested the matter be deferred to enable time to obtain Counsel's advice expected in early March. No further advice has been received and Council should now determine the matter.

The application was advertised and adjoining owners notified; thirteen (13) letters of support and twenty (2) letters of objection were received. A summary of the letters of support are as follows:-

The Taylors have been 14 years in the community and house and gardens a showpiece, concern shown for neighbours, making a stand against idiotic objections, transport terminal has not created any problem over past 13-14 years, complainants knew terminal was there before they purchased in the area, employ 7 married men, no noise problem, well conducted and efficient business, truck drivers give every consideration and courtesy on road.

A summary of the letters of objection follows:-

Noisy and offensive business, hazardous business with 5000 litres of fuel on site, noise levels contribute a health hazard, refrigeration equipment runs at very late hours, unable to sleep because of noise, business should be in industrial area, horrendous revving noises from tuning of motors and approval would make activity worse, business started as one truck now increased to 5, activity has a detrimental effect on the environment, terminal out of character with rest of environment and if granted would

create a precedent which could damage the peaceful rural character of the area, adjoining owners reluctant to build because of noise and general appearance of trucks, 3 ton limit roads, road shoulders worn away, entrance to site on blind bend and trucks use both sides of road, trucks noisy on road with many gear changes at times have to stay away from home, major traffic hazard, fumes from exhausts, depreciation of property values, change in life style to accommodate noise from site, quality of life affected, drainage from truck servicing could pollute the area, high frequency of the noise dominates and diminishes the recreation amenity of the area, positioning of trucks affects noise emissions, panel beating and welding of trucks undertaken on site, trucks on road give increase accident potential, trucks damage roads, danger to children from trucks, moved to area for peace and quiet, no suitable drainage for washing down meat trucks, putrid stench from effluent dam, trees die because of effluent, noise also from fuel and support service trucks, advertising on trucks visual pollution, road completely blocked when truck enters or leaves property, polluted creek could harm livestock and downstream properties; insufficient details given with application; unprofessional application, adjoining land unsaleable because of terminal, valley at rear carries noise along it, lights television and wireless affected when motors cut in.

From the above objections and the application generally it is considered the development does and will in the future adversely affect the amenity of the area. The entrance of the site is on a crest and curve in the road and the entering and departing of heavy vehicles from the site could be a traffic hazard to other road users since both sides and part of the road shoulder are needed for the turning vehicles.

The applicant has stated the use of the site commenced in 1970 at which time the Cumberland Planning Scheme was the planning instrument for the area. Under that Scheme the area was zoned Rural area and a transport terminal, being an industry, was prohibited in that zone. The consent register has been searched and no approval can be found for the use of the site for a transport terminal.

Recommendation

That the application be refused for the following reasons:

1. The proposed use as a transport terminal is a prohibited use for the site which is Rural 1(c) zone under the draft Local Environmental Plan for the Shire which is to be gazetted shortly and known as Hawkesbury Local Environmental Plan 1984.
2. The entering of and departure of trucks from the site into Pebbly Hill Road could be a traffic hazard to the other road users.
3. The standard of road construction in the area between the site and the main road system is of a rural standard only and not adequate for the continual use by the trucks from the development.
4. The proposed development could adversely affect the amenity of the adjoining residents and the area generally by the emission of noise, waste matter, liquid wastes, dust and exhaust fumes.
5. The proposed development is out of character with development on adjoining lands and in the locality and could create a visual intrusion into the existing rural environment.
6. No provision has been made in the application for the landscaping of the site to screen the development and no details have been given of the layout of the site, any wash down bays, internal road layouts and construction details and means intended to mitigate any noise or nuisance to adjoining residents.

7. Approval would not be in the public's interest.

SHIRE PLANNER'S SUPPLEMENTARY REPORT - PROPOSED TRANSPORT TERMINAL - PEBBLY HILL ROAD, MARAYLA. DA567/83.

The following correspondence has been received from solicitors for the applicants in this matter, and is as follows:

"We refer to our letter of 7th March, 1984. We confirm that our Clients will be proceeding with their Development Application and have arranged for the necessary site plan to be prepared and forwarded to Council as soon as possible.

Could Council kindly indicate whether there are any other outstanding matters which need to be attended to by our Clients".

The application was submitted on 22nd December, 1983. The applicant has been requested on a number of occasions, twice in writing, to submit the required site plans.

Mr. B. Luttrell, Mr. A. Elliot and Mrs. M. Nilsson addressed the Committee regarding their objections to the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted, and the Shire Planner consult with the applicant on the possibility of establishing his business in another area of the Shire.

ITEM 9:	(File DA93/84)
APPLICANT:	RONALD P. COLLIER
OWNER:	RONALD P. COLLIER
LAND & LOCATION:	NO. 13, LOT 7, DP 238337 TYNE CRESCENT, NORTH RICHMOND
ZONING:	I.D.O. 3 COLO - RESIDENTIAL 2(a1) ENVIRONMENTAL
APPLICATION:	D.L.E.P. - RESIDENTIAL 2(a1) ENVIRONMENTAL USE ROOM IN EXISTING DWELLING AS A HOME OCCUPATION FOR THE PURPOSE OF AN OFFICE IN ASSOCIATION WITH A MOBILE AUTOMOTIVE WORKSHOP

S.P. REPORT

The applicant proposes to use a room within the existing dwelling for a home occupation being for an office to be used in association with a mobile automotive workshop. The applicant has informed Council that no automotive repairs will be carried out on site, but the automotive workshop will be garaged on site when not in use. The office will only be used to book appointments to service vehicles at clientele's premises.

The application complies with the requirements of Interim Development Order No. 3 Shire of Colo and the draft Local Environmental Plan for the Shire and may be approved.

Recommendation

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

- 1-4. (Standard conditions DAs) 1 (for any alterations), 2, 3, 31
5. ✓ That no automotive repairs are carried out on side at any time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA67/84)
APPLICANT: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD
OWNER: METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD
LAND & LOCATION: LAND ON THE SOUTH WESTERN CORNER OF MILEHAM STREET AND HAM STREET, SOUTH WINDSOR
ZONING: W.P.S. - SPECIAL USES 5(a) RESERVOIR
HAWKESBURY L.E.P. 1984 - SPECIAL USES 5(a) RESERVOIRS
APPLICATION: ERECTION OF A STEEL ELEVATED WATER RESERVOIR

S.P. REPORT

The Metropolitan Water Sewerage and Drainage Board has submitted a development application to Council proposing to erect a new elevated water reservoir on the Board's land at the corner of Ham and Mileham Streets, South Windsor. It will replace the existing reservoir located on the site, which has become inadequate to maintain the present water supply.

This new reservoir has already been erected on the land and is painted dark green to blend in with the surrounding environment. Landscaping of the site has also been proposed. A single storey brick depot building has been built near the south western boundary of the property and ;this blends in with the adjoining residential development. The water reservoir is considered to be compatible with the surrounding environment, as the Board also owns a reservoir on land opposite the new development.

The reservoir, permissible under the Windsor Planning Scheme, is essential for the area's water supply and may be approved.

Recommendation

Development consent be granted in accordance with the plans submitted with the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA51/84)
APPLICANT: PREMIER WATCHMAKERS AND JEWELLERS PTY. LTD.
OWNER: J. CUPITT
LAND & LOCATION: CORNER PART LOT A, NO. 19 MACQUARIE STREET, WINDSOR. LOCATED ON THE NORTH WESTERN CORNER OF MACQUARIE AND BAKER STREETS
ZONING: W.P.S. - SPECIAL BUSINESS 3(b)
HAWKESBURY L.E.P. 1984 - SPECIAL BUSINESS 3(b)
APPLICATION: ERECTION OF A COMMERCIAL BUILDING CONTAINING 6 OFFICE SUITES

S.P. REPORT

At the meeting of 14th February, 1984, Council resolved that on submission of a suitable design, a Draft Local Environmental Plan would be prepared to zone the subject property General Business 3(a). The applicant has now submitted a suitable design, indicating no pedestrian or vehicular access to Macquarie Street. The applicant has also requested Council's consideration to granting approval for the construction of the building to be used as offices. Council may consider the application because offices are defined as commercial premises which are permitted in Special Business 3(b) zones.

The building is pleasantly designed and will complement the historic nature of the Windsor Town Centre. The offices front Baker Street and verandahs supported by timber posts are proposed on the Baker and Macquarie Streets frontages. No provision has been made for on-site unloading facilities. It is considered that for small complexes, unloading facilities tend to disrupt pedestrian flow and can look quite unsightly. It would be more preferable to approach the Traffic Committee to erect loading zones in Baker Street. No vehicular parking has been provided on-site and under Council's Code 9 spaces are required. A contribution will, therefore, be required. The Department of Main Roads have advised that they have no objection to the development in principle, however, the Department noted that there is no provision for tennant parking.

Recommendation

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

- 1-8. Standard Conditions 1, 2, 3, 7, 11 (\$33,300 - \$3,700 per square), 18, 19, 23 (each office).
9. The awning posts and eaves gutter shall be set back to a distance satisfactory to the Shire Engineer.
10. The awning to be of cantilever construction with non-load bearing posts.
11. Any downpipe from the awning shall not be affixed to the road side of any awning post.
12. All roof water to be piped into the back of the existing pit outside office No. 2.
13. Provision of access for the disabled to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12:	(File DA572/83)
APPLICANT:	PERUMAL, NEILL, BARBARA & PARTNERS PTY. LTD.
OWNER:	V & M TCHADOVITCH & S. MITEVSKI UNDER CROWN
	LANDS SUBURBAN HOLDING 1926/2 WINDSOR
LAND & LOCATION:	PT. PORTION 130 PARISH OF HAM COMMON, CORNER
	OF CASTLEREAGH ROAD AND INALLS LANE, RICHMOND
ZONING:	W.P.S. - PART NON URBAN 1(b) & PART COUNTY
	ROAD WIDENING RESERVATION
	HAWKESBURY LEP 1984 - RESIDENTIAL 2(d)
APPLICATION:	ERECTION OF A PLACE OF PUBLIC WORSHIP

S.P. REPORT

The proposed place of public worship is sited on the northeastern section of the subject property which has a total area of 2.023ha. The proposed place of public worship is being erected for the Church of Jesus Christ of Latter-Day Saints and comprises a chapel, cultural hall and meeting rooms. The floor area of the building is 584m². The building is to be setback 20 metres from Inalls Lane and the proposed alignment of Castlereagh Road, which complies with the provisions of the Windsor Planning Scheme Ordinance and with Hawkesbury Local Environmental Plan 1984.

The building is well-designed to blend with existing and future residential development and with the nearby historic building "Mountain View". The application has stated that the property will have professional landscaped areas with a sympathetic approach to the existing landscaped area.

Vehicular access to the site is located in Inalls Lane, 90 metres from the proposed alignment of Castlereagh Road. Parking for 43 vehicles is to be provided on-site and 23 of these spaces are to be located on a dual use carpark/basketball court. The applicant has given verbal advice that the carpark/basketball court will be available for parking during peak periods. The applicant has also advised that the building is capable of seating between 150-200 people and it is considered that the parking provided is sufficient for this capacity.

The application was forwarded to the Traffic Authority, the DMR and The Police Traffic Branch. Whilst each authority has raised no objection to the proposal on traffic grounds, they have all commented upon the design of the parking areas. The parking areas are designed with a dead end aisle arrangement with no provision for turning at the end of the aisle. This arrangement is likely to encourage reversing from the site and on-street parking. In addition, when the basketball court is in use, the single use carpark also has a dead end aisle with little manoeuvring area. It is therefore considered that some form of turning area is necessary between the carpark and the dual use carpark/basketball court and at the end of the carpark/basketball court.

The application was advertised with no submissions being received. The application complies with the provisions of the Windsor Planning Scheme and Hawkesbury Local Environmental Plan 1984, 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 1, 2, 3, 7, 8(43), 14 and 18.
- ✓ 8. The existing dwelling being demolished.
- ✓ 9. The driveway to Inalls Lane to be 7 metres wide.
- ✓ 10. The construction of kerb and gutter with sealed shoulder for the whole frontage to Inalls Lane, with the new face of kerb 11m from the existing kerb.
- ✓ 11. The construction on the eastern side of Inalls Lane of an extension to the kerb and gutter and sealed shoulder to a point opposite the line of northern boundary of the property.
- ✓ 12. The submission of catchment calculations in accordance with 'Australian Rainfall & Runoff' to a 10 year frequency. Provision is to be made for Chapel roof, paved areas and relevant portion of Inalls Lane.
- ✓ 13. The construction of underground drainage according to the design as approved. Kerb inlet pits are to provide for extension across the road by others. Underground construction is to extend at least to the northern corner of the site, on such point beyond where the depth of open drain will not exceed 1m. The tail out earth drain is to continue through to the existing culvert under the Driftway at a grade not exceeding 1.1%. This gradient may be achieved by installation of drop structures to an approved design.
- ✓ 14. The vehicular entrance to the site shall be serviced by a commercial type kerb layback and short concrete apron. The balance of the access across the road reserve may be in construction similar to that of the car park.
- ✓ 15. The carpark is to be finished with a dust free surface laid to falls and grades as designed with all bays marked to standard dimensions.
- ✓ 16. The pavement thickness for road shoulders car park entrance and parking sites shall be determined by Geotechnical investigation and the relevant report submitted with the building application.
- ✓ 17. The construction between carpark and various building entrances shall provide for access by handicapped persons.
- ✓ 18. The plans relating to conditions 10-17 above shall form part of the building application and all construction shall be carried out to the requirements of the Shire Engineer and Shire Health & Building Surveyor.

- ✓ 19. A vehicular turning area to be provided between the carpark and the dual use carpark/basketball court and at the end of the dual use carpark/basketball court.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 46/84)
APPLICANT: H. DZUHERIC
OWNER: BOANA PTY. LTD.
LAND & LOCATION: LOT 14, D.P. 244920, NO. 6 DOWLING PLACE,
SOUTH WINDSOR
ZONING: GENERAL INDUSTRIAL 4(a)
APPLICATION: AMEND DEVELOPMENT CONSENT NO. 85/1981 TO
PROVIDE FOR A SUBDIVISION CREATING 2
ALLOTMENTS

S.P. REPORT

In March 1981 Council approved the erection of 25 factory units together with an office on Lot 14 Dowling Place. The applicant now finds that due to financial commitments and the economic climate he is unable to complete the development of the 25 units as previously proposed, and seeks Council's consent to subdivide Lot 14 into 2 sections.

The subdivision proposed will necessitate an amendment of the development consent to abandon either the proposed units 4-13 or the proposed units 14-25. This amendment is necessary as the proposed subdivision will require additional driveway space such that the development on each allotment is self contained.

The proposed subdivision will yield 2 allotments with areas of approximately 5,720m². It may also provide for further development of the industrial area and concomitant employment opportunities.

Recommendation

- (a) Development consent be granted to the subdivision of Lot 14, D.P. 244920 generally in accordance with the plan submitted subject to the following conditions:
- 1.-3. Standard conditions (subdivisions under the EPA Act) 2, 9, and 12.
 - ✓ 4. The landscaping of the proposed lot 141 and the existing building shall be completed to Council's satisfaction and in accordance with BA 490/81 prior to the final subdivision being released.
- (b) Development consent No. 85/1981 be amended to abandon either the proposed units 4-13 or the proposed units 14-25 depending on the location of the boundary between the proposed Lot 141 and the proposed Lot 142.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1: (File DA565/83, S84/21)
APPLICANT: GALLAGHER, O'DELL & GAREY
OWNER: B. GAHAN
LAND & LOCATION: POR 1 & PT. POR 2 PARISH WILBERFORCE, LOT 3 DP 528956, EAST KURRAJONG ROAD & MCMAHONS ROAD.
APPLICATION: SUBDIVISION TO CREATE THREE LOTS FRONTING AN EXTENSION TO MCMAHON ROAD (OFF STANNIX PARK ROAD) & SIX LOTS FRONTING TO A NEW ROAD TO BE OPENED OFF EAST KURRAJONG ROAD.

S.E. REPORT

This subdivision proposes to create three lots fronting to a turning circle opened at the end of McMahon Road and six lots fronting to a proposed new road off East Kurrajong Road 20m wide and approximately 580m long.

The proposed extension off McMahon Road is 20m x 20m and each of the three lots will have 20m frontage.

At least five of the lots will contain areas of swamp but large areas on these lots are available for building well above flood level.

Recommendation

The application to subdivide Lot 3 D.P 528956, Portion 1 & Part Portion 2 Parish of Wilberforce, fronting to both McMahon Road and East Kurrajong Road including the opening of two new roads be approved subject to:

- 1-6. Standard conditions (subdivisions) i, ii Corner Splay 6m x 6m, iii, v, vi and vii
- 7-13. Standard conditions (road opening applications) i, ii "rural", iv, v, "to be advised" vi, vii, viii generally 4m wide extending 10m into the lots.
14. The reconstruction of McMahon Road - as extended - as an all weather road, surfaced 5.7m wide with a turning circle of 9m radius. Table drains are to be taken to points of free discharge and under road culverts installed where necessary. The pavement may be constructed off centre in order that significant trees may be preserved on the side remote from power supply poles. The pavement material is to be from an approved source and to a standard and thickness as required by the Shire Engineer.
15. The construction of the new rural road with a seal 5.5m wide on a 6.7m wide pavement. The turning circle is to have a sealed radius of at least 12m.
16. That the access into Lot 6 be sealed if its gradient exceeds 1 in 6.
17. Compliance with the requirements of Development Consent 38/1984 dated 20th January, 1984.
18. All work being carried out to the satisfaction of the Shire Engineer.
19. The submission of an Instrument under Section 88E of the Conveyancing Act relating to Council's "Bush Fire Mitigation Policy"

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA72/84)
APPLICANT: DAVID JOHN GILES
OWNER: DAVID JOHN GILES
LAND & LOCATION: LOT 17, DP 30468 CLIFF ROAD, FREEMANS REACH.
SOUTHERN SIDE OF CLIFF ROAD, DIRECTORY B6, MAP
10.
ZONING: I.D.O. 3 COLO AS AMENDED BY HAWKESBURY LOCAL
ENVIRONMENTAL PLAN NO. 55 - PART RESIDENTIAL
2(a2) AND PART NON URBAN 1(b1)
HAWKESBURY L.E.P. 1984 - PART RESIDENTIAL
2(a2) AND PART RURAL 1(b1)
APPLICATION: SUBDIVISION OF LAND INTO FOUR ALLOTMENTS, EACH
HAVING AN AREA OF 2,000 SQUARE METRES, AND
DEDICATION OF 1.95 HECTARS OF LAND FOR PUBLIC
RESERVE

S.P. REPORT

The land offered for subdivision is regular in shape and has an area of approximately 2.46 hectares. The applicant proposes to subdivide that part of the land zoned Residential 2(a2) into four allotments each having an area of 2,000 square metres and dedicate the remaining land, zoned Non Urban 1(b1) for public reserve. At its meeting of 8th December, 1983 Council resolved to support the preparation of a Local Environmental Plan to allow subdivision of the land in this manner, and this plan was gazetted on the 11th February, 1983.

The proposed allotments have an average frontage to Cliff Road of 42 metres and an average depth of 51 metres. Land usage in the immediate vicinity of the subject land is principally residential, with allotments on the northern side of Cliff Road ranging in area from 600 square metres to 1670 square metres, and it is considered that the proposed subdivision is in keeping with the residential nature of the surrounding area.

The public reserve, 1.66 hectares in area, extends along the rear of the proposed allotments. Its dedication will ensure the preservation of ground cover on the escarpment for its protection. The proposed subdivision generates a demand of 452 square metres for public recreation and this has been adequately provided.

The proposal complies with the provision of Interim Development Order No. 3, Colo and may be approved.

Recommendation

Development consent be granted to subdivision in accordance with the plans submitted with the application, subject to the following conditions:

1-5. Standard conditions (DA subdivisions) 2, 4, 7, 9 and 12.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. HERITAGE COUNCIL OF NEW SOUTH WALES - PERMANENT CONSERVATION ORDER - H105/1

Advising that the Minister for Planning and Environment proposes to make a Permanent Conservation Order pursuant to Section 39 of the Heritage Act, 1977 in respect of 42-42A Richmond Road, Clarendon. The Order provides that where an owner, mortgagee or lessee of a building, work, relic or place the subject of a proposal to make a permanent conservation order makes a submission by way of objection on any one or more of the following grounds, the Minister shall appoint a person to hold an inquiry into that submission:

- (a) that the building, work or place the subject of that proposal should not be subject to a permanent conservation order by reason that it is not an item of the environmental heritage;
- (b) that the building, work, relic or place the subject of that proposal should not be subject to a permanent conservation order by reason that its permanent conservation is not necessary;
- (c) that the building, work, relic or place the subject of that proposal should not be subject to a permanent conservation order by reason that such an order would render the building, work, relic or place incapable of reasonable or economic use; or
- (d) that conservation of the building, work, relic or place the subject of that proposal could not be achieved without causing undue financial hardship to the owner, mortgagee or lessee.

B2. HERITAGE COUNCIL OF NEW SOUTH WALES - ROYAL HOTEL, CNR.EAST MARKET & WINDSOR STREETS, RICHMOND - DA 430/83

Advising that the Minister for Planning and Environment has made an interim conservation order pursuant to Section 26 of the Heritage Act, 1977, in respect of the item referred to above. The effect of the Order is to control the demolition or alteration of buildings or works; damaging or despoiling the relic, place or land; excavating to expose or move a relic; development of land; displaying any notice or advertisement; and destroying, damaging or removing any tree; except in pursuance of an approval granted by the Heritage Council under Subdivision 1 of Division 3 of the Heritage Act.

B3. PUBLIC WORKS DEPARTMENT - APPEAL BY MONIER LTD. - DA322/82

Following correspondence has been received from the Department during the appeal and has produced by them to the Court:-

"Reference is made to the Department's letters of 29 December 1982, 8 March 1983 and 14 March 1983 in which the Department expressed its concern that detailed engineering studies had not been carried out in relation to matters such as bank stability, sedimentary processes, tidal effects and flooding.

The Department has since reviewed a hydraulic system undertaken by consulting engineers Lyall and Macoun which examines the effect of the proposed river deepening on flood behaviour and sediment transport. The Department has carried out its own investigation of the impacts of this proposal on tidal hydrodynamics and salt penetration.

The Department is satisfied that the scale of extraction proposed by Monier Ltd., will not have a significant adverse effect on the fluvial, tidal (including salt penetration) and sedimentary processes of the Hawkesbury River in so far as the interests of this department are concerned, i.e. flood hazard, bank stability, tidal flow and salt penetration. Council is advised, however, that these comments do not apply to the prospect of the extraction of the whole of Freemans Reach as there would then be effects of a significant nature which would require careful consideration.

This letter should not be construed as an approval by this Department. There are a number of matters of engineering detail which need to be resolved before any approval will be considered".

(S.P - The Department has been requested to advise how it can now indicate, as a result of a hydraulic study that the scale of extraction by Monier Ltd., will not have a significant effect on the fluvial, tidal and sedimentary processes of the river, while at the same time it states that these comments do not apply to the prospect of the extraction of the whole of Freemans Reach, as there would then be effects of a significant nature, that would require careful consideration. The length involved in the Monier application is a significant length and identical to that of the adjoining application of Bridge Sands, for which an appeal is pending. Undoubtedly Bridge Sands would use the Department's comments in this regard. It is most unfortunate at this stage that such comments are made after the expensive legal process has been initiated.

B4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - MEDIA RELEASE - C44/2, P182, P160

The following is a precis of a Media Release by the Local Government Association of New South Wales. This is as a result of comments by various persons including the Land Commission and the Real Estate Institute regarding Council's charges for community facilities in subdivisions:

"The price of land depends on a range of factors, of which development costs are only one. Hence, increases in the cost of development do not necessarily mean increases in the price of land as suggested by the Land Commission in its latest annual reports.

Charges by local government are not "extravagant". Local government has actively co-operated with state authorities such as Landcom in developing sensible guidelines for residential subdivision.

It is simplistic to suggest increases in land prices result directly from increased costs of development. Many factors are involved, including the level of interest rates, the availability of land for subdivision, the general state of the housing market and, not least, the level of profit that land developers set themselves.

It would be a very serious disservice to the community if land were produced for the market-place without proper facilities being provided. It could well be that the reduction in costs would not be passed on to the ultimate purchaser. This is particularly important when the State Government has restricted the amount of money councils can raise by way of rates to provide essential community facilities and services".

B5. NATIONAL TRUST OF AUSTRALIA - ROSE COTTAGE. H105/3.

Advising that Rose Cottage in the Australiana Village at Wilberforce has been classified and included in the Trust's Register. The reasons for listing are "cottage is thought to be one of the oldest timber buildings known in Australia. It was probably erected between 1811 and 1816 ... it is closely tied to the history of Wilberforce and the Hawkesbury district".

B6. NATIONAL TRUST OF AUSTRALIA - ROCKY HALL, UWORRA ROAD, WILBERFORCE. H105/3.

Advising that Rocky Hall, Uworra Road, Wilberforce has been classified and included in the Trust's Register. Rocky Hall is a two storey colonial georgian stone farmhouse. Reason for listing is that the building is remarkably intact and extremely important as an example of colonial architecture.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File C44/7)

SUBJECT: DEPARTMENT OF ENVIRONMENT & PLANNING - DRAFT AMENDMENT TO
STATE ENVIRONMENTAL PLANNING POLICY NO.4 (DEVELOPMENT
WITHOUT CONSENT) - NATIONAL PARKS AND WILDLIFE SERVICE.

The Department of Environment & Planning have advised Council of a draft amendment to State Environmental Planning Policy No. 4, which is the State Policy that allows certain types of minor development without the need for a development consent as would normally be required under local planning instruments.

The purpose of the draft amendment to the Policy is to rationalise planning controls for land uses within National Parks which under present legislation differs considerably from one local government area to another, depending on the wording and mapping of the relevant local planning instrument. The draft Policy makes certain land uses allowable without consent regardless of the existing planning instruments where such land uses are essential for the proper functioning of the parks and the administration by the Parks and Wildlife Service.

The draft amendment is on exhibition for a period of one month inviting submissions from Council and the public.

No objection is seen to the draft amendment to the Policy as these provisions have been incorporated into Council's new local environmental plan soon to be gazetted.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2. (File DA 70/84)

SUBJECT: PROPOSED RESTAURANT - 65 RICHMOND ROAD, CLARENDON.

An application has been received from Architect Robert Pont to develop the existing double storey residence on the site for the purposes of a restaurant.

The land is presently zoned Special Uses Aerodrome 5(a) under the Windsor Planning Scheme and it is proposed to become Residential 2(a) under the Draft Local Environmental Plan shortly to be gazetted. The land has an area of 2,378 square metres and the dwelling is covered by a Section 130 Order under the Heritage Act and is listed in the Draft Local Environmental Plan as an item of the Environmental Heritage.

There is adequate area on site for carparking and for satisfactory ingress and egress provisions and the proposal conforms with Council's policy of alternate uses of historical buildings and is considered reasonable in the circumstances.

The proposal requires a zoning variation by way of a local environmental plan.

Recommendation

Council prepare a draft local environmental plan to allow the use as proposed and that the matter be forwarded to the Department of Environment & Planning pursuant to Section 54 of the Environmental Planning & Assessment Act and further that the Department be advised that, in Council's opinion, an environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 422/83)

SUBJECT: D.L.E.P. - 40 TOWNHOUSES OFF ROSS STREET, WINDSOR - PAYSAGE PTY.LTD.

The DLEP to permit the erection of Residential Flat Building "B" containing 40 dwellings on land off Ross & Macquarie Streets has finished it's exhibition period in accordance with the Act, with no submissions being received.

Recommendation

The draft plan be forwarded to the Department of Environment and Planning for final determination pursuant to S68 of the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA823/82)

SUBJECT: RESTAURANT - OLD BELLS LINE OF ROAD, KURRAJONG

Council has consented to the establishment of a refreshment room in what was an existing dwelling located on Old Bells Line of Road at Kurrajong and known as The Kurrajong Cafe. One of the conditions of consent was the payment to Council of \$8,000 in lieu of on site parking for four vehicles.

The dwelling is small and, therefore, limits the clientele of the operation. At this stage the operators indicate that the business is only conducted Friday and Saturday evenings from 7.00pm and Saturday and Sunday for lunch from 12.30pm. They have made representations over a period of time regarding the contribution required, the limited size of the operation, the size of the land involved and the general parking situation in Kurrajong. At this time a reasonable approach would be for Council to waive the requirement for the parking contribution while the operation remains in its current form in size and operating hours.

Recommendation

In relation to the development consent for the refreshment room on land being Lot 16 in DP 581895 Old Bells Line of Road, Kurrajong known as The Kurrajong Cafe, Council indicate that it will not require the parking contribution to be paid while the operations continue in their existing size and operating hours. Further, that should the hours and size of the operation change then Council will review the charge accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 4736)

SUBJECT: INDOOR CRICKET CENTRE, 26 TERRACE ROAD, NORTH RICHMOND

The owners of the subject land have requested Council's support for the preparation of a Draft Local Environmental Plan to allow use of Factory No. 8 for the purposes of an Indoor Cricket Centre. The land is zoned "Light Industrial Restricted under I.D.O. 3" and the use is not allowable in this zone.

There appears to be adequate onsite area for car parking given the fact that the Cricket Centre would be utilised mainly outside normal factory hours and additionally the applicant states that the factory could be easily converted back to industrial uses should the Cricket Centre be no longer viable.

There is an increasing demand for this new sport and it would appear that such a centre at North Richmond would be of benefit to local sportsmen and would complement existing indoor cricket facilities at South Windsor and be of benefit to the Shire generally.

Recommendation

That Council prepare a draft Local Environmental Plan to enable the use as requested and that the matter be forwarded to the Department of Environment and Planning pursuant to Section 54 of the Environmental Planning and Assessment Act, 1979 along with the advice that in Council's opinion an Environmental Study is not necessary prior to implementation of the plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File H107)

SUBJECT: LOCAL GOVERNMENT HOUSING INITIATIVES PROGRAMME

Following the recent release of the Housing Commission's information kit on the Local Government Housing Initiatives Programme, Council's Community Project Officer and Forward Planner attended the official launching by the Minister held on the 19th March. The main aims of the programme are:

1. To increase Local Government awareness of housing issues and the housing needs of all income and social groups.
2. To promote the development of Local Government housing policies and strategies which address the housing needs of low and moderate income earners.
3. To encourage Local Government to play a role in the direct provision of housing for low and moderate income earners in ways which will complement the role of the State Government.

Approximately \$380,000 are available in the programme this financial year for the joint funding of Housing Officers in Local Councils and for research projects.

In the Shire at present there is

- a) heavy demand for housing for aged pensioners;
- b) long waiting lists for Housing Commission housing generally
- c) a very restricted private rental market; and
- d) a high demand for crisis and emergency accommodation

Recommendation

Given the housing problems in the Shire that Council apply for a grant from the Housing Commission to conduct a research project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 439/83)

SUBJECT: DEVELOPMENT CONSENT NO. 416/83, NO. 5 SECTION
S GEORGE STREET, SOUTH WINDSOR - M. GALLO

At its meeting on 13th December, 1983, Council approved the erection of a residential flat building containing six units in two storeys to be built in two stages subject to thirteen conditions.

The applicant, M. Gallo, has requested Council's reconsideration of Conditions 7 and 13. Condition 7 required the payment of a contribution of \$2,250 towards public reserves. The applicant has requested payment in accordance with the stages of building. This is considered reasonable.

Condition 13 requires Stage 2 to commence within two years of completion of Stage 1. The reason for this is that Stage 1 is to be built behind an existing building with the front of the building facing the street left looking incomplete until Stage 2 is undertaken. The applicant has advised that he does not want to commit himself at this time to the requirement, but that he will complete the second stage when financially practicable. It is considered that the requirement should remain with the applicant advised that Council would be prepared to consider a redesign of the building whereby the structure was not left looking incomplete for an extended period of time.

Recommendation

That Mr. M. Gallo be advised in relation to the approval for the erection of units in Consent No. 416/83 that:

1. Council approves the payment required for parks and reserves to be made on the basis of the stages undertaken with payment made at the time building applications are released.
2. Council is not prepared to alter Condition 13 requiring Stage 2 to commence within two years of the completion of Stage 1 on the basis of the building design. Further, Council is prepared to consider a redesign of the building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (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. and Mrs. Dubois	Lot 7 Branders Lane, North Richmond
G. Brennan	Lot 4 Barina Drive, Colo Heights
Bovis Homes Pty. Ltd.	Lot 1 Cabbage Tree Road, Grose Vale
N. Jackson	Portion 64 Doyles Creek Road, Webbs Creek
Huxley Homes	Lot 149 The Slopes Road, Kurrajong

Other Developments

Applicant	Land
Mark Bradshaw	Shop 2A, Civic Arcade, Pt. Lot 2, Section 7, 225 Windsor Street, Richmond
Mr. and Mrs. P. Collier	Lots 1/2, Section M, No. 190 Macquarie Street, Windsor
G. Lawson & N. Hall	Unit 2, Lot 5 Drummond Street, South Windsor
Telecom Australia	Lot A Bells Line of Road, Kurrajong Heights
Peter Saundercock	Unit 3, No. 64, Lot 5 Drummond Street, South Windsor
Mr. & Mrs. Chay & Mai Thao	Lots 11/12 Tuckermans Road, Sackville - erection of a farmshed
A.J. Cantrell	Unit 6, Block C, 66 Drummond Street, Windsor
P.A. McMahon	Lot 10 Bells Line of Road, Kurrajong Heights - garage

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File P160/40)

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

The following notices of Intent to Develop have been received and processed under the provisions of this Policy:

Applicant	Property	Proposed Development
P.S. Graham	Lot 5 DP 240986 and Lot 2 DP 533499 Drummond Road, South Windsor	2 lot adjustment of boundaries
P. Litherland	Shop 12 McEwans Arcade East Market Street, Richmond	Fancy goods shop
L. & C. Beverley	239 Windsor Street, Richmond	Gift Shop

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA321/83)

SUBJECT: DEVELOPMENT APPLICATION - R.B. WALKER - PART
PORTION 20 PARISH OF ST. MATTHEW, NO. 229
GEORGE STREET, WINDSOR - EXTENSION TO EXISTING
FIRE-DAMAGED BUILDING AND CONVERSION TO
CONTAIN TWO SHOPS

Council at its meeting of 13th March, 1984, consented to the above development subject to a number of conditions, including parking. The applicant had proposed three parking spaces at the rear of the property and a loading dock that would serve the two shops. Due to an existing retaining wall one of the parking spaces to be provided on the site was not accessible and, therefore, only two were allowed for when the parking contribution was determined.

The applicant has now written indicating that he will undertake works to enable the parking to be provided to all spaces on the plan in accordance with normal requirements. This will require the removal of part of the retaining wall. In the circumstances, if the works are undertaken Council could alter the consent accordingly.

Recommendation

That Mr. R.B. Walker be advised that Council will alter the consent issued for the development of two shops at 229 George Street, Windsor by the deletion of \$3,700 required as a contribution for one space provided that this space is provided on site in accordance with Council's normal requirements.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA501/83)

SUBJECT: PROPOSED SUBDIVISION OF LAND AT KURRAJONG -
K. McRAE

Council supported the preparation of a draft Local Environmental Plan to permit the subdivision of land at the intersection of Grose Vale Road and Greggs Road, Kurrajong, being Part Portion 102 in the Parish of Kurrajong. The Department of Environment and Planning have now advised that the Director has decided not to issue a certificate in respect of the proposal for the following reasons: the proposal is contrary to the advice of the former Minister for Planning and Environment and the Government's policy not to allow further subdivision in the subject area; no justification has been advanced to the particular instances, which would give rise to a unique consideration and the draft plan was inconsistent with certain planning directions issued by the Department.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE MATTER BE referred back to the Department of Environment and Planning for review.

SHIRE PLANNER'S REPORTS

ITEM 12: (File P160-12)

SUBJECT: PLANNING FOR RURAL AREAS ON THE URBAN FRINGE

Council at this meeting is considering two proposals for commercial type development in rural areas. This type of development has been occurring for some years and will, undoubtedly, increase due to a number of factors including decrease in lot sizes and increase in land values.

Council has also sought a report on the basis of the Environmental Protection Area, Escarpment Preservation Area and the effect that these have on various developments.

INTRODUCTION

The Shire forms that part of the urban fringe of the Sydney Region where there is a multiplicity of interests such that it is sometimes difficult to envisage ways in which environmental values might be safeguarded or restored. With the existing and potentiality for rapid change and development there is a considerable risk to the existing environment in the Shire. Initially this risk is probably seen more so visually than in social terms and can be associated with the activities that lie at the extremes of large cities such as Sydney.

Not only is the land in the Shire managed in smaller parcels than in other rural areas to the west of the state, but because of the physical configuration of the Shire and the transitory nature of the edge of urban areas, the patterns of administration particularly at state level are complex and, in many cases, fragmented. A good example of this is the current appeal by Monier Limited where differing state authorities have given different evidence to the court. This derives the situation where the environment of the area figures strongly in political debate and in many cases much emotional argument.

The Shire forms part of that geographical area not easily defined known as the urban fringe that is characterised by functional and visual uncertainty about its dominant use. It contains substantial, if discontinuous, areas of urban development mixed with stretches of more extensive and traditionally rural uses such as agriculture and forestry. These are strongly affected both beneficially and detrimentally, by the presence of urban activity. There are other characteristics of the fringe, notably that it contains 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 serves.

In social terms too the fringe is an area of transition which is neither town nor country, a desirable living environment for many whose economic and social lives are firmly linked to the town, a less desirable one for those dependent upon local employment and without the affluence and mobility to enjoy the dispersed pattern of city living. Perhaps the most important feature of the area, particularly for its many villages, is that it is still a transitory environment which, without adequate planning, will sooner or later be absorbed within a new urban area. A lot of theoretical analysis and discussion in planning documents seems to ignore this situation. The Council is referred here to the objectives and policies in the rural lands and residential releases adopted for the Shire.

The planning of such an area should not be seen in isolation from the city outwards or the area from within, but as one of a particular and unique environment with its own set of problems.

SHIRE PLANNER'S REPORTSAgriculture

A great deal of the land within the Shire is still in agricultural use, but in a number of ways this use and its farmers differ from their more rural counterparts and it has been suggested that there are four categories of such farmer:

- the truly commercial, who aims to sell and relocate a larger enterprise on the proceeds of the sale;
- the under-capitalised and uneconomic farmer, who is a prey for all the problems of an urban fringe locations and who may attempt many changes of enterprise to achieve some success - these are insecure farmers whose turnover may be intermittently quite high, but who fail to reinvest in their farm or adequately maintain it;
- the hobby farmer, who is involved for tax purposes or to enjoy a pleasant rural home or for some other non-agricultural reason;
- land speculators for whom farming is a temporary incidental activity often pursued in an efficient way.

While the above is probably an over-simplification, it is a useful one for analysing the changing nature of agriculture in the area and the kinds of environmental and social problems that are taking place within the Shire.

Some of the lands within the Shire are extremely fertile and particularly with the flood liable zoning are assured of continued farming use. Elsewhere there have been substantial losses, although the degree of change has varied with different farming activities. Citrus crops and dairying have suffered severely, while the production of apples has been mildly affected and other more intensive in-house uses, such as poultry, mushrooms and piggeries, increased. A feature of this change is the decline in large farm units. Some large units remain, but many have been severed by various developments and planning orders and otherwise reduced to scattered holdings. The opportunity for amalgamation is unlikely to occur. Many farmers have found it increasingly difficult to make a living and have sold out, while others have attracted offers from mineral companies, developer/speculator or part-time hobby farmers. A great deal of the larger units that remain are of insufficient size and capital for commercially successful operation and are continuing to change to non-farming activities, such as stabling and pasturing of horses, riding schools, dog kennels, etc. A great deal of the properties have been acquired by part-time hobby farmers for home profitability is a relatively less important factor as their alternative and usually major source of income can buffer them against financial losses.

Land Speculation

Over the Shire there has been an increasing amount of evidence of land acquisition as a hedge against inflation with more agricultural land being managed by tenants or leased. To date there have been no effective planning controls to adequately avoid speculation. Once the land has been acquired for speculative purposes there is little incentive to farm it well, if at all, for the prevailing view has been that derelict farm land is likely to be released more quickly for development than land which is better farmed. In a great number of cases this type of use contributes to the declining quality of the Shire's visual environment. Continuing examples are seen where neglect is shown by overgrown appearances, both in vegetation and in the proliferation of ugly and untidy structures that accompany disuse. This is further evidenced by Council's increased activity in bushfire prevention.

SHIRE PLANNER'S REPORTSProblems of Agriculture

The intense pressures for land to be developed are often attributed to the changes in farming within the Shire. The pressures continue on Council and the State Government for land to be released for housing and other activities which cannot be accommodated in the immediate Sydney Region or, like mineral extraction, are based on the resources and environment of the Shire.

Pressures will continue for farmers, especially those whose profitability is insecure, to take advantage of the high and increasing values of their land.

Other problems include a fairly high degree of trespass with a number of the properties in the Shire located along main roads and rivers with this trespass having results in lessening of use and increased costs. Reduction in lot sizes changes drainage and the provision for sewerage services, which in instances permanently damages surfaces and soil structures.

There are also benefits of farming in the area, although these are not acknowledged by all. Proximity to urban areas provides opportunities for additional sales of produce and, in many instances, farm gate sales provide a greater value than those through the metropolitan markets. There is also the possibility for local landowners to benefit financially from an involvement in provision of recreation facilities and to diversify their enterprise by stabling horses and running riding establishments.

Future of Agriculture in the Area

The agricultural economy of the Shire is changing in a number of ways in response to the uncertainty of future land use and values and to a variety of types of urban interference. In future, if present trends continue, we can reasonably expect continued change of two kinds. There is likely to be a reduction in the number of bona fide farmers and, perhaps, an increase in land holding as a hedge against inflation. This may bring some decay in the quality of the Shire's landscape with the loss of some attributes valued by all including the prospect of a varied and well-tended working landscape with animals and crops in evidence. Similar results may be expected on land which continues to be farmed commercially, but with no change in the farming system so that profitability and efficiency decline.

As currently being experienced, there will be large scale increase in the number of industrial farm buildings. There are, however, counter arguments for arresting these trends towards a fringe which is becoming increasingly urbanised not only by developments from the city, but also from within agriculture. Firstly, much of the land is of good agricultural quality and this should be reserved for food production for it offers greater flexibility of operation than poorer land. Favourable conditions will have to be created where farmers can farm efficiently.

Secondly, for various reasons, it is desirable that some of the land remain open and well-tended in order to reap short term recreation benefits and also to ensure, for the long term, a pleasant environment which the city can expand to, rather than through.

Finally, it is desirable that other resources on the fringe, e.g. minerals and wildlife, be safeguarded and this in itself will have implications for agricultural land management.

These objectives have been seen by Council and policies have been implemented through the creation of the Environmental Protection Area, the Escarpment Preservation Area and the Rural Lands Policy.

SHIRE PLANNER'S REPORTSPolicies for Managing the Area

The great notion that the Shire forms part of Sydney's Green Belt is firmly fixed in a number of areas. The relative failure of the policy to deal with problems of the urban countryside adjacent to the Sydney area, however, does not indicate a great success of past policies, nor validate the usefulness of its basis. The need is seen as not so much to devise a new or dramatic planning situation, but rather to develop a relevant and realistic set of objectives for the Shire and a workable means of achieving them. It is suggested that these policies can be clarified in three ways: firstly, at the strategic level where the nature and purpose of the activity and the environment of the fringe can be specified; secondly, at the level of local management where the policies at the strategic level can be implemented and, thirdly, in terms of the means of their implementation.

Most of the objectives to which policies may be directed have been identified in the Rural Lands Assessment and these are seen as important in dealing with the environmental problems and opportunities presented within the Shire. It has been argued that certain activities ought to be protected so that they flourish, e.g. land of high agricultural value should be reserved for farming.

Conflicting uses should be separated or protected by buffer zones. In this way the more sensitive farming systems could be separated from those activities which are likely to interfere with the normal workings of a commercial enterprise unless some positive integration of activities is planned. This could mean, for example, that arable and some livestock farms do not abut residential or leisure developments or popular recreation routes with stopping points.

On a larger scale the more intrusive activities could be grouped so that although an open green belt around the builtup area may no longer exist, substantial tracts of land remain undeveloped, yet still well-managed.

The successful implementation of these policies depends upon the development and operation of detailed management planning policies concerned not only with their broad nature, but with their daily operation and interaction.

The allocation of land to certain broad categories of desirable uses, even with protection from most kinds of building development, is no guarantee of their continued viability or of the retention of the wider environmental values of the Shire. Not only must some land be reserved for agriculture or mining, but it must be managed in ways which ensure the success of these activities. Access to the Shire generally and information about it and its land and landscapes must be substantially improved. Development and management action is required to improve physical access to and within the area with rationalisation of transportation systems and the construction of scenic routes, which allow various and innovative modes of travel to and between areas. This must be supported by policies which improve the availability of public information about the opportunities for access to the Shire.

It is not possible to prescribe all the elements that might form the basis of the Shire's management policy, for the emphasis placed upon different aims and means of achieving them will vary according to the nature and scale of the problems and the size of the individual urban areas. The major requirement as indicated in the Rural Lands Assessment is for the reduction of uncertainty about the future so that land managers can plan ahead. To date the Council has adopted varied policies in its Rural Lands Assessment. In addition, in the planning scheme to be gazetted next month, major wetland areas of national importance have been zoned appropriately for their conservation. The Environmental Protection Area and Escarpment Preservation Areas incorporate policies that allow Council to determine the nature and scale of development in the form of buildings and to implement controls involving height, size and colour. The imposition of more detailed planning conditions

SHIRE PLANNER'S REPORTS

and its enforcement can probably achieve more in the way of rehabilitation and new landscaping. There has been, for example, some improvement in the after use of extractive industries in recent years, but there still remains problems of enforcing conditions and rehabilitation of derelict areas.

CONCLUSION

Planning management policies are required in the rural areas of the Shire as much, and perhaps more, than in the residential areas including those of the city itself, because of the rate at which opportunities for a better environment are being lost. In planning terms the fringe environment of the total Sydney surrounds has been severely neglected. This Council has shown significantly its concern for the areas and placed considerable importance on policies for its development within acceptable environmental limits. These policies include:

- Retention of the area as a series of towns and villages separated by rural areas where development is controlled.
- This rural control is affected in the important landscape areas by the Environmental Protection Area that enables Council to look to size, scale and colour of structures. The escarpment areas provide Council with the same control.
- Retention of wetland areas as identified in the planning scheme.
- Provision of minimum areas for uses in rural areas that enables Council to determine the scale of any proposals and to ensure that this scale is such to retain a local rural character.
- Not allowing advertising structures within rural areas, but allowing signs providing for property identification within acceptable limits.
- Providing for the protection of sites of architectural and historic significance.
- Specific ribbon development controls along major roads to avoid the proliferation of ribbon development to the extent of removing the rural character that is established between towns and villages.

Council is extending this type of control by looking at individual areas successively at this time, commencing with the Macdonald Valley.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File DA72/83, 4817-09)

SUBJECT: NORTH RICHMOND RESIDENTIAL RELEASE AREA

Council at its meeting in September, 1983 considered a proposal to create six lots by adjustment of boundaries of 4000 square metres along Grose Vale Road at North Richmond within the proposed residential release area. The subsequent resolution was "... approval be granted to the proposal to create 6 lots fronting Grose Vale Road of 4,000m² with 3 lots containing areas of 19.5 hectares and 17.5 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 subdivision".

Correspondence has now been received from R.K. Cambridge & Co. indicating the relocation of the six smaller lots, being 1ha in size and located on Grose Vale Road near Bells Road outside the residential release area. Considering Council's former resolution, development approval should now be granted for these subject to normal conditions.

With regard to the residential release, solicitors for the landowner company, Kemsley Pastoral Co. Pty. Ltd., have written indicating that the company is prepared to enter into a deed of agreement on a rather detailed basis generally whereby all the land in the release area is retained under the one ownership subject to the releases of lots in stages of around 100 per stage over successive periods.

While the details of the deed will need to be resolved, at this stage the principles are available for Council to approach the Department of Environment and Planning to have the release approved in principle with the first stage of approximately 100 lots, subject to the normal requirements of an environmental study on the basis that the landowner is prepared to hold the entire release area in one ownership, which has the obvious benefits.

Recommendation

1. That the subdivision by the adjustment of boundaries of Lots 19-22 and 27-45 in DP 17870 be approved subject to:
 - 1.-5. Standard conditions 2, 4, 8 (\$4,200), 9 and 12.
2. Council approach the Department of Environment and Planning to seek the release of the first stage of the extended residential area of North Richmond of approximately 100 lots on the basis that the landowner involved is prepared to hold all of the area in the residential release in one ownership with the release being subject to the normal requirements of an environmental study.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File DA567/83)

SUBJECT: PROPOSED TRANSPORT TERMINAL - PEBBLY HILL
ROAD, MARAYLYA

See Development Application Item 8 - B.R. & E.M. Taylor, Lot 4, D.P. 226000
No. 42 Pebbly Hill Road, Maraylya.

SECTION 3 - FINANCE1. ACCOUNTS PAID

Fund	Voucher Nos.	Total
General Fund	31190 - 31787	2,691,304.20
Trust Fund	1997 - 2052	634,777.62
		\$3,326,081.82

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 1632C, 1152C, S197/1, 352-01C, 2166C)

CORRESPONDENT: COUNTRY WOMENS ASSOCIATION - WILBERFORCE
 APEX CLUB OF HAWKESBURY
 COMLERoy SCHOOL OF ARTS
 COUNTRY WOMENS ASSOCIATION - KURRAJONG HEIGHTS
 GROSE VALE COMMUNITY CENTRE
 FREEMANS REACH SCHOOL OF ARTS

SUBJECT: DONATION OF RATES

Forwarding payment for 1984 rates and requesting a donation of this amount.

1. Country Womens Association, Wilberforce.
2. Apex Club of Hawkesbury

Requesting a donation for 1984 rates.

3. Comleroy School of Arts
4. Country Womens Association, Kurrajong Heights
5. Grose Vale Community Centre
6. Freemans Reach School of Arts

DEPUTY SHIRE CLERK'S REPORT

The above Associations provide an important service for the residents of the Shire and make their Halls available for public meetings, recreational and other activities. Provision has been made in the 1984 Estimates for donations to these organisations and details are provided below of the donations made in 1983 and the request for 1984.

	Donation in 1983	Donation requested 1984
Country Womens Association, Wilberforce	235.85	241.84
Apex Club of Hawkesbury	290.69	313.94
Comleroy School of Arts	242.24	267.68
Country Womens Association, Kurrajong Heights	181.68	196.22
Grose Vale Community Centre	169.57	183.13
Freemans Reach School of Arts	402.11	409.30

Recommendation

Donations equivalent to the 1984 rates be made to the following organisations:

- | | |
|--|----------|
| 1. Country Womens Association, Wilberforce | \$241.84 |
| 2. Apex Club of Hawkesbury | \$313.94 |

The 1984 rates be paid as a donation to the following organisations:

- | | |
|--|----------|
| 3. Comleroy School of Arts | \$267.68 |
| 4. Country Womens Association, Kurrajong Heights | \$196.22 |
| 5. Grose Vale Community Centre | \$183.13 |
| 6. Freemans Reach School of Arts | \$409.30 |

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-9, 58-4C)

CORRESPONDENT: HAWKESBURY SPORTING CLUB

SUBJECT: REFUND OF RATES

Requesting a reduction in rates for land leased by Council from Hawkesbury Sporting Club.

DEPUTY SHIRE CLERK'S REPORT

Council leases from the Hawkesbury Sporting Club an area of 1.558 hectares or 50.54% of the total area of 3.083 hectares for public use.

The North Richmond Parks Committee administers the leased area and it is felt that a contribution of an amount relating to the general rate applicable to the leased areas should be made. The proportion on an area basis for 1984 amounts to \$1,322.10. A donation of \$1,224.00 was made in 1983.

Recommendation

A contribution of \$1,322.10 be made to the Hawkesbury Sporting Club.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. LOCAL GOVERNMENT ASSOCIATION GENERAL CIRCULAR NO. 2 & 3/1984 - INDUSTRIAL INFORMATION. C44/2.

1. Thirty Eight Hour Week

2. Municipal and Shire Council Wages Staff Award

The MEU has applied to vary the award by inserting the following new classifications:

Plant Operator Grade 5 - Loader 4 wheel drive over 75kw and up to 90kw
Plant Operator Grade 6 - Loader 4 wheel drive over 90kw and up to 225kw

(S.E. - The additional plant operator classifications are due to introduction of more powerful loaders.)

3. The Municipal. Shire and County (Other than Electricity Undertakings) Councils Apprenticeship Award

The Building Worker's Industrial Union has applied to vary the above award to include the new classification of Trainee Apprentices which shall cover any apprentices employed on a special project, funded in part or wholly by the State or Federal Government Funds and not employed for the full term of his apprenticeship. The variation also contains a 'preference of employment' subclause for out of trade apprentices on such special projects to be included in Clause 4, Terms of Apprenticeship.

4. Municipal & Shire Council Nurses (State) Award

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE CLERK'S REPORT

ITEM 1: (File C51/45)

SUBJECT: NORTH RICHMOND COMMUNITY CENTRE

Advice has been received from the Commonwealth that the North Richmond Community Centre project submitted for financial assistance under the Community Employment Program was successful. A grant of \$355,000 was obtained for the project which is envisaged to cost approximately \$600,000 when completed. Davey, Brindley & Vickery Pty. Ltd. have been requested to prepare preliminary plans for the building and discussions have been initiated with representatives of the Hawkesbury Shire Inter-Agency to facilitate their participation in the initial concept phase. Further reports will be submitted as the project progresses.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A1/11)

SUBJECT: STATEMENTS OF ACCOUNTS - YEAR ENDED 31ST
DECEMBER, 1983

The Statements of Accounts for the year ended 31st December, 1983 were completed and audited by 29th February, 1984.

The result for the year on the Working Funds for each fund is provided below:

	General	Sewerage
Working Funds Accumulated Surplus as at 31st December, 1982	68,687	154,878
Surplus for the year 1983	229,539	51,888
Working Funds Accumulated Surplus as at 31st December, 1983	298,226	206,766

In addition, the position of the Employees' Leave Entitlements and Workers' Compensation Reserves are provided with details showing the nett increase after allowing for payments during the year for Long Service, Sick and Annual leave entitlements and payments for Workers' Compensation claims and costs.

	Nett Increase 1983	Balance as at 31/12/1983
Employees' Leave Entitlements	157,855	510,941
Workers' Compensation	207,531	207,531
		\$718,472

It is a significant achievement for the accounting staff to have the 1983 statements completed and audited by the end of February, 1984. Mr. L.G. MacDonald, Council's Auditor, has advised that Hawkesbury Shire Council is the first Council in his audit programme to have their 1983 statements completed and audited. It is to be noted that the 1981 and 1982 statements were not completed until August and May of the following years, respectively. The staff have been complimented on this excellent achievement.

The working funds surplus of \$229,539 for the year is also an excellent result. The accumulated working funds surplus in excess of \$298,000 and reserve funds in excess of \$718,000 to meet employees' leave entitlements and workers' compensation claims puts Council in a sound financial position as at 31st December, 1983. Council is to be congratulated on this achievement.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C45)

SUBJECT: MOBILE EARLY INTERVENTION SERVICE FOR
HANDICAPPED CHILDREN

Following the report on children with special needs which outlined the distribution of services for the handicapped and identified specific needs for pre-school and school aged children, a submission has been forwarded to the office of child care, Department of Social Security, for a mobile early intervention service for handicapped children. Full funding for two workers has been sought from the Department. The project will link up with services currently provided by existing child care centres as well as providing home based assessments. \$51,750 in recurrent funding has been sought.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C50-8)

SUBJECT: DIVISION OF THE AREA INTO RIDINGS

Council has resolved that a report be brought forward on the division of the Shire into ridings.

If the Council seeks the division of the Shire into ridings it is necessary to observe the provisions of Section 61(1), (2) & (3), of the Local Government Act, and Ordinance 19. It is necessary to make application to the Minister for Local Government for a proclamation by the Governor to divide the Shire into ridings. Before any such division takes place notice is given of the proposal, and the Council or an elector of the Shire may make written representation with regard thereto.

The question of whether or not an area is to be divided into ridings requires a decision of the Council and there are many matters which Council should consider before deciding to write to the Minister to proclaim ridings.

Since the formation of Hawkesbury Shire on 1st January, 1981, the area has been undivided and it is felt that this contributed greatly to the outstanding success of the amalgamation and the overall efficiency of the Council operations.

A report proposing the division of the Shire into three (3) ridings was considered by the Ridings Committee at its meeting of 24th September, 1981. The Committee recommended that no action be taken to institute proceedings to introduce ridings at this time but the matter be reviewed again in six (6) months' time. This recommendation was adopted at the Ordinary Meeting on 13th October, 1981.

The matter was again considered by Council at its meeting of 8th June, 1982 when it was resolved that no further action be taken. It is felt that there has been no change in the situation and that contrary to the belief which is possibly held by some people, representation is far stronger in an undivided area. It is understood too, that the Department of Local Government holds the same opinion and that a proposed division would not receive sympathetic consideration. On the basis of the Shire's physical configuration and population distribution it is difficult, if at all possible, to prepare riding boundaries that would be equitable on all accounts.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File H103/5)

SUBJECT: CONTROL OF EUROPEAN WASP

In recent months considerable publicity has been given to the possible dangers associated with the European Wasp. The number of wasps and nest sightings has greatly increased and there are indications that it is now spread widely throughout the Sydney Metropolitan Area and into some country areas.

The Department of Agriculture is undertaking a control programme and has requested that Councils accept reports of sightings and forward the information to the Department.

A seminar will be conducted at the Biological and Chemical Research Institute Rydalmere at 10 a.m. on Tuesday 3rd April, 1984 to update Council representatives on the current situation, habits of the wasps and control measures being adopted and to establish communication channels for receiving advice on wasp or nest sightings. The invitation to attend is extended to both Councillors and staff.

A Health and Building Surveyor will be attending and Council may indicate if any members wish to attend.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File G90/2)

SUBJECT: EAST KURRAJONG WASTE DEPOT

The contract for the operation of this depot expires in April, and prior to the calling of tenders, its operation has been examined.

The present contract requires the depot to be open seven days per week from 8am to 5pm weekdays and 9am to 5pm weekends.

The operation of the depot involves the filling of a disused quarry with the contractor supplying the plant and Council the overburden.

During 1982, 16,241 tonnes of waste were deposited at both depots, of which 4,297 tonnes or 26.5% was deposited at East Kurrajong.

Following introduction of the 240 litre waste carts into part of the Shire in 1983, the total waste deposited was 15,663 tonnes, of which 3,178 tonnes or 20.3% was deposited at East Kurrajong.

Whilst the population of the area serviced by the depot has increased the waste deposited has reduced by 6.2% which can be attributed to the use of waste carts and bi-monthly clean up service. The reduced use of this depot by the public can be further appreciated when it is considered 50% of the waste deposited was by vehicles operated by Council.

Whilst the use of this depot is well below that of South Windsor, the 1984 estimated expenditure (not including commission on collections and contribution to the Metropolitan Waste Disposal Authority) for operating expenses is \$70,800 and \$75,200 respectively.

Three proposals for the future operation of the depot has been examined -

1. Continuation of operation under existing conditions, with seven day per week access. The operating expenses will continue to be high in relation to the depot's use and waste being deposited. It is not anticipated that the use will increase significantly in the immediate future, however operating expenses will increase.
2. Operation on a restricted basis. The average number of vehicle movements (excluding Council vehicles) ranges from 41 on Sundays to 15 on a Wednesday. It is felt that savings would be obtained by opening the depot on weekends when 46% of vehicle movements occur and public holidays.

Tenders could be called for the operation on a labour basis only with Council providing the plant. Enquiries have revealed that a suitable second hand front end loader would cost between \$15,000 and \$20,000. Council would be responsible for running costs and without incurring high floatage charges in transport to other jobs during the week, this would result in very uneconomical use of the plant. A satisfactory operation would be by a contractor supplying both plant and labour. It is envisaged that the contractor would operate his plant during the week on private works and could economically operate the depot on weekends.

3. Closure of the depot until population of the area serviced increases sufficiently to warrant its continued use. The savings obtained would be substantial, and had this depot not operated from the beginning of this year, the garbage charge could have been reduced \$5.00 on the current amount. The depot could be closed and the area tidied at a small cost and then re-opened in the future with little expenditure being required. The additional travelling time from the main population centres of Wilberforce, Glossodia and Freemans Reach to South Windsor depot would be marginal.

Although the use of this depot is small in relation to the overall disposal of waste, it is felt that there would be considerable public opposition to its closure.

Recommendation

That tenders be invited for the operation of the East Kurrajong Waste Depot from 8am to 5pm weekends and public holidays only and that the contractor provide labour and plant.

COMMITTEE'S RECOMMENDATION

THE PRESENT CONTRACT of agreement for the operation of the East Kurrajong Depot be extended to 30th June, 1984 and tenders be invited for the operation of the depot on the following basis:

- (1) 8am - 7pm during daylight saving and 8am - 5pm for the rest of the year, seven days per week
- (2) 8am - 5pm weekends and public holidays only,

in both cases the Contractor to provide labour and plant.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File L125)

SUBJECT: LAW COLLECTION

Initial discussions were held at Penrith City Library on Friday 16th March with Mr. Bruce Coode of the Nepean Hawkesbury Regional Law Society.

It is hoped to develop through co-operative purchase, sharing of resources and expertise, better library facilities in relation to law materials and services for the general public and for the law community.

It was decided to plan a survey which would be distributed with the help of the Regional Law Society. This survey would seek to ascertain from lawyers in the region subscriptions held, law services regularly used, areas of specific need, and seek suggestions for purchase for the public libraries to be better able to serve the general public.

It was also felt desirable to contact other organisations in the region to ascertain their resources such as, Colleges of Advanced Education and the Law Courts.

Preliminary discussions have already revealed many areas of possible co-operation. Another aspect of this co-operation should be increased use of law resources by the Councils involved.

It is hoped in the near future to be able to develop a Pilot Project for funding to enable regional co-operation to be more effective. Possible sources of funding include the Regional Law Society, the State Law Society and the State Government through co-operative Special Grant funding.

Law Week will be held in the 1st week of May and it is planned to distribute free leaflets to the general public provided by the Law Society. The Regional Society will also staff a booth in Penrith Plaza to provide an information service to the general public. This idea will also be investigated for Hawkesbury.

It was also agreed that the Reference staff of both library services would be available to speak at a meeting of the Regional Law Society, these meetings are held every 2nd month.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C50/12)

SUBJECT: COUNCIL'S PUBLICATION

Mr. Mike Walsh has agreed to launch Council's publication "Hawkesbury Heritage" at a cocktail function to be held at the Windsor Community and Cultural Centre on Friday 27th April, 6 for 6.30pm. A guest list is being prepared.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Horrex referred to drainage works on Bells Line of Road, and stated that open drains had been left, and presented a danger, particularly to traffic on Bells Line of Road and if it is at all possible if the Engineer could bring forward a report regarding the cost to close some of the drains off.

Engineer for investigation.

Councillor Sheridan referred to the flashing overhead pedestrian crossing light in Macquarie Street adjacent to the Hospital and stated that the light needed renewing.

REPRESENTATIONS BE MADE to the appropriate authorities to have the present pedestrian light removed and a new one installed as an interim measure.

Councillor Horrex referred to the parking area at North Richmond Marketown and stated that cars are being parked up against the wall and creating congestion and restricting pedestrian access. He also stated that cars are being parked in Riverview Street and blocking driveways.

Shire Health Surveyor for investigation.

Councillor Horrex asked if the Engineer could give attention to a section of Bowen Mountain Road where the shoulders have dropped away into deep ruts.

Engineer for attention.

Councillor Stevens requested the Shire Planner to bring forward a report regarding traffic using Holland's Paddock Car Park as a by-pass, as there is a considerable amount of traffic going through the car park to New Street.

Shire Planner for report.

Councillor Stubbs referred to the intersection of Richmond Road and Macquarie Street, Windsor and requested the Local Traffic Committee to investigate the possibility of having the northern most lane marked straight ahead and the southern most lane a right hand turn only.

Local Traffic Committee for investigation.

The meeting terminated at 1.00 p.m.

Report of the Meeting of the Bi-Centenary Park Committee held at the Council Chambers, Windsor, on Tuesday, 20th March, 1984 commencing at 7.30 p.m.

Present: Councillor G. Michael (Chairman) Shire President
Councillors F. S. Stevens, A. B. Sheridan, R. F. Rotherham.
Messrs. R. Miller, A. Biggs, I. McEwan, R. F. Cranston - Shire
Engineer, J. R. Gilmore - Deputy Shire Engineer, C. Hamilton -
Parks Superintendent.

Mr. Martin Wade and five students from the Hawkesbury
Agricultural College were also in attendance.

Apology: An apology for absence was received from Mr. N. Wenzel
and was accepted.

Confirmation
of Minutes: Resolved that the Minutes of the meeting held on 21st February,
1984 be confirmed.
MOVED I. McEwan/A. B. Sheridan.

REPORTS

Deputy Shire Engineer.

ITEM 1: (File 625-214)

SUBJECT: VANDALISM AT REST-A-WHILE

On or about 24th February, 1984, the perspective sign and buildings
at the Rest-A-While were defaced. An instruction has been issued for
repair of the damage. In the case of the perspective sign, the
artwork had been covered with a layer of protective sheeting and
repair was easily made.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

The Recommendation of Deputy Shire Engineer be adopted.

ITEM 2: (File 625-214)

SUBJECT: GARDEN FOR THE DISABLED

The meeting with the students of Hawkesbury Agricultural College that will
be involved in this project was held on Monday, 27th February, 1984. The
Committee was represented by the Chairman, Councillor G. Michael (Shire
President), Mr. R. Miller, Mr. C. Hamilton and Mr. R. Gilmore. Mr Martin Wade
outlined the students programme for the year indicating that the construction
work for the Garden will be undertaken in the second semester.

The Committee members outlined the park development and a general discussion
on the development followed.

Report/Bi-Centenary Park Committee

The following information was requested:

- (a) Plan of the trees planted in the Rest-A-While area.
- (b) Detailed plans of the car park reconstruction.
- (c) Organisation and contacts of the disabled operating in the area that the students could contact to discuss the proposal.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

The Recommendation of Deputy Shire Engineer be adopted.

Horticultural Sub-Committee.

ITEM 1: (File 625-214)

SUBJECT: REPLACEMENT PLANTINGS BI-CENTENARY PARK SECTIONS ONE AND THREE,
SECTION TWO BEING HELD IN ABEYANCE FOR SPRING PLANTING

A total of 438 trees are required as replacement plantings on the Bi-Centenary Park project Sections One, Two and Three, estimated cost of replacement including labour are to be in the region of \$4,599 say \$4,600. It is intended to utilise Council's own day labour staff on any further replacement plantings due to the varied selection and localities of planting requirements.

Sections One and Three have been chosen for replacement - in the first instance, these trees, shrub varieties to be planted April, 1984 - a total of 224 trees and shrubs are involved at a cost of \$2,352 planted. This action will replace all varieties and species vandalised from these two areas. Section Two will be as indicated, held in abeyance until early September, 1984.

Mowing, watering, staking, re-tying and fertilizing of tree stock on the Bi-Centenary Park project has returned to normal with the return from annual leave of gardener Ken Parsons. Growth of grass, trees and shrub stock is progressing in a satisfactory condition at the present time.

No further reports of vandalism during the past few weeks have been received.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

That planting of the replacement of trees proceed with replacement of the trees for the whole of the area.

Report/Bi-Centenary Park Committee.

QUESTIONS/GENERAL BUSINESS

The following report was tabled by the students of Hawkesbury Agricultural College and the Committee addressed by the students:

Progress Report as of the 20th March, 1984.

So far, our students have contacted, and are continuing to contact, various societies and individuals involved with the nursing and rehabilitation of disabled members of the community, as well as those disabled themselves.

We have had a lot of feedback and positive reaction from these contacts as regards some of the needs and problems experienced by disabled individuals, and we are encouraging as many of these people to participate and offer advice in this worthwhile project.

Our research has included a talk presented to us at the College by a horticultural therapist from the U.S.A., who has been touring specifically to educate and encourage active involvement in the field of horticulture as a rehabilitation technique. One of our members also attended her seminar at the "Banksia Centre", which is a division of the Canberra Botanic Gardens, specialising in horticultural rehabilitation for the disabled.

Also contacted have been professional people, such as architects, who have been previously involved in designing access areas for the disabled, and they have been most helpful, offering their continued support and advice.

Out of these contacts so far, one very strong point has been made clear, and that is: NOT TO SEGREGATE THE DISABLED FROM THE REST OF THE COMMUNITY.

It has become obvious, that we would be defeating our purpose entirely if we were to cater solely for the disabled, and that this garden must integrate all members of the community, including those who are disabled.

We realise that the garden is to be a 'passive' garden, that is, not to be maintained by disabled people, however, we have discovered that the field of horticultural rehabilitation is a relatively new one that can be most rewarding for all involved. Therefore, we feel that to notify as many organisations concerned with disabled people, advising them of our plans, could create a wave of active involvement and input, which could eventuate in more understanding regarding the feelings of disabled people and, hopefully, encouraging more acceptance and integration into the community. We feel that this is the aim of this garden.

We would like to propose that an article be submitted to the GAZETTE newspaper, that will create community awareness and interest as to the garden project, discussing the major objectives, those being the integration and acceptance aspects, and also to encourage community support and assistance. We hope that in writing such an article it could achieve the following:

- * More awareness as to what Council has planned for the proposed piece of land.

Report/Bi-Centenary Park Committee.

- * To encourage active involvement from members of the immediate community, i.e. invite support and participation.
- * To appeal to the 'goodness' of the public, rather than the 'not so good', which may help to discourage further vandalism of the area.

There are many more points which could be brought to light in this article, however, the major objective would be to make the public aware of the aims of the garden.

We would also like to know of the plans for the overall piece of land, that being further to the West of the proposed site. Some of us feel that it would reduce further segregation by incorporating a pathway of suitable surface, accessible for wheelchairs and incorporating handrails, that would allow easy access for disabled people to share with others the entirety of the parkland area.

Our group feels this project to be exciting and worthwhile, and we welcome any advice you care to give us.

The Committee was informed that the student group would like a name given to the garden, provision made for shelter and that a toilet be provided for the disabled.

COMMITTEE'S RECOMMENDATION

That the students proceed with the preparation of publicity: (a) indicating the study they are undertaking and (b) during the course of construction of the garden.

Councillor Stevens	Requested that the log barriers be extended to prevent vehicle entry into the trees on the Clarendon side of the toilet block. The matter was referred to the Shire Engineer for attention.
Mr. I. McEwan	Requested the current situation on the land at the Clarendon end being acquired from State Rail. In addition to a verbal report, the Chairman advised that the matter will be reported at the next Committee Meeting.
Councillor Sheridan	Requested advice as to who will be responsible for maintenance of the park upon completion in 1988. He was advised that this would be undertaken by Council staff.

The meeting terminated at 9.15 p.m.

Report of the Meeting of the Tourist Committee Meeting held at the Council Chambers, Windsor on Wednesday, 4th April, 1984 commencing at 8.00 p.m.

PRESENT: Councillor G.G. Michael, Shire President (Chairman), Councillors R.P. Stubbs, F.Y. Denne and C.J. Stanley, Messrs M. McEwan, C. Sullivan, A. Hendrikson and T. Sheehy, Mr. R. Hillyard and Mrs. W. Nichol (Tourist Promotion Officer).

APOLOGIES: An apology for absence was received from Mrs. M. Overmyer and was accepted.

CORRESPONDENCE

ITEM 1: (File T220)

CORRESPONDENT: DEPARTMENT OF LEISURE, SPORT AND TOURISM

SUBJECT: DEPARTMENTAL PUBLICATION - 'BIG HOLIDAY BOOK'

"Further to previous correspondence on the above subject, the Department is now able to give you definite details on the way the above publication will be printed. Also, as previously advised, Inprint Publications have been commissioned by the Department to solicit advertising support in the form of advertorial to enhance the publication.

It is the Department's intention to use the New South Wales Big Holiday Book as support for its \$600,000 television campaign to be undertaken in Victoria and Adelaide during June 1984. The Department will print 100,000 copies of the publication and 150,000 copies of the New South Wales Information Guide.

Each of these two publications will be sectionalised into regions, so that if regions desire, a regional publication can be easily produced.

The Department's contribution to the publication will be an input of \$40,000. This will be used to support regions, as well as to support Departmental tours and facilities, and a percentage of editorial space for its own use.

Input Publications will write copy and supply photography for regions and advertisers.

It is envisaged that advertising cost per page will be \$4,500 and the minimum cost for any one particular advertiser would be \$1,000.

Booking deadline is April 26th 1984.

Copy deadline is May 4th 1984.

The book is expected to be printed for June 1984 release.

The Department and the publishers anticipate a publication of between 84 and 120 pages, but will depend on the amount of support received from the advertisers.

At the present time input from any region will be on a 50/50 basis of advertising but four pages will need to be sold on the region to do an adequate job. Advertisers need not necessarily be those that support your local Tourist Association in the form of subscription and advertising content with your local publications, but could include package tour operators, adventure tours, accommodation, attractions, resorts.

The Department would welcome and appreciate your support in co-operating with the publishers, Inprint Pty. Ltd., in recommending suitable advertisers and support material for editorial. It is understood that you may have already been contacted by a salesman from Inprint, in particular Mr. Murray McConachie. However, if you haven't Mr. McConachie will be in contact with your Tourist Officer shortly for your assistance.

Attached is an information and rate card outlining the production details of the brochure.

The Department strongly suggests that your organisation takes advantage of this opportunity."

T.P.O. Recommendation

The Committee look at this letter in depth owing to the cost of participating versus the importance that could be involved in being in the publication.

COMMITTEE'S RECOMMENDATION

THE COMMITTEE PARTICIPATE in the publication with a quarter page advertisement, and an editorial to be prepared by the Tourist Promotion Officer.

ITEM 2: (File C40/8)

CORRESPONDENT: MR. K. STEWART, MINISTER FOR LOCAL GOVERNMENT

SUBJECT: HERITAGE WEEK '84

Referring to Heritage Week '84 which will be held during the week 8-15th April, 1984, and encouraging Councils to actively support and participate in Heritage Week to whatever degree resources might permit.

Stating that Heritage Week provides Local Government with a unique opportunity for demonstrating to citizens its important role in the preservation and conservation of our Heritage, and this can be done via exhibitions, displays, seminars and tours.

Advising that, with the approach of our Bicentenary in 1988 there is no doubt that Heritage Week will continue to attract growing public support.

T.P.O. Recommendation

The Committee forward a letter thanking Mr. Stewart for his letter and informing him of the progress that we would be making re the three year plan for Heritage Week '88.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File T220)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: 1988 BICENTENARY YEAR

Advising of the members of the Bicentenary Community Committee established to plan activities within the Shire during the 1988 Bicentenary year. Stating that the formal proposal is to organise two programmes to be held during summer and winter, which would comprise exhibitions, sporting competitions, parades, aerial displays, water displays, festivals, etc.

Stating that any suggestions the Committee would like to offer would be most welcome.

T.P.O. Recommendation

The Tourist Committee offer every assistance to the Hawkesbury Bicentenary Committee and in addition, offer an input of ideas for the celebrations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

THE LETTERS IN this section be received and appropriate replies forwarded where necessary.

B1. DEPARTMENT OF LEISURE, SPORT AND TOURISM - OUTER SYDNEY REGION PROMOTION COMMITTEE. P184.

Forwarding for information notes on the Shows Sub-Committee of the Outer Sydney Region Promotion Committee held on Monday 12th March, 1984 at Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TOURIST PROMOTION OFFICER'S REPORT

ITEM 1: (File T220)

SUBJECT: REPORT BY REX STUBBS - PROPOSED SPECIAL
TOURISM PROMOTION PROGRAMME

It is proposed that, in order to more vigorously promote tourism within the Hawkesbury, a series of promotional activities be undertaken. These are intended to gain wide publicity for the Shire and to enable the existing tourist facilities to benefit maximally from the increased tourist influx.

With the Hawkesbury being one of the oldest white settlements in the nation, it is suggested that the special promotions concentrate on our heritage. Accordingly, a list of anniversaries from 1984 to the end of the decade has been prepared. This list is not complete, nor is it intended that every anniversary be celebrated, but it is intended to be a starting point. The aim is to promote something "uniquely Hawkesbury".

This suggested program will have additional benefits other than the promotion of tourism. By the turn of the century, Hawkesbury Shire faces an increase in population from the present 40,000 to approximately 100,000 people. We will face many problems resulting from this population increase, with unemployment and potential loss of character being amongst the most serious.

Tourism is probably our major growth industry, and must be given every opportunity to provide increased employment opportunities. In addition, aggressive promotion of our heritage will educate our new residents with our history and hopefully encourage them to also identify with it. It will also increase the awareness of our present residents of our heritage, resulting in a greater pride in our area, and maybe even a reduction in vandalism.

If the programme is successful, it can be continued indefinitely.

Co-ordination

A committee of 3 has been established to consider the planning of the celebrations to commemorate the 150th Anniversary of the birth of John Tebbutt falling on 25th May, 1984. This committee has the power to co-opt other members onto it if considered necessary.

It is recommended that this committee be responsible for co-ordinating further special celebrations as determined by the Tourism Committee, and report back to it on a regular basis. This will permit a team to be gathered, with the provision of forward planning, continuity and experience. We will be able to learn from our mistakes, and build on our experiences. The committee however, should be flexible to allow for the input of new ideas and avoid stagnation.

Other suggested guidelines are:

1. Each major event should be planned six to twelve months in advance whenever possible. This allows for proper planning, and allows community organisations and tourist facilities adequate time to co-ordinate their activities with the promotion, if desired.
2. There should be no more than two major promotions during each year, although other minor promotions would be acceptable. However, a number of celebrations occurring at approximately the same time could be linked together as one promotion. For example, the 175th anniversaries of the death of Andrew Thompson (22nd October, 1985) and the naming of the Five Towns by Macquarie (6th December, 1985) should be promoted as a "Hawkesbury Festival", with a number of events spread throughout that period, including special sporting events such as Penny Farthing races, etc.

Heritage Week should be considered as one of the two major promotions for each year.

3. Close liaison with local schools, the Historical Society and the Windsor, Richmond and North Richmond business communities are considered essential.
4. On some occasions, joint celebrations with adjoining areas could be considered. For example, the 150th anniversary of the death of William Cox on 14th March, 1987 could be jointly celebrated with the Blue Mountains City.
5. The committee should not compete in any way with the Bicentenary Committee, but could assist with some aspects of the celebrations. Consideration should be given to inviting a member of the Tourism Sub-committee to join the Bicentenary Committee.
6. Private "sponsorship" could be sought for some celebrations, e.g. J.C.L. Fitzpatrick, G.M. Pitt.
7. Where a suitable guest speaker can be found, consideration should be given to arranging a dinner for major celebrations.
8. A "Wall of Fame" could be established, with a commemorative plaque being erected with each celebration (e.g. "John Tebbutt - Astronomer - 1934-1916"). This could be situated in the Cultural Centre, Library or Mall.
9. Australia Post be approached to release stamps to commemorate some of these anniversaries (e.g. Tebbutt, naming of the Macquarie Towns).

10. Souvenir booklets could be produced for certain events.
11. The Library to make approaches through Inter-Library loan to borrow relevant papers from the Mitchell Library for display (with property precautions taken), in the Windsor Library.

Where possible, the Library could also mount other relevant displays, possibly on loan from private sources.

12. The celebrations should involve as many people and organisations as possible within the Shire, and be given as wide publicity as possible. Good liaison and public relations are essential.

The celebrations are for everybody in the Shire, and the promote our heritage.

13. The programme of anniversaries offered concentrates on individuals in most cases. This enables us to emphasise the human aspects of history, and allows us to portray history as a living subject.

COMMITTEE'S RECOMMENDATION

1. A HERITAGE SUB-COMMITTEE be formed to report back to the Tourist Committee on a regular basis and be under regular review by the Tourist Committee.
2. In 1985 a Hawkesbury Festival be organised between 22nd October and 7th December, and a report on proposed celebrations and activities be prepared.
3. An area within the Community and Cultural Centre be determined for erection of commemorative plaques to recognise the occasions.
4. The members of the Heritage Sub-Committee be the same as those for the John Tebbutt Anniversary Committee, i.e. Councillor R.P. Stubbs (Chairman), Mr. Alex Hendrikson and Mrs. Wilma Nichol, with the addition of Mr. Ted Sheehy, with suitable persons seconded to the Sub-Committee as and when required for their expertise in certain fields.
5. The balance of the report be received.

ITEM 2: (File T220)

SUBJECT: SOUVENIR PACKAGE

The layout for the souvenir book has been completed and transparencies forwarded to the Melbourne printer. The books will be delivered to our Council by 25th Marh, 1984. The new brochure and presentation folder, delivery three weeks, plastic tourist bags, delivery 6th April.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File T220)

SUBJECT: TOURIST INFORMATION BOOK

It has been impossible for me to undertake the sale of this publication owing to the very heavy commitments with the souvenir book and other duties and responsibilities in the office. I should be in a position to continue with the information book on Monday, 8th April. Unfortunately, our stocks of the books are extremely low and we may have to run off sheets relating to tours, attractions and motels for hand out at the Tourist Centre as a stop-gap solution prior to the print of the new Hawkesbury book.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File T220)

SUBJECT: COACH TOURS

The Australian Pacific and AAT Coaches are now utilising the services of the Rest Centre and Coffee Shop seven days per week. Coaches arrive daily at 10.30 a.m. for morning tea and rest stop. Mrs. Thelma Wright of Australian Pacific and AAT has indicated that the Hawkesbury will be included in other specific one day tours. This company was one of the 300 that was circularised prior to Christmas.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File T220)

SUBJECT: OUTER SYDNEY REGIONAL COMMITTEE

The sub-committee for the Caravan and Camping Show met at Windsor at the Community and Cultural Centre, on Wednesday, 13th March, and finalised details regarding the forthcoming caravan show to be held June, 1984. It was suggested that each area liaise with the Caravan and Camping Association and discuss the possibility of having them produce a Caravan and Camping Brochure that could be handed out at both the Caravan Show and the August Boat Show.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File T220)

SUBJECT: HERITAGE WEEK, 1984

Organisation of this year's Heritage Week has proved to be very difficult. I would like to suggest that a Heritage Week Committee be formed as early as May this year and that a three year programme be adopted leading up to the Bicentenary in 1988.

Recommendation

A Heritage Week Committee be formed, and a three year programme be prepared and adopted leading up to the Bicentenary in 1988.

COMMITTEE'S RECOMMENDATION

THE HERITAGE SUB-COMMITTEE already formed co-ordinate the activities of Heritage Week within the Shire each year.

ITEM 7: (File T220)

SUBJECT: JOHN TEBBUTT, 150TH ANNIVERSARY

The John Tebbutt Sub-Committee met on Wednesday, 21st March, 1984. Minutes of the meeting are attached for information.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received, and the recommendations made by the Sub-Committee be adopted.

ITEM 8: (File T220)

SUBJECT: HEALTHY LIFE STYLE VACATIONS

Mrs. Colleen Wilson, State Director of Healthy Life Style Vacations, Department of Health, will be bringing a group of 60 senior adults to the Hawkesbury Shire for a Life Style Vacation. The venue chosen will be the Merroo Christian Centre and it is anticipated that these vacations will continue to be held in the Hawkesbury Shire and in addition, Mrs. Wilson has offered to assist us in formulating tours for the senior citizens and also help in distributing the information and subsequently arranging tours.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File T220)
SUBJECT: REPORTS STILL PENDING

- (a) Lachlan Valley Railways
- (b) Cannons - Richmond Park

These matters are still under investigation, and reports will be prepared for submission to the Tourist Committee in the near future.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

GENERAL BUSINESS

Mr. Alex Hendrikson referred to several matters, which were:

1. Requesting improvement of the lighting in McQuade Park.
2. Requesting cleaning of the pond in McQuade Park.
3. Referring the the banners used for celebrations, and asking what the present condition of these banners was.
4. Requesting that the safety rail in Thompson Square be looked at, as it appears to be damaged, which is quite dangerous.
5. The glass in the front of the map in Thompson Square is broken.
6. Stating that the retaining wall viewed from the bridge when coming from the Wilberforce side of the river was untidy.

Mr. Sullivan referred to the Tourist Map at Richmond Park and requested that this matter be referred to the Engineer to have the map re-erected.

Councillor Stubbs asked whether it would be possible for the Tourist Promotion Officer to prepare a report on ways in which the Committee could promote the Tourist Association.

The Tourist Promotion Officer was requested to send letters to the people involved with the restorative painting of historic buildings in the Shire, such as the National Bank and Commonwealth Bank.

Tourist Promotion Officer for attention.

A request was made from the Macquarie Towns Preservation Society for a Planning Officer to attend the Seminar on Saturday.

The Deputy Shire Clerk advised that the request would be noted.

Councillor Stanley referred to the proposed manning of the display in Westpoint, Blacktown, over Easter.

The Chairman requested anyone who could be available to man the display contact the Tourist Promotion Officer during the next week.

Mr. Sullivan referred to the Hawkesbury Show, and stated that the Tourist Committee usually has a stand.

The Tourist Promotion Officer advised that it would be possible to mount a display at the Hawkesbury Show this year.

DATE OF NEXT MEETING

The next meeting of the Committee is to be held on Wednesday, 2nd May, 1984 at 8.00 p.m.

The meeting terminated at 10.55 p.m.

CHIEF EXECUTIVE OFFICER/SHIRE CLERK'S REPORT

ORDINARY MEETING - 10TH APRIL, 1984

The Shire President and Councillors
Gentlemen:

The following items of correspondence and reports are submitted for consideration:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. . DEPARTMENT OF ENVIRONMENT AND PLANNING - URBAN DEVELOPMENT COMMITTEE. S205/1.

Advising that Mr. Fred Elliott, Town Clerk of Fairfield City Council, will be leaving for a 12 month period of secondment commencing in March and in his absence Mr. R.L. Rawson has been appointed alternate delegate.

S.C. - IT IS RECOMMENDED THAT the letter be received.

2. MR. BERT ROMIJN, RUN CO-ORDINATOR - HAWKESBURY VALLEY HALF MARATHON. C50.

Requesting permission to use Council's logo for a medal to be issued to finishers in the Hawkesbury Valley Half Marathon on 27th May, 1984. Stating that the aeroplane and boat with water would be omitted to simplify the medal die design.

(S.C. - No objections raised, provided the full logo is used.)

IT IS RECOMMENDED THAT the correspondent be advised that no objections are raised to the use of Council's logo for the medal, provided that the full logo is used.

REPORTS

1. COMMUNITY ARTS OFFICER'S REPORT

Senior Citizens Week - 11th to 18th March

For the seventh year, Council has organised a week of events to celebrate this week within the Shire. Highlight of the programme was the free afternoon tea and concert held in Windsor Community and Cultural Centre. This has proved to be a very popular event, and is an opportunity for the fit and less mobile senior citizens to get together. The afternoon also provides an opportunity for womens' and community groups in the area to play a part in providing transport and assistance with afternoon tea serving.

Financial assistance was received from the following: Windsor and District R.S.L. (\$100), Richmond Ex-Servicemens' Club (\$100), and the Rotary Club of Kurrajong (\$50). Letters of appreciation have been sent. Organisations providing transport and assistance with afternoon tea were: Daruk Boys' Training School, Hawkesbury Area Rehabilitation Centre, Community Aid, Catholic Womens' League, Hawkesbury Benevolent Society and Hospital Auxiliary, Blue Ladies, and C.W.A. Branches within the Hawkesbury area. The concert party, booked through Mr. Roy Waterson, was excellent, a letter of appreciation has been received from the Senior Citizens' Centre, and there have been many favourable comments. Mr. Waterson has been contacted, and a concert party of a similar high standard could be booked for next year. This was attended by approximately 300.

The Arts and Crafts exhibition for senior citizens was displayed in Windsor Library for ten days. Exhibits were of a very high standard and included fine work not often found in exhibitions. Approximately 75% of the exhibits came from Nursing Homes and Day Centres within the Shire.

An innovation this year was a musical programme by Linda and Melanie El Mir to visit Nursing Homes to entertain those not able to be transported to the concert. On Monday 12th March, visits were made to Fitzgerald Home and Richmond Nursing Home and on Thursday 15th March, Pitt Town Friendship Club, Kurrajong Nursing Home and Glossodia Community Hall were entertained.

Following Council's lead, community groups and individuals are becoming more aware of Senior Citizens Week and the following were independently organised: Glossodia Community Hall - luncheon for senior citizens; free cinema matinees; free manicures; and an entertainer volunteered his services for the week. The Senior Citizens Centre held an afternoon social on Friday 16th March, with entertainment supplied by local singers and musicians.

It is proposed that the musical programme for Nursing Homes be expanded for Senior Citizens Week next year and that consideration will be given to organising such programmes at other times.

A report on Senior Citizens Week activities and a statement of expenditure of the \$600 grant provided, have been sent to the Premiers Department of N.S.W.

Australia Day Babies

Four babies born on Australia Day received their presentation spoons and certificates from the Shire President on 16th March. Council has received a letter of appreciation for its involvement in Australia Day activities from the N.S.W. Australia Day Council.

Macquarie Towns Festival

Information has been disseminated through the Tourist Officer and community groups will be contacted when Heritage Week is completed.

Events confirmed so far are: Melbourne Philharmonic Orchestral concert - Windsor Community and Cultural Centre, 14th September; Open Air Fair - Richmond Park, 16th September; Literary Competition - Creative Writers Group; Kite Day - Tamplin Field, 23rd September; Custom Car and Street Rod Rally, 16th September.

Crafts Council Travelling Exhibition

Planning is continuing for the visit to Windsor of the exhibition from 16th to 29th July. The exhibition will be held in Windsor Library.

Children's Theatre - May Vacation

Zeta's Clowns have been booked for a performance in Windsor Community and Cultural Centre on Friday 18th May.

A programme was presented for 2VTR-FM on 12th March to promote Senior Citizens Week.

Meetings attended by Staff:

Tourist Promotion Officer and participants, Heritage Week Parade.
 Womens Cottage, Annual General Meeting
 Macquarie Towns Folk Club, Annual General Meeting
 Community Arts Association N.S.W., Annual General Meeting
 Macquarie Towns Folk Club, Annual General Meeting
 Regional Bi-centenary Music Programme meeting (called by Education Department)

Annual leave was taken from 21st to 30th March.

Colo Wilderness Mobile Resource Unit - March Report

The pre-school attendances continue to rise at Blaxland's Ridge and Bilpin, which are attended weekly by staff. The Unit now has licencing for 20 children per session, with 20 children enrolled at Blaxland's Ridge and 22 at Bilpin, only 20 attending.

The Colo Heights pre-school/playgroup session is attended by staff fortnightly, and is held in conjunction with the Adults Craft and Activity Group. Four children attend regularly, with the Unit keeping the Colo Heights premises open on alternate weeks to enable the playgroup to continue with the Unit's equipment and for the Adults group to meet and continue their own projects.

A total of 138 children have attended pre-school during March and there have been more inquiries from parents wishing to enroll their children.

Jill Le Messurier has resigned from her position and has subsequently left the Unit. Advertisements for the position of Children's Services Development Officer have been placed in the Gazette and the Sydney Morning Herald.

Yvonne Pearsall, the Resource Worker, is currently running evening classes for adults at Bilpin in the Community Hall and is surveying Blaxland's Ridge and East Kurrajong before organising a programme for the area.

Classes held at Bilpin so far are:

Bilpin Hall - evening

2 workshops - pottery with Frederick Chepeaux

Bilpin Primary School

2 workshops - sculpture with Frederick Chepeaux

Bilpin Hall - commenced a six weeks' course

Iyengar Yoga - John Jopson - 39 attending

and other craft workshops have been planned at Bilpin for second term.

Colo Heights Adults Activity group has commenced a series of day classes for adults, the first being pottery with Frederick Chepeaux, other workshops including macrame, bark painting and simple jewellery for 1st term.

Meetings attended by Staff: Management Committee, Peter McVay/Muriel Healy - Children's Services, Women's Cottage, A.G.M.

IT IS RECOMMENDED THAT the report be received.

2. FAMILY DAY CARE CO-ORDINATOR'S MONTHLY REPORT - MARCH. C43/6

March has been an enjoyable month for the children in Family Day Care. During that time there have been six playsessions, a visit to the circus at Richmond and a picnic to the Grose River. Another very successful Family Day was held at Mitchell Park on Sunday 18th March with many families attending to join in games, earth ball play and an egg-throwing contest.

The Caregivers and parents in the Scheme have also had an opportunity to attend a coffee/in-service morning, an evening fashion parade and a Saturday trip to Paddy's Markets.

A number of visitors have called into the office during the month. Ian Campbell, the Project Officer for Hawkesbury from the Office of Child Care, visited on 19th March to discuss various matters, including a new grant available for caregivers in the Family Day Care who look after handicapped children, which will provide additional incentive for caregivers to accept handicapped children into their homes. When asked about the possibility of increased funding in the 1984 Federal Budget stating that our staffing level is tied to the amount of operational grant received and it isn't enough to employ adequate staff to service such a large geographical area as the Hawkesbur, he was unable to say if increased funding would be approved or not. He thought that it may be possible for the Office of Child Care to grant additional funds to the Scheme from a special grant for the specific purpose of staff employment on the grounds of geographical disadvantage if a submission was forwarded to the Sydney Office. This submission is being prepared.

Shirley Ashton (Childrens Services Advisor) and Bob Brooks (District Officer) have also visited the Scheme in March.

As a result of attending a meeting on Child Care Services at the Council Chambers, Murial Healy from the Regional Office of Department of Youth and Community Services visited the Family Day Care office to talk about family accessibility/support and childrens services in this area.

Two young women, who are currently students of an unemployment programme at San Miguel, completed two weeks of work experience with Family Day Care and Occasional Care and proved to be very capable and confident working in child care.

During the month the co-ordinator attending the N.S.W. Family Day Care Association meeting.

Occasional Care Monthly Report - March 1984

No. of days Centre open	15
No. of Enrolments	196
No. of Cancellations	21
Fees Collected	\$728.60
No. of Volunteers	16
Visits by Office Dept. Youth & Community Services	1
No. Work Experience Students	2

Occasional Care is benefiting from the services of an employed assistant who is organising a wide range of activities for the children.

IT IS RECOMMENDED THAT the report be received.

3. CONTRACTS AND DOCUMENTS FOR EXECUTION.

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

Certificate of abandonment of Rates and Charges totalling \$495,668.51 for 1985.

Discharge of Mortgage ... R.K. Adams & F.E. Parker, Lot 13, D.P. 260028
Woodlands Park Industrial Estate

Residential Lease ... Flat 1, Toxana, to R. Douglas at \$150 per fortnight

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

As required by Ordinance 25, Clause 9, hereunder are details from the Hall Letting Register for January, 1984.

Date of Engagement	Purpose	Person or Body Responsible for Engagement
2nd March	Ball	* Hawkesbury Young Liberals
3rd March	Wedding	* B. Margerison
3rd March	Wedding	* M. Blundell
5th March	Roger Woodward Concert	* Hawkesbury Shire Council
10th March	Dinner	* P. Giovas
11th March	Wedding	* R. Sinclair
12th March	Dinner	* Gideons International
14th March	Concert/Afternoon tea	Hawkesbury Shire Council (Senior Citizens)
17th March	Wedding	* R. Taylor
22nd March	Naturalisation	Hawkesbury Shire Council
23rd March	Concert	* RAAF Operational Band
24th March	Wedding	* V. Meade
28th March	Meeting	Hawkesbury Shire Council re Tourist Officer Promotions
29th March	Launching Bligh Park Estate	Hawkesbury Shire Council
31st March	Wedding	* S. Hearn
31st March	Wedding	* M. Durrant
		* Paying Functions

IT IS RECOMMENDED THAT the report be received.

5. CERTIFICATE AS TO STATE OF ACCOUNTS WORK

In accordance with the provisions of Clause 45A, Ordinance 26, I hereby certify that the State of Accounts Work as at 31st March, 1984 is as follows:

(a) Rates and Charges

	1983	1984
Collectable	8,411,606	8,610,636 (estimate)
Collected	2,436,410	2,708,315
Balance Outstanding	5,975,196	5,902,321
Percentage collected	28.96%	31.42%

The debt recovery programme for 1984 is proceeding satisfactorily.
Approximately 460 legal notices have been sent to ratepayers with arrears.

(b) Cash Book

All listings of receipts and payments completed to 30th March, 1984.

(c) Banking

Bank reconciliation completed to 31st March, 1984.

(d) Unpaid Accounts

All invoices received have been checked and certified to 31st March, 1984.

(e) Stores and Materials

Summarised, posted and reconciled with General Ledger to 30th March, 1984.

(f) General Ledger

Posted to 31st March, 1984. Work necessary to achieve a general ledger trial balance is proceeding satisfactorily.

(g) General Comment

The 1984 Annual Statements have been completed and audited. Work in 1984 is progressing satisfactorily.

IT IS RECOMMENDED THAT the report be received.

6. DEPUTATION TO CANBERRA, WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS. W275.

The following report has been submitted by Council's Treasurer, Mr. L. Weatherstone, on the deputation to Canberra:

"On 28th and 29th March, 1984 a deputation was made to Canberra by 31 delegates and officers of the member Councils of WSROC. This Council was represented by Councillors Horrex, Stevens and the Treasurer, Mr. L. Weatherstone.

The delegation met with the following Ministers and Members of the Opposition:

The Hon. Senator D. Grimes, M.P. - Minister for Social Security
 The Hon. P.F. Morris, M.P. - Minister for Transport
 The Hon. C.J. Hurford, M.P. - Minister for Housing and Construction
 The Hon. J. Kerin, M.P. - Minister for Primary Industries
 The Hon. J. Brown, M.P. - Minister for Sport, Recreation, Tourism and Administrative Services
 The Hon. R. Willis - Minister for Employment and Industrial Relations
 The Hon. T. Uren, M.P. - Minister for Territories and Local Government
 Representatives from the office of the Hon. Senator S.M. Ryan, M.P. - Minister for Education and Youth Affairs.

The deputation presented to each of the Ministers a brief on the Western Sydney Region highlighting the objectives of WSROC and the projects, goals and constraints being faced by the Region.

The most significant achievements from the deputation was the informing of the Federal Ministers of the issues facing Western Sydney and the establishment of a framework for an exchange of information and a resource to assist with the development of research in projects undertaken by WSROC. A detailed report is currently being prepared by the WSROC Executive which will be presented to Council when received."

IT IS RECOMMENDED THAT the report be received.

7. RENEWAL OF LEASE - NATIONAL PARKS AND WILDLIFE SERVICE. C51/2(a)

At the Ordinary Meeting of Council held on 14th February, it was resolved to enter into a two year lease agreement with the National Parks and Wildlife Service at an annual rental of \$5,200 with allowance for payment of a proportion of outgoings incurred.

The Service currently occupies part of the former Colo Shire Council Chambers at Wilberforce at a weekly rental of \$60 (\$3,120 per annum), with no allowance for payment of outgoings incurred. The Service have indicated that they feel the revised rental is excessive and, as a counter offer, have agreed to the following:

- (a) Rental to remain at \$60 per week.
- (b) Contribution towards outgoings based on 10% of the overall cost will be paid in respect of electricity, sullage removal, air conditioning maintenance and building maintenance/repair.
- (c) Contribution towards increases in rates and insurances will be paid from 1985 using 1984 as the base year.

The Service have agreed to the above subject to improvement of air conditioning efficiency, provision of car parking spaces and approval to enclose an existing carport for storage. Where possible, these matters will be agreed to.

It is felt that the offer by the Service will increase Council's income from \$60 to approximately \$100 per week and is reasonable.

IT IS RECOMMENDED THAT Council agree to a two year lease agreement with the National Parks and Wildlife Service at an annual rental of \$3,120 with allowance for payment of a proportion of outgoings incurred. The agreement to rest on correspondence.

8. COMMUNITY PROJECT OFFICER'S REPORT - MARCH.

Correspondence has been received from the Minister for Leisure, Sport and Tourism, informing Council of successful grants of \$12,500 for the construction of an amenity block for the Horrie Eley Memorial Reserve and \$22,500 for an amenity block for the Upper Colo Reserve.

Further details are expected from the Department in due course.

Council has also been informed by the Oakville Soccer Club of their success in obtaining a grant of \$6,000 towards flood lighting at Colbee Park, McGraths Hill. The Soccer Club will be contributing \$3,000 towards the total cost of the project, while Council has resolved, at a previous meeting, to contribute \$3,000 towards the total project cost, subject to the application being successful.

IT IS RECOMMENDED THAT the report be received.

9. RICHMOND ARMY TRAINING DEPOT. 821.

At the Ordinary Meeting of Council held on 13th December, 1983 it was resolved to enter into a licence agreement with the Department of Administrative Services for care, control and management of the former Richmond Army Training Depot in Bosworth Street.

An advertisement was subsequently placed in the Hawkesbury Gazette calling for submissions by interested parties.

Initially, inquiries had been received from Stimulus Playgroup and in response to the advertisement, submissions were received from the Australian Air League, Hawkesbury Camera Club and Hawkesbury Community Youth Support Scheme.

Hawkesbury Community Youth Support Scheme will extensively utilise the buildings Monday to Friday each week between the hours of 8 am and 4.30 pm.

The Scheme is aimed at assisting local unemployed young people to develop their capacity for obtaining and retaining employment and also to become more self reliant during periods of unemployment.

The main meeting hall, two front offices and kitchen would not be required by the CYSS and could be made available to other community groups if required.

The needs of the Camera Club can be adequately catered for by provision of the hall and offices for their monthly meetings. Their requirement for a dark room will be satisfied by the CYSS who are also involved in photography.

The Australian Air League meet weekly on Friday evenings from 7.30 pm to 9.30 pm and will also utilise the main hall and offices. They will also require use of the courtyard for drill exercises.

Unfortunately, it will not be possible to satisfy the needs of Stimulus Playgroup, but it is felt that Council should attempt to derive the maximum possible use of these facilities.

The needs of Stimulus Playgroup will be given consideration once purchase of the Church of England Hall in Ham Street, South Windsor is completed.

The CYSS have offered to manage the facility on Council's behalf and also take responsibility for maintaining, cleaning and mowing the entire area. Because they will be making such extensive use of the buildings and will be available for bookings, inspections and provision of keys, it is felt that Council should accept the offer.

IT IS RECOMMENDED THAT Council agree to permit the Hawkesbury Community Youth Support Scheme to occupy, maintain and manage the former Army Drill Hall subject to the needs and requirements of the community, the CYSS to be responsible for all outgoings incurred by Council.

10. APPEAL BY MONIER LIMITED - LAND AND ENVIRONMENT COURT OF NSW. DA322/82.

As a result of Council's refusal to a development application by Monier Limited proposing the extracting of sand and gravel from the bed of the Hawkesbury River at North Richmond, an appeal was lodged with the Land and Environment Court. That appeal is currently being heard before His Hon. Justice Perrignon. The hearing has, to date, taken 26 days with a further 3 days set down in early May, which is expected to see the end of the matter.

The length of the hearing is approximately double that originally envisaged due to a number of factors including lengthy examinations and cross-examinations of numerous expert witnesses. Council's case was presented first and as a result the appellant has tried to counter all arguments put forward with 15 expert witnesses. Council originally instructed Mr. R. Smart, QC, and M/s G. Kinnane, Barrister. Mr. Smart was unable to proceed on Council's behalf when the matter went into 1984 because of a previous commitment in accepting an appointment as Deputy President of the Administrative Appeals Tribunal. Mr. P. McClellan, Barrister, was instructed to replace Mr. Smart and M/s Kinnane.

During the hearing the company as is usual in a number of appeals, revised the basis of their original application in trying to overcome all those issues raised by Council substantiating the grounds for refusal. This has extended the hearing considerably. The company has now produced four separate noise reports. In addition, the Department of Public Works, who originally opposed the proposal, have revised their position producing a letter concurring with the development.

The Department of Mineral Resources have appeared for the appellant supporting the application. At the same time a great deal of argument has taken place on matters external to the local issue relating to an application by the company to extract from an area in the Penrith Lakes Scheme. This argument has been extensive.

Council's legal expenses in this matter are expected to be in the order of \$100,000. Submissions have been made to the Department and the Minister regarding these possible costs with a request made for assistance. To date no indication has been given that assistance will be granted. If Council loses the matter the appellant's costs could be awarded. Similarly, if Council wins, Council's costs could be awarded. It is normal for the court to expect individual parties to bear their own costs.

The point cannot be made too strongly of the need for Council to resolve at a local level its own planning issues, rather than have them argued before the Court where costs are extensive and the results, in most circumstances, not as sympathetic to Council's viewpoint as those that could be achieved by negotiation. It is, of course, expected that there are some circumstances where there is no alternative but to be involved in such action.

However, when an appeal does take place, legal costs, usually substantial, can be avoided by the appeal being handled by Council's officers. In most cases appeals revolve around technical matters and not questions of law.

IT IS RECOMMENDED THAT the report be received.

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

The following reports, minutes, etc. are submitted for Council's information:

1. Management Executive Committee
2. Prospect County Council
3. Joint Council Rivers Committee

IT IS RECOMMENDED THAT the reports, minutes, etc. be received.

ENGINEERINGCORRESPONDENCE1. RICHMOND COMMUNITY NURSING HOME - ANNUAL FETE. 625-202.

Stating that the Richmond Community Nursing Home would like to hold their annual fete on Saturday, 15th September from 8.30 am to 1 pm in Richmond Park in the area adjoining the C.W.A. Stall, and would require an area approximately 50 x 40 metres with 14 stalls.

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

2. MR. D.J. THOMPSON, SETTLERS ARMS INN - ROAD CONDITION BETWEEN WISEMANS FERRY AND ST. ALBANS. M130, R190.

Stating that during the five years he has been at the Settlers Arms Inn; no work has been done to Settlers Road other than infrequent grading and approximately 2.5 km sealed on St. Albans Road, and the road conditions are extremely bad, and totally impassable or highly dangerous during wet weather. There is at least one accident a week, with the prime cause being the road condition.

(S.E. - There have been numerous reports regarding the main road from Wisemans Ferry to St. Albans, this being M.R. 181 known as the St. Albans Road.

In regard to this road, Council has committed its total reconstruction allocation amounting to \$70,000 to \$75,000 per year for the reconstruction of this road traversing from Webbs Creek. This is in site of reconstruction works that are necessary on M.R. 182 and M.R. 519, however, Council has determined the priority for the bituminous surfacing of the St. Albans Road (M.R. 181).

There is no programme for improvements to Settlers Road which also connects Wisemans Ferry with St. Albans. It would be extremely difficult to justify bituminous surface roads on both sides of the Macdonald Valley between Wisemans Ferry and St. Albans.

Council has pressed the Department of Main Roads regarding the inadequacy of the funding of Main Roads Reconstruction, the funds have been reduced from an amount of \$75,000 per annum to \$70,000 for 1983/84. Recent advices from Mr. Pat Hills, Minister for Roads, dated 22nd March, 1984 indicate that 1983/84 programme has been increased by \$29,675.52.

The reconstruction of this section of Main Road No. 181 is included in the Government's programme for improvements of the roads in the western area of Sydney, however, the present allocation of funds will take more than a decade for the construction to reach St. Albans.

IT IS RECOMMENDED THAT Mr. D.J. Thompson be informed in terms of the Shire Engineer's Report and of Council's continued representations to attract additional funding for the construction of M.R. 181 to St. Albans.

REPORTS

1. PUBLIC WORKS

Road Construction

The Terrace, Windsor

Work has been completed.

Drainage

Clarendon

Installation of the stormwater pipes including the under bore of the rail track has been completed through to Racecourse Road, with construction of pits in progress.

Macquarie Street - Suffolk Street

Pipes have been delivered for this project.

Jolor Programme

A labour force of 10 has been established and work commenced on extension of the concrete invert in the open drainage channels in Hobartville and installation of pipes through drainage easements at Settlers Road, MacDonald Valley.

Maintenance

Mowing equipment has been busy attending to roadside growth. Grading, gravelling and patching included attention to work at Pitt Town Bottoms Road; Pitt Town streets; Boundary Road, Maraylya; Ridges Lane, Richmond; Londonderry Road; Scheyville Road; McMahon's Road; Mountain Lagoon Road; laneway at rear Richmond Nursing Home; Dight Street, Richmond; and shale patching Argyle Reach Road, Wilberforce; Longleat Road, Kurmond; and drainage at rear of properties Phillip Place, McGraths Hill.

Other Works

Completion of the footpath and adjustment of the road shoulder Fitzgerald Street, Windsor, in front of new arcade.

Attention to public utility trench restorations.

Parks and Gardens

Glossodia

Completion of inlet structure and outlet headwall on the drainage line crossing under the field.

Tamplin Field

Top dressing of the field has been completed.

Maintenance work has included conversion of fields to winter sports with erection of posts at the Wilberforce turf farm, ground off Berger Road, Windsor, and Richmond Ex-Servicemens Sporting Complex for soccer.

Buildings

Glossodia Shopping Centre

Tiling, water connection and interior plumbing is proceeding with completion due 6th April, 1984.

South Windsor Multi-Purpose Childrens Centre

Carpark construction is well advanced with drainage and kerb and gutter complete with placement of the road pavement proceeding.

Assistance is being given with fitting out of the building.

Mountain Lagoon Bushfire Shed

Erection of roof has been completed with provision of access and fitting out now being attended to.

General

Work has commenced on the new toilet block at the Ferry crossing Wisemans Ferry. Maintenance attention to cottage Old Sackville Road, Bilpin Hall, South Windsor Football Field and Cultural Centre.

Plant

Delivery of three sedan cars as replacement vehicles Health and Building.

Delivery of one utility for Patrol Officer. This unit has been fitted with L.P.G. equipment for dual fuel use.

Sewerage

As a result of a further spate of blockage in Mileham Street in front of properties 110-112 and A.C.I. Plastics jetpower cleaning of the mains was undertaken using specialised equipment. A failure in the main has been isolated and replacement of about 15m of the main approved.

IT IS RECOMMENDED THAT the report be received.

2. STATE EMERGENCY SERVICES - LOCAL CONTROLLER'S REPORT - MARCH, 1984. S206.

No incidents occurred during the month of March, 1984. Training is being carried out as usual.

An induction training course will be commencing on 4th April, 1984, for one week covering all aspects for new members.

IT IS RECOMMENDED THAT the report be received.

3. FIRE CONTROL OFFICERS REPORTHazard Reduction

Major controlled burning operations will be carried out in conjunction with the National Parks and Wildlife Service on the weekends of 7th and 14th April, 1984 in the following areas:

Bilpin - West of Brown Ridge fire trail covering an area of 600 hectares
Kurrajong Heights - West of Burralow Road covering an area of 530 hectares
Mountain Lagoon - North of Sams Way covering an area of 1300 hectares

High fuel loadings have been recorded in several of the gullies in both the Kurrajong Heights and Mountain Lagoon areas.

It is proposed to involve 14 Brigades and over 100 members in the operations.

Training

Training in the use of foam making equipment and the safe operation of chain saws was conducted at East Kurrajong on Sunday, 1st April, 1984.

Two Brigades in the Shire, East Kurrajong and Oakville, have been issued with 38mm foam making equipment to provide for fires involving flammable liquids.

Easter Show

Council's Bush Fire mural has been loaned to the Bush Fire Council of N.S.W. for display at the Royal Easter Show in April this year. The mural is to be returned in time for use by Hawkesbury Shire Brigades at the forthcoming Hawkesbury Show.

IT IS RECOMMENDED THAT the report be received.

4. QUESTIONS WITHOUT NOTICECouncillor Stubbs - Carpark, Kable and Macquarie Streets, Windsor. P155/2.

Councillor Stubbs at the Ordinary Meeting held on 14th February, 1984 referred to the dwarf wall in the carpark at the corner of Kable and Macquarie Streets being almost the same level as driving lights of vehicles, resulting in damage being occasioned to such driving lights.

There is approximately 67 metres of dwarf wall which vary in height from 250-300mm and this height is such that vehicles are being damaged when parking. This damage could be avoided by the erection of a barrier kerb 100-150mm in height extending 600mm in front of the wall to act as a wheel stop, giving sufficient clearance that the vehicles would not touch the dwarf wall.

Estimated cost to carry out the work is \$2,600 and no funds have been provided to carry out such works.

IT IS RECOMMENDED THAT provision of \$2,600 be made in the Estimates for 1985 for the provision of a barrier kerb 150mm in height adjacent to the dwarf wall in the carpark of Kable and Macquarie Streets as a buffer to prevent damage to vehicles colliding with the dwarf wall.

5. BUSH FIRE ESTIMATES 1984/85. B27/8.

The following programme of expenditures for the Bush Fire Estimates has been prepared by the Fire Control Officer and adopted by the Management Executive Committee.

		<u>Estimated Cost</u>
		<u>(\$)</u>
Maintenance & Running Expenses:		
Stations	3,500	
Vehicles	15,500	
Pumps	3,000	
Radio	2,000	
Petrol	10,000	
Freight	100	
Telephone charges	2,000	
Electricity	1,500	
Insurance	12,000	
F.C.O. Travel Expenses	2,100	
Rates	600	
Printing and Stationery	1,000	53,300

Fire Control Salaries (F.C.O. & Assist.)	43,018
4 x 4 Tanker (Diesel) with crew protection cab	52,510
Toyota 4 x 4 Long Wheel Base	11,556
Miscellaneous Firefighting equipment (hose, knapsacks, hand tools, helmets, etc.)	21,500
Feeding of firecrews	500
Training programmes	500
Protective clothing	3,000
Hazard Reduction Works	20,000
Supplementary charges (co-ordination measures, administration charges/contribution to emergency fund)	25,000
	\$230,884

IT IS RECOMMENDED THAT the Estimates listed above be forwarded to the Bush Fire Council of N.S.W. as this Council's programme for 1984/85.

6. GLOSSODIA COMMUNITY CENTRE. 625-94.

The existing Community Centre was erected in 1981 being a portable building enabling re-siting at a future date. Subsequent to the provisions of this facility, there has been a very active Management Committee catering for the community needs of Glossodia, and being so successful there is now an immediate need for provision of additional accommodation. An amount of \$24,000 has been provided for extensions of the existing building, however, this will still leave a shortfall for the desired accommodation. Further, it is considered undesirable to make extensions to this portable-type building which would make it a more permanent fixture to a structure which is not in harmony with the more recent development of the community facilities.

Provisional estimates have been prepared for a community hall containing an area of 250 square metres amounting to \$175,000 in brick masonry construction and whilst no specific funds have been earmarked for this project it is considered that the \$24,000 provided for extensions to the existing structure be utilised towards the construction of a new hall having an area of 250 square metres and that the additional funding of \$151,000 be provided as a matter of urgency to adequately cater for the needs of this isolated community.

The Management Committee have raised their plight with the Chief Executive Officer/Shire Clerk and myself, and the concern of that Committee for the provision of additional facilities to serve the community is most sincere and genuine, and in this circumstances Council should support these community needs.

The Management Committee have also expressed their appreciation for the facilities that Council has provided to date.

It is proposed that the construction of the Hall would be carried out on the same basis of construction as the shops at Wilberforce with Council's own work force providing continuing employment for Council's building staff. In regard to the existing portable building, this building would be most suitable for re-siting at the Mill Road Reserve, Kurrajong for utilisation by the Kurrajong Pony Club who have requested club premises, estimated cost \$10,000.

IT IS RECOMMENDED THAT as a matter of urgency a new community hall be constructed for the residents of Glossodia at the Community Centre at an estimated cost of \$175,000 and that the funds voted for the extension of the existing portable building be utilised in the construction of this new community facility.

7. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

- S84/9 Applicant: Telecom Australia
 Owner: A. & P. Razza & Eastrees Pty. Ltd.
 Lot A, D.P. 407192 Douglas Street, Kurrajong Heights
 Subdivision creating one special purpose allotment of 242
 square metres and a residue.
- S84/11 Applicant: R.B. Walker
 Owner: R.B. Walker
 Lot 12, D.P. 231981 Parish of St. Matthew
 Subdivision creating two lots, the smaller having an area not
 less than 855 square metres.
- S83/86 Applicant: R.K. Cambridge & Co.
 Owner: H. Dixon & Perpetual Trustee Co.
 Pt. Lot 1 and Lot 2, D.P. 32412 Bells Line of Road, Kurrajong
 Subdivision creating two varied lots.
- S84/16 Applicant: R.F. & R.B. Phillips
 Owner: R.F. & R.B. Phillips
 Portion 84, Parish of Meehan, Singleton Road, East Kurrajong
 Subdivision creating two lots.
- S83/13 Applicant: J.W. & K.L. Desmond
 Owner: J.W. & K.L. Desmond
 Lot 7, D.P. 248337 and Pt. Lot 6, F.P. 9777276 Brahma and
 Terrace Road, North Richmond
 Subdivision creating two varied lots by adjustment of
 boundaries.
- S84/20 Applicant: P.S. Graham & Associates
 Owner: Airlite Industries/Clarke Hawkesbury
 Holdings
 Lot 5, D.P. 240986 and Lot 2, D.P. 533499 Drummond Street,
 South Windsor
 Subdivision creating two varied lots by adjustment of
 boundaries.
- S84/18 Applicant: Bennetts Real Estate Pty. Ltd.
 Owner: Astron Properties Pty. Ltd.
 Lot 1, D.P. 15 104 Grose Vale Road, Kurrajong
 Subdivision creating four lots having areas of approximately
 1,200 square metres, 1,500 square metres, 5,000 square metres
 and 5,600 square metres.
- S84/13 Applicant: R.K. Cambridge & Co.
 Owner: E.E. Hardley
 Lots 5 and 6, D.P. 18355 Hobart Street, East Richmond
 Subdivision creating two varied lots by adjustment of
 boundaries.

IT IS RECOMMENDED THAT the report be received.

8. SUBDIVISION, LOT 2, D.P. 569215, LOTS 3, 4, AND 5, D.P. 17870, PT. POR. 45,
 GROSE VALE RIVER ROAD, GROSE WOLD. OWNER: THE STEADING PTY. LTD. S83/87.

In the subdivision application of Lot 2, D.P. 569215 and Lots 3, 4 and 5, D.P. 17870, Pt. por. 45, Grose Vale River Road, Grose Wold, Owner: the Steading Pty. Ltd., a condition of Development Consent was the requirement of dedication of one hectare of public reserve adjacent to the Navua Picnic Ground.

To enable the subdivision to proceed with the transfer of the land for public reserve, there will be the need for a Deed of Agreement between Council and the Developer requiring certain actions by the Developer to facilitate the dedication of the proposed public reserve.

IT IS RECOMMENDED THAT the necessary documents to ensure the fulfilment of the conditions of Subdivision of Lot 2, D.P. 569215, Lots 3, 4 and 5, D.P. 17870, Pt. Por. 45, Grose Vale River Road, Grose Wold: Owner, The Steading Pty. Ltd. providing for the dedication of one hectare of public reserve be completed under the Common Seal of Council.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS. B25

The following is a summary of building applications received during the month of March 1984. Applications received during March 1983 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
54 (38)	New Dwellings	\$2 588 489	(\$1 764 931)
24 (41)	Additions to Dwellings	136 825	(306 243)
- (2)	Residential Flat Buildings	-	(168 762)
39 (35)	New Buildings other than Residential	538 105	(533 590)
7 (4)	Additions to Buildings other than Residential	173 390	(232 800)
6 (11)	Swimming Pools	31 225	(69 007)
- (2)	Additions to Dwellings - Dual Occupancy Unit	-	(55 000)
<u>130</u> (133)		<u>\$3 468 034</u>	<u>(\$3 130 333)</u>

Building applications received up to the end of March 1984. Approvals for the corresponding period during 1983 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
121 (89)	New Dwellings	\$5 558 960	(\$4 116 082)
80 (110)	Additions to Dwellings	468 287	(772 084)
4 (2)	Residential Flat Buildings	265 290	(168 762)
87 (68)	New Buildings other than Residential	987 518	(\$2 106 179)
18 (10)	Additions to Buildings other than Residential	365 390	(245 008)
20 (28)	Swimming Pools	134 125	(157 792)
2 (5)	Additions to Dwellings - Dual Occupancy Unit	100 000	(171 000)
<u>332</u> (312)		<u>\$7 879 570</u>	<u>(\$7 736 907)</u>

IT IS RECOMMENDED that the information be received.

2. TENDERS - GARBAGE TRUCK.

Tenders were invited on the basis of the supply of a rear loading compactor body of 19. cubic metre capacity mounted on an appropriate bogey drive cab and chassis fitted with hydraulically operated bin lifters and other specified equipment. Council's 1978 model Bedford fitted with an Evans Bros. side loader compactor body was offered for trade.

The following tenders were received:

	<u>Cab and Chassis</u>	<u>Compactor Body</u>	<u>Lifters</u>	<u>Net Price</u>
<u>A. Mac Trucks Aust. Pty. Ltd., Chipping Norton</u>				
(i)	Mac R685 RSJ	"Route Chief" by Compaction Systems	Garpac	\$108,350
<u>B. Gitsham Transport Engineers Pty. Ltd, Granville</u>				
(i)	Nissan UD CW41 (Sticpewich Agencies)	Heil Colectomatic	Telpok	\$80,523
(ii)	Nissan UD CW41	Heil Colectomatic	Telpok	\$80,801
<u>C. Conveyor Company of Australia Pty. Ltd, Alexandria</u>				
(i)	Nissan UD CW41	Murko VDK SP25	Garpac	\$78,230
(ii)	Volvo F7 Turbo	As above	As above	\$82,731
<u>D. Hastings Deering Sales Pty. Ltd., Lidcombe</u>				
(i)	Nissan UD CW41	"Route Chief" by Compaction Systems	Garpac	\$75,310
(ii)	As above	Heil Colectomatic	Telpok	\$77,405
(iii)	As above	As above	Garpac	\$78,265
(iv)	As above	As above	Versalift	\$78,105
(v)	As above	EZ C200 Macdonald Johnston	Garpac	\$74,220
(vi)	As above	EZ C225 Macdonald Johnston	Garpac	\$76,050
(vii)	As above	Phoenix (18 cu.m.) Fruehauf Distributors	Garpac	\$73,438
<u>E. Suttons Motors, Arncliffe</u>				
(i)	Volvo F7	Hydrapak by Evans Equipment	Garpac	\$81,790
(ii)	As above	Autopak by Evans Equipment	Garpac	\$83,660
(iii)	Volvo F7 Intercooler	Hydrapak by Evans	Garpac	\$88,013
(iv)	AS above	Autopak by Evans Equipment	Garpac	\$89,983
<u>F. Saab Scania Australia Pty. Ltd., Moorebank</u>				
(i)	Scania P82M	Hyrdrapak by Evans Equipment	Garpac	\$82,866

(ii)	As above	Autopak by Evans Equipment	Garpac	\$84,836
<u>G. Yorkstar Motors Pty. Ltd, Milperra</u>				
(i)	Mercedes Benz 2222/48	"Route Chief" by Compaction Systems	Garpac	\$86,154
(ii)	As above	Heil Colectomatic	Telpok	\$88,249
(iii)	As above	As above	Garpac	\$89,109
(iv)	As above	As above	Versalift	\$88,949
<u>H. International Harvester Australia, Lidcombe</u>				
(i)	Acco F1950C	EZ C200 Macdonald Johnston	Garpac	\$73,419
(ii)	As above	EZ C225 Macdonald Johnston	Garpac	\$75,249
(iii)	As above	Heil Colectomatic	Telpok	\$77,979
(iv)	As above	As above	Garpac	\$78,829
(v)	As above	As above	Versalift	\$78,104
<u>I. Compaction Systems Pty. Ltd., Moorebank</u>				
(i)	Nissan UD CW41	"Route Chief"	Garpac	\$74,426
<u>J. Macdonald Johnston Pty. Ltd., Lane Cove</u>				
(i)	Nissan UD CW41 (Hastings Deering)	EZ C200	Garpac	\$74,220
(ii)	As above	EZ C225	Garpac	\$76,050
(iii)	Nissan UD CW41 (H.W. Crouch)	EZ C200	Garpac	\$78,066
(iv)	As above	EZ C225	Garpac	\$79,896
<u>K. Evans Equipment Pty. Ltd, Reservoir, Victoria</u>				
(i)	Acco F1950	Hydrapak	Garpac	\$72,915
(ii)	Volvo F7 Turbo	As above	As above	\$83,570
(iii)	Volvo F7 Intercooler	As above	As above	\$89,793
(iv)	Scania 2222/48	As above	As above	\$85,372
(v)	Nissan UD CW41	As above	As above	\$79,756
(vi)	Ford Cargo	As above	As above	\$80,323
(vii)	Ford Cargo 2421	As above	As above	\$82,470
(viii)	Acco F1950	Autopak	As above	\$74,885
(ix)	Volvo F7 Turbo	As above	As above	\$85,540

(x)	Volvo F7 Intercooler	As above	As above	\$91,763
(xi)	Scania 2222/48	As above	As above	\$87,342
(xii)	Nissan UD CW41	As above	As above	\$81,726
(xiii)	Ford Cargo	As above	As above	\$82,293
(xiv)	Ford Cargo 2421	As above	As above	\$84,440

L. Volvo Australia Pty. Ltd.. Chipping Norton

(i)	Volvo F7F	"Route Chief" by Compaction Systems	Garpac	\$86,569
(ii)	Volvo F7G	As above	As above	\$80,781
(iii)	Volvo F7F	Heil Colectomatic	Telpok	\$90,039
(iv)	As above	As above	Garpac	\$90,889
(v)	As above	As above	Versalift	\$90,364
(vi)	Volvo F7G	As above	Telpok	\$85,251
(vii)	As above	As above	Garpac	\$86,101
(viii)	As above	As above	Versalift	\$85,576

M. Blacktown Truck Centre Pty. Ltd., Blacktown

(i)	Volvo F7G	"Route Chief" by Compaction Systems	Garpac	\$85,160
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N. Sticpewich Agencies Pty. Ltd, Villawood

(i)	UD CW41	Heil Colectomatic	Versalift	\$81,223
(ii)	As above	EZ C200	As above	\$79,963
(iii)	As above	EZ C225	As above	\$81,793
(iv)	As above	"Route Chief" by Compaction Systems	As above	\$75,493

Included in the tenders submitted by Sticpewich Agencies was an alternative proposal of Compaction Systems Pty. Ltd, which offered a significantly more generous trade-in allowance, resulting in the following offer:

(v)	Nissan UD CW41	"Route Chief" by Compaction Systems	Garpac	\$73,428
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At present Council operates a Nissan UD CW41 which has given trouble free service since it has been in operation from early December, 1982, and this particular prime mover is favoured by the operators and the mechanics concerned. Tender No. N(v), from Sticpewich Agencies Pty. Ltd. offers a vehicle which would suit Council's purposes admirably and in addition, the offer also includes the provision as a free spare, of an additional six speed manual gear box which has a sales tax free value of in excess of \$2,900. Should this tender be accepted, and Council is subsequently operating two such vehicles, the offer of the spare gear box may be of significant benefit.

An allowance of \$75,000 was made in this year's Estimates for the purchase of a new garbage truck.

IT IS RECOMMENDED THAT tender No. N(v) submitted by Sticpewich Agencies Pty. Ltd. for the supply of a Nissan UD CW41, fitted with a "Route Chief" compaction body by Compaction Systems Pty. Ltd., incorporating hydraulically operated Garpac lifters and all other specified equipment in the net sum of \$73,428, be accepted.

PLANNINGCORRESPONDENCE1. R. NEALE, B. MEALING, R. WILKINSON - MALL, GEORGE STREET, WINDSOR.
P160/36.

"At the Windsor Chamber of Commerce Annual General Meeting held on Monday March 12th, the Chamber overwhelmingly changed their attitude towards any co-operation with councils' proposed Mall in George Street and the associated road closure.

We, the undersigned were delegates to the Mall Liaison Committee from the Chamber, and as such, are compelled to abstain from any Mall Committee meetings until such time as the Chamber decides otherwise.

We assure you of our sincere intentions.

Signed: R. Neale, B. Mealing, R. Wilkinson"

S.P. - IT IS RECOMMENDED THAT the letter be received.

2. WINDSOR BUSINESSMEN'S ASSOCIATION - DELEGATES TO WINDSOR MALL LIAISON COMMITTEE. P160/36.

"The Windsor Businessmen's Association has been formed largely because a significant number of business people in Windsor wish to belong to an organisation which presents a constructive, yet moderate approach to the problems facing the Windsor Business District.

It has come to the attention of this Association, that the Windsor Chamber of Commerce has withdrawn its delegates from the Windsor Mall Liaison Committee with Council.

The Windsor Businessmen's Association would be very pleased to provide three delegates to sit on this liaison committee with Council. These delegates would consult together with Councillors and Council Staff in a constructive but cordial manner - since the aims of this Association are indeed the same as those of Council, namely to upgrade the retail area of Windsor to the mutual satisfaction of both the shopping public and the retailer.

It is felt that the delegates suggested below, because of the experience in retailing and through their investigations of retailing within malls - would provide a very positive contribution towards the planning of the Mall, and to its management once it becomes functional.

Our proposed delegates are Messrs. Michael Barnes, Brian Mealing and Edgar Small, with Bob Neale (alternate).

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

S.P. - IT IS RECOMMENDED THAT the delegates be appointed.

3. WINDSOR CHAMBER OF COMMERCE - GEORGE STREET MALL. P160/36.

"I have to inform you that this day the Windsor Chamber of Commerce Committee after contacting the majority of members has voted to boycott the meeting called by your goodself re the proposed Mall.

In view of the Chambers recent motion of no confidence in Council and the previous unanimous motion requesting Council to defer the Mall until a Hollands Paddock supermarket is accomplished there seems at this stage, in the opinion of the Chambers, a pointless and time wasting exercise to attend this meeting.

I must add that Chamber members are appalled at the chaotic traffic conditions and loss of business due to The Terrace closure."

(S.P. - Some of the through traffic in The Terrace has elected to use George Street mainly outside retail hours. This would be alleviated when the mall is established and this traffic diverted to Macquarie Street. Further, detailed traffic surveys will be undertaken at that stage to monitor traffic alterations. The mall will not only remove through traffic from George Street, but also remove the main points of congestion being the three major intersections.

The only persons affected in obtaining access to the commercial area by the closure of The Terrace at the point chosen are those who would enter from the Moses Street end and the immediate residents of the town. For those entering from the Moses Street end, they are now required to travel to George Street and thence up George Street to Fitzgerald. This is a shorter distance of travel than along Moses Street and The Terrace. The difference in vehicle travelling times is negligible.)

IT IS RECOMMENDED THAT the letter be received.

PLANNINGREPORTS1. EXTRACTIVE INDUSTRY, EAST KURRAJONG - GOLAC PTY. LTD. DA54/84.

Council recently considered a submission by R.K. Cambridge & Co. relating to the property owned by Golac Pty. Ltd. at East Kurrajong whereby a subdivision was proposed outside the provisions of the existing planning scheme in return for which the company would cease and relinquish all existing use rights to extraction. The Council concurred with the principle and advised the consulting surveyor accordingly. He has now written indicating, in part, as follows: "My client is concerned that should it enter into such an agreement and the environmental plan be rejected by the Director, it would then be in a worse position than it is now. The company would be quite willing to enter into such an agreement upon the Director issuing a certificate under Section 65 of the Environmental Planning and Assessment Act, 1979". This position is considered reasonable in the circumstances.

IT IS RECOMMENDED THAT R.K. Cambridge & Co. be advised in relation to Council's agreement in principle to support a variation to the planning scheme for a subdivision of the property owned by Golac Pty. Ltd. in return for the relinquishing of extractive industry rights and that the cessation of such rights upon the issue of the certificate under Section 65 of the Environmental Planning and Assessment Act is acceptable.

Further, that Council requires the payment of all of its legal fees incurred to date regarding the extractive industry on the subject land with the application for preparation of the draft local environmental plan.

2. N.S.W. DEPARTMENT LEISURE, SPORT AND TOURISM - REPORT ON VACATION PLAY CENTRES CONDUCTED IN THE HAWKESBURY AREA - JANUARY 1984. C43/8.

During January, 1984, the Department of Leisure, Sport and Tourism conducted seven play centres in the Hawkesbury Shirue in conjunction with Council.

Attendances at most centres were good, although the Department questions the operation of Oakville centre as numbers were very low.

The Department also comments on the good programmes and quantity of equipment offered at each centre.

A number of recommendations are proposed by the Department:

- That Oakville Public School centre be discontinued and an alternative programme offered. For example, special resource days could be run in this area or a mobile van could visit on certain days.
- Access to a telephone at Windsor South Primary School is desirable, especially with the handicapped programme functioning.
- That further promotion of centres be continued to increase centres. It is considered important that signs be erected and displayed outside play centre sites.

(Note: At the 14th February Ordinary Meeting Council adopted the recommendation that Oakville centre be discontinued due to lack of numbers.)

The other matters indicated will be investigated.

IT IS RECOMMENDED THAT the information be received.

3. EXHIBITION OF DRAFT LOCAL ENVIRONMENTAL PLANS. DA481/83 AND DA530/83, DA559/83.

The following draft Local Environmental Plans have finished their exhibition period in accordance with Section 66 of the Environmental Planning and Assessment Act, 1979, with no submission being received.

1. Portion 283, Parish of Kurrajong, No. 59 Longleat Road, Kurmond - subdivision into two allotments.
2. Lot 3, D.P. 239859, No. 117 Grose Vale Road, North Richmond - use of existing building for an antique shop.
3. Kable Street between George Street and The Terrace, Windsor - commercial development.

IT IS RECOMMENDED THAT Council proceed with the plans and forward them to the Department of Environment and Planning pursuant to Section 68 of the Act for the Minister's final determination and gazettal procedures.

4. DEVELOPMENT APPLICATION - AMAROO CONSTRUCTIONS - LOT 17, D.P. 616626, NO. 141 FRANCIS STREET, RICHMOND ON THE NORTH EASTERN SIDE OF FRANCIS STREET, ADJACENT TO "CLEAR OAKS" HOMESTEAD - ERECTION OF A DWELLING HOUSE AND DETACHED GARAGES BUILDING. DA64/84.

The application is to erect a single storey dwelling house with detached garages on the above lot adjacent to the historic "Clear Oaks" Homestead. The architectural style of the building is Australian colonial with verandahs all round and is considered suitable for the area. The development conforms to the requirements of Hawkesbury Local Environmental Plan No. 3 and the concurrence is required from the Department of Environment and Planning which is expected shortly.

IT IS RECOMMENDED THAT upon concurrence being obtained from the Department of Environment and Planning, development consent be issued for the erection of a single storey dwelling house and detached garage building subject to the following conditions:

- 1.-2. Standard conditions 1, 14.

5. PROPOSED RECEPTION CENTRE, MADDENS ROAD, NORTH RICHMOND. DA569/83.

The following is the report under Section 90 of the Environmental Planning and Assessment Act on the above development application by P.E. Woods (see DA item 5 of the Development Section). The reporting method is for the Planner undertaking the report to complete the Section 90 considerations and thence produce a summary report for Council's consideration.

(1) In determining a development application, a consent authority shall take into consideration such of the following matters as are of relevance to the development the subject of that development application:

(a) the provision of:

- (i) any environmental planning instrument;

Development permitted within the zone, however, lot size does not comply with the minimum prescribed.

- (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to section 47(b) or 66(1)(b);

As in (i) above.

- (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;

Provision of S.E.P.P. 1 allows for approval subject to the concurrence of the Department.

- (iv) any development control plan in force under section 72,
Not applicable.

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;

Impact will result from traffic entering and leaving the site, traffic and pedestrian activities on the site, service vehicles, the control of liquid wastes and (c) below. Noise from traffic can be controlled to some degree by the location of the parking area, mounding and restriction of size. Noise from the activities of people using the site can be controlled internally with external control restricted to the location where activities take place. There will be a noise consequence of the development from traffic and external use. The DMR and the Police have concurred with the proposal subject to re-arrangements of parking. The disposal of liquid wastes would need to be satisfied prior to any building taking place to the requirements of the Department of Health and Council.

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

The area of the Kurrajong Hills is of high scenic quality recognised by the Environmental Protection Area. The impact of buildings should be minimised within the landscape with overall density being low. This can be achieved in this development. There will need to be treatment undertaken to reduce the impact of the parking area.

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

There is the benefit of employment with the development both on the site and by expenditure externally. Social impact includes some loss of amenity, although other commercially orientated developments allowable within the zone could have a greater impact.

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

Although final design has not been undertaken the architect's sketches indicate a building that would suit the site in character, being located satisfactorily and of a scale and size commensurate with surrounding topography.

- (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;

The land is reasonably regular in shape containing an area of 3.6 ha traversed by a natural watercourse, generally in a north/south direction. The land falls from Maddens Road to the natural watercourse with the proposed building being located well beyond the crest of the ridge. The parking area is located adjoining the Maddens Road frontage mainly obscured by a brick fence.

- (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;

Development is such that there is minimal risk.

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

The proposed siting of the reception building and parking area is such to maintain the impact of the proposal as far as possible within the site. The dominant adjoining land uses are those of residences on small to medium rural sized lots.

- (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;

Satisfactory provision can be made for the above (see comments on Traffic Authorities.)

- (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;

Parking area for 48 vehicles as proposed and it could be expected on the basis of the development's scale and nature that usage twice per day on weekends and once on week days was possible. Traffic volumes on the scale indicated are within the capacity of the road system, this being concurred with by the Traffic Authorities.

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

There is no public transport to the site and this is not considered necessary.

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

Electricity and telephone are available to the site. On site provision needs to be made for water and sewerage facilities.

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

The site is well landscaped with some additional landscaping being required. Detailed submission to be requested with subsequent building application.

- (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;

Submissions by the DMR and Police agree with the proposed development, however, require a re-arrangement of parking and access.

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

Presently the area is dominated by residences on small to medium sized rural lots. This is likely to change with increased valuation and speculation in the land to more intrusive commercially orientated uses. Care will need to be taken to ensure that their scale is commensurate with land size and such as not to visually intrude and that amenity is maintained within acceptable limits.

(p) any submission made under section 87;

Not applicable.

(q) the circumstances of the case;

The use is prohibited due to minimum area provisions, although S.E.P.P. 1 allows consideration in such circumstances. It is a semi-rural area in transition where such uses can be approved provided the scale of the development can be reduced within the topographical constraints to be minimal and the matters of noise and traffic confined to acceptable limits.

(r) the public interest;

There have been 15 letters of objection with a petition of 28 signatures and one of support. The objections are based on a number of matters with the relevant planning issues relating to amenity (noise, traffic, usage) and commercial intrusion in rural area. It is considered that the development could be approved with conditions applying that will reduce the development's impact on the locality.

(s) any other prescribed matter;

The matter was referred to the Traffic Authority in accordance with the provisions of the planning scheme, that Authority considering the development to be of a minor traffic generating nature and referring it to the Local Traffic Committee.

Council is referred to the recommendation of DA Item 5 Development Section.

IT IS RECOMMENDED THAT the information be received.

6. SUBMISSION RELATING TO REGIONAL ENVIRONMENTAL STUDY - PENRITH LAKES SCHEME. P160-52.

The documentation associated with the Regional Environmental Study is substantial and as Council will be aware has only become available in recent weeks. As the proposal is of significance to the Shire, investigations are still taking place in order that Council's position may be made clear in its submissions. These will be prepared and placed before the April Committees.

IT IS RECOMMENDED THAT the information be received.

REPORTS1. COUNCIL'S PUBLICATION. C50/12.

It has been necessary to defer the launching of Council's publication "Hawkesbury Heritage" until Friday, 1st June. The cocktail function will be held at the Windsor Community & Cultural Centre at 6 pm for 6.30 pm.

The delay is a result of the Easter break, which has affected printing times and shortened the period available to the binder. The other factor is that the index has had to be re-set following many necessary alterations.

Mr. Mike Walsh will still launch the publication.

IT IS RECOMMENDED THAT the report be received.

LETTERS SUBMITTED FOR INFORMATION

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

1. KEVIN STEWART, MINISTER FOR LOCAL GOVERNMENT - APPRECIATION. A5.

Expressing appreciation for Council's congratulatory letter on his appointment as Minister for Local Government.

2. KEVIN STEWART, MINISTER FOR LOCAL GOVERNMENT - RATE PEGGING LEGISLATION. R186.

Referring to Council's representations to the Premier regarding to the Government's rate pegging legislation and stating that the position is being monitored and it is proposed to undertake a review of Local Government Rating later in the year, with a view to implementing any changes for 1985 which are considered necessary and practicable.

3. MR. K. BOOTH, TREASURER - YOUTH ENTERTAINMENT ON LICENSED PREMISES. C45.

Advising that a number of representations have been received on the above matter, and an inquiry will commence on 26th March, 1984 to review the proposals. Stating that the use of registered clubs for public entertainment has wide ramifications but there is merit in the concept of making full use of existing facilities to meet the needs of young people.

4. MISS SHIRLEY D. BROUN, THE LAND NEWSPAPER LIMITED - APPRECIATION. A5, C50.

Thanking Councillors and Council officers and staff for a rewarding and enjoyable association during the past 15 months with Hawkesbury Newspapers (Gazette and Courier). Advising that she has been promoted to Womens/Magazine Editor of the "Land" Newspaper.

5. DEPARTMENT OF LOCAL GOVERNMENT - APPOINTMENT OF NEW MINISTER AND ESTABLISHMENT OF NEW DEPARTMENT OF LOCAL GOVERNMENT. C44/1.

Referring to the recent appointment of the Hon. Kevin James Stewart, M.P. as Minister for Local Government and stating that following the re-allocation of portfolios, the Department of Local Government and Lands was abolished on 17th February, 1984 and the Department of Local Government and the Department of Lands were established. The head of the new Department of Local Government has been given the title of Secretary, and Mr. H.P.S. Fox, LL.B., has been appointed as Acting Secretary.

6. MR. J.P. LYNCH, MAYOR, CITY OF BLACKTOWN - APPRECIATION. A5, S206.

Expressing sincere thanks to members of the Hawkesbury Headquarters of the State Emergency Services for their assistance during the storm of 7th February, 1984.

7. MR. A. CADMAN, M.P., MEMBER FOR MITCHELL - APPRECIATION. A5.

Stating that the idea of presenting Local Government Certificates at a dinner was an excellent one, and congratulating Council on the conduct of the evening.

8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - MEDIA RELEASE. C44/2, P182, L128/2.

Stating that the proposed council boundary changes to transfer parts of Coonabarabran Shire to the Shires of Quirindi and Gunnedah will not be implemented for a number of reasons.

9. SCHOFIELDS FLYING CLUB - INTERNATIONAL AEROBATIC CHALLENGE COMPETITION. M135.

Stating that agreement in principle has been given by the Department of Aviation to use Schofields Aerodrome on 25th March, 1984 for an International Aerobatic Challenge Competition, and advising that the Schofields Flying Club Ltd. is not involved or associated with the proposed Competition in any way.

10. MACQUARIE UNIVERSITY - APPRECIATION. A5.

Expressing appreciation for Council's donation of \$70 to support the work of the School of Chemistry in funnel web spider research.

11. WINDSOR SCOUT GROUP - APPRECIATION. A5.

Thanking Council for the \$50 donation made to the 1st Windsor Scout Group.

12. LOCAL GOVERNMENT ASSOCIATION - ADDRESS BY ALDERMAN D. SUTHERLAND. C44/2.

Forwarding a copy of an address given by Alderman D.W. Sutherland, AM, President, Local Government Association of NSW and Councillor J.D. Mackay, President, Shires Association of NSW on the occasion of the simultaneous launching of the Local Government Policy Statement in Sydney and Moama on 9th March, 1984.

13. LOCAL GOVERNMENT ASSOCIATION - CIRCULAR NOS. 2 & 3, 1984. C44/2.

1. Local Government Fuel Consumption
2. Australian Rural Adjustment Unit - Effects of Amalgamations: Research Report Summary
3. Volunteer Rebates for Water and Sewerage Rates
4. Fees for Valuation Lists
5. Excess Water Charges
6. Abandoned Motor Vehicles

Member Councils have informed the Associations that the new legislation has increased the workload and costs associated with disposal. The Associations are currently reviewing the legislation with a view to identifying problem areas and recommending amendments to the Act. Councils are requested to advise the Associations of any problems being experienced in administering the Act.

(H.S. - The new legislation has increased Council's costs by approximately \$46 per vehicle. A reply has been forwarded suggesting suitable amendments to reduce costs and secure a quicker disposal of vehicles.)

7. Approval of Installations by Councils

(H.S. - A number of above ground swimming pools are erected without submission of a building application. The matter which usually requires attention is the absence of insufficient safety fencing. It is considered that an appropriate notice should be affixed to such products. The Association has been advised accordingly.)

8. Flood Damage to Roads and Bridges

The Shires Association for seven months sought special funding for the restoration of roads and bridges damaged by flooding in the north western area of the State early in 1983.

Councils are no doubt aware of the severity of recent flooding which has hit many areas of the State. To avoid confusion and delays that followed the previous flooding, the Association has sought assurances from the Government that special funding will be available promptly to meet claims for the restoration of roads and bridges once the damage is assessed and warranted.

(S.E. - Relates to 1983 floods affecting north west sector of the state. This Council is not affected.)

9. Community Employment Program

Councils should be aware that CEP operation is under review following substantial completion of the first round of allocations. In light of the review Councils are again encouraged to submit packages for projects for the second round of funding. There is reason to hope that the 30 per cent contribution requirement will be significantly relaxed for second round funding.

Other major aspects of the guidelines that Councils might wish further information on include:

1. Requirement that the labour intensity of the total project budget should be at least 50 per cent.
2. Inflexibility of the guidelines.
3. Continuity of Project Participants.
4. Local labour market.
5. Economic Planning Potential under the CEP.
6. Regional Priority Rating Committees.

(S.E. - Review of guidelines for operation of CEP. Councils encouraged to submit second round of 'packages' for projects. Consideration being given to 30% Council contribution, advice yet to come. Labour content still to be at least 50% but may be 'averaged' over packages. Further submissions by Council are in preparation.)

10. Regional Advisory Committees - Department of Youth and Community Services

The Executives adopted the recommendation from the Associations Standing Committee at its December meeting "that Councils seriously consider whether they should participate in Regional Advisory Committees to be established by the Department of Youth and Community Services which do not achieve a level of participation in funding decisions consistent with the community's interest, as the terms of reference proposed do not include recommendations for funding as a responsibility of the Committee".

11. Senior Citizens' Week Forum

12. Pensioner Rates Rebates

The 1983 Annual Conference of the Local Government Association resolved to reject reductions in the pensioner rates rebate scheme; to reject accrual of interest; to call on the state government to restore the subsidy; and increase it annually. The Minister for Local Government has responded, inter alia, as follows:

"The decision to reduce the amount of pensioners' rate subsidy paid to Councils, as the Association is aware, was a decision of the Government. In bringing down the Budget for the current financial year, the Government was aware of the views of local government regarding this matter but nevertheless decided not to restore the subsidy to its former level. In view of the Government's decision in this regard I am unable to assist the Association.

The Association may be assured that the Government is aware of the needs of pensioners and that it will continue to monitor the position so that it may take action when it is considered necessary and appropriate."

13. R.H. Dougherty Award 1984

14. Rating of Police Residences - Test Case

Advice has been received from Goulburn City Council that proceedings relating to the ratings of police residences are likely to commence in the next few weeks. Information on the result of the proceedings will be circulated to Councils when available.

15. S149 Certificates - Prescribed Fee

Councils should note that the prescribed fee for information provided under S149(5) of the Environmental Planning & Assessment Act has been increased to \$20.00 as from 11 November 1983. The prescribed fee for the purpose of S149(5) of the Act has remained at \$20.00.

16. Financial Institutions Duty

Following further representations to the Minister for Finance about operation of the State Financial Institutions Duty, Mr. Sheahan has advised, inter alia:

"That the exemption referred to in the background paper to the Treasurer's press release of 19 November, 1982 under the heading "Exemptions of Receipts" does not extend to transactions on the short term money market and indeed it was never the intention of the Government to exempt such transactions. The exempt accounts referred to therein are relative to the receipts which would otherwise be liable to the 0.03 per cent rate of duty. As indicated under the heading "Short Term Money Market" in that paper, it was proposed that special arrangements were to be made in respect of designated short term money market transactions by the application of a lower rate of 0.005 per cent per month."

17. ROSS - Programme Right on Target

18. Australian Bicentennial Road Development Program

In the 1983/84 Budget the Commonwealth Government decided to index all excise duties. Late last year it was learned that the ABRD surcharge was included in this decision.

The Government has now revealed that although part of the ABRD surcharge has already been indexed, and all of it will be indexed on a regular six-monthly basis commencing 27 February 1984, the ABRD Trust Fund will only receive the flat 2c between now and 1988. The additional revenue will be retained in Consolidated Revenue.

Representations were made by the ACLGA and the NSW Associations in December to the Treasurer and Minister for Transport expressing concern that the extra revenue collected is not being placed in the ABRD Trust Fund.

Local Government around Australia is continuing to press for all the revenue raised by the indexed surcharge to be paid into the ABRD Trust Fund.

(S.E. - The Federal Government now indexed fuel excised on six monthly rests. The Associations are pressing for this increased revenue to be applied to Australian Bi-Centennial Road Programmes.)

19. Federal Government Revised Road Tendering Arrangements

The Federal Government has revised its tendering arrangements for roadworks throughout Australia. Announcing this, the Federal Transport Minister, Mr. Peter Morris, said the revised arrangements would apply immediately. The Minister explained that the Australian Bicentennial Roads Development (ABRD) Program Trust Fund Act and the Roads Grants Act would be amended to provide specific criteria against which any State request would have to be considered.

The Government has also decided to vary other conditions under which financial assistance is made available to the States and the Northern Territory for roads and urban public transport.

(S.E. - Enabling some classified works to be undertaken by 'day labour' forces.)

20. Status of Roads Through Towns

Drawing attention to Circular issued by the Department of Main Roads clarifying the status of arterial or national roads passing through a town. The Commonwealth classification is intended to cover only that part of the road which carried through traffic. The service lanes or adjacent sidestrips may be regarded as having local road status and be eligible for financial assistance under the RGA and ABRD Programs.

(S.E. - Circular DMR A666 clarifies road status for expenditure of RGA and ABRD programmes, e.g. side strips on main roads classified as local roads.)

21. General Aviation Study - Sydney Region

Metropolitan Councils were invited by special circular to nominate elected members for consideration by the Executive to join a joint Commonwealth/State committee established to study the general aviation needs for the Sydney Region. The successful candidate is Councillor Couvret of Warringah Shire, and Alderman R. Tudge (Lane Cove) has been invited to provide technical back up.

22. Parking of Vehicles on Footpaths

In General Circular 10/83, metropolitan councils were asked to advise whether or not they supported parking of vehicles on footpaths with three alternative proposals advanced by the NSW Traffic Authority. The overwhelming response was in the negative and after due consideration, the Local Government Associations Executive has advised the Traffic Authority that successive Annual Conferences have not supported the idea of footpath parking, and that following analysis of the Circular replies, the position remains the same.

Reasons advanced against the proposals were:

- (a) additional dangers to pedestrians
- (b) extra costs associated with signposting
- (c) additional obstructions near road junctions
- (d) damage to kerbs, gutters, and trees
- (e) the needs to strengthen footpath paving not designed to cater for vehicle weights
- (f) the existence of reasonable off-street parking which already exists in residential areas.

23. Appointment of Deputy Fire Control Officers

A number of Councils have been pressing for amendments to the Bush Fires Act to provide for the appointment of deputy bush fire control officers. The necessary legislation received Royal Assent in December 1983 and provides for a council or county council which has appointed a fire control officer for a bush fire district within the council's area, to appoint a deputy; to empower that deputy to act as fire control officer for that district at the direction of the fire control officer or during that person's illness, inability to act, or vacancy in the office; and to provide that when acting as fire control officer, a deputy shall have the powers, duties and functions of a fire control officer under the Act, and when acting at the direction of a fire control officer, shall have such powers, authorities, duties and functions as are necessary or convenient for the carrying out of directions.

(S.E. - A full report will be submitted on this matter.)

24. Removal of Reptiles from Private Property

The Australian Herpetological Society provides a free service in the metropolitan area from Campbelltown/Camden in the south; west to Lower Blue Mountains; and north to the Hawkesbury River by contacting either Mr. Paul Levy on 642-1024 or Jeff Banks on 625-7561.

25. Proposed Procedures for Claims Involving Insurers

26. Noxious Plants Seminar - November 1983

27. Aviation Studies - Sydney Region

The Second Sydney Airport (SSA) Site Selection Program was jointly announced by the Commonwealth Minister for Aviation and the New South Wales Minister for Planning and Environment on 27 September, 1983. The program aims to:

- . investigate the potential for major airport developments at locations on the north-western, south-western and southern areas of the Sydney Region;
- . rank those locations from best to worst;
- . conduct an environmental impact assessment on the top ranked sites in accordance with the Commonwealth Environment Protection (Impact of Proposals) Act; and
- . decide on and announce by mid 1985 which site is to be acquired.

The Department of Aviation emphasises that the SSA site Selection Study will not be addressing matters involving Sydney (Kingsford Smith) Airport, but rather selecting a site which is capable of development to accommodate several different "roles" - for example, capable of handling international traffic and of handling only domestic traffic.

28. Associations' Meeting Arrangements 1984

14. WORD OF LIFE FELLOWSHIP LTD. - CONDITION OF ST. ALBANS ROAD. 665-1929.

Stating that they are increasingly concerned about the rapidly deteriorating condition of St. Albans Road as it has been some time since it has been properly graded and a number of complaints have been received by them from staff and visitors to their camp.

(S.E. - Refer to Letter No. 2 in the Engineering Correspondence Section.)

15. MR. P. COX, M.P., MINISTER FOR TRANSPORT - FAIREY ROAD LEVEL CROSSING.
R185/4.

Advising that the Inter-Departmental Level Crossing Committee has arranged for the installation of flashing lights at the above crossing which will automatically be operated to provide adequate early warning of the approach of a train.

(S.E. - This type of construction normally attracts 1/3 contribution from the Local Council. Enquiries are in hand regarding the estimated cost of the installation.)

16. MINISTER FOR ROADS - GRANTS. M130/24.

Advising that a further grant of \$10,000 has been approved for road construction works during 1983/84 on Trunk and Ordinary Main Roads classified under the Main Roads Act, with grants approved for these works now totalling \$100,000.

17. MINISTER FOR ROADS - LETTER TO MR. ROZZOLI REGARDING CONSTRUCTION WORKS ON TRUNK AND ORDINARY MAIN ROADS. M130/24.

Referring to representations made on behalf of Council regarding construction works on trunk and ordinary main roads, and advising that an additional grant of \$19,675.52 has been provided for the finalisation of the construction of M.R. 181 north of Webbs Creek Ferry, and it is proposed to provide Council a further \$10,000 in a review of the construction programme which is presently in hand.

Stating that, insofar as Council's grant, under the County of Cumberland Main Roads Construction Programme is concerned, an additional \$50,000 has been provided to Council.

(S.E. - Refer to Engineering Correspondence Item 2 to this meeting.)

R.L. Rawson,
Chief Executive Officer/Shire Clerk

