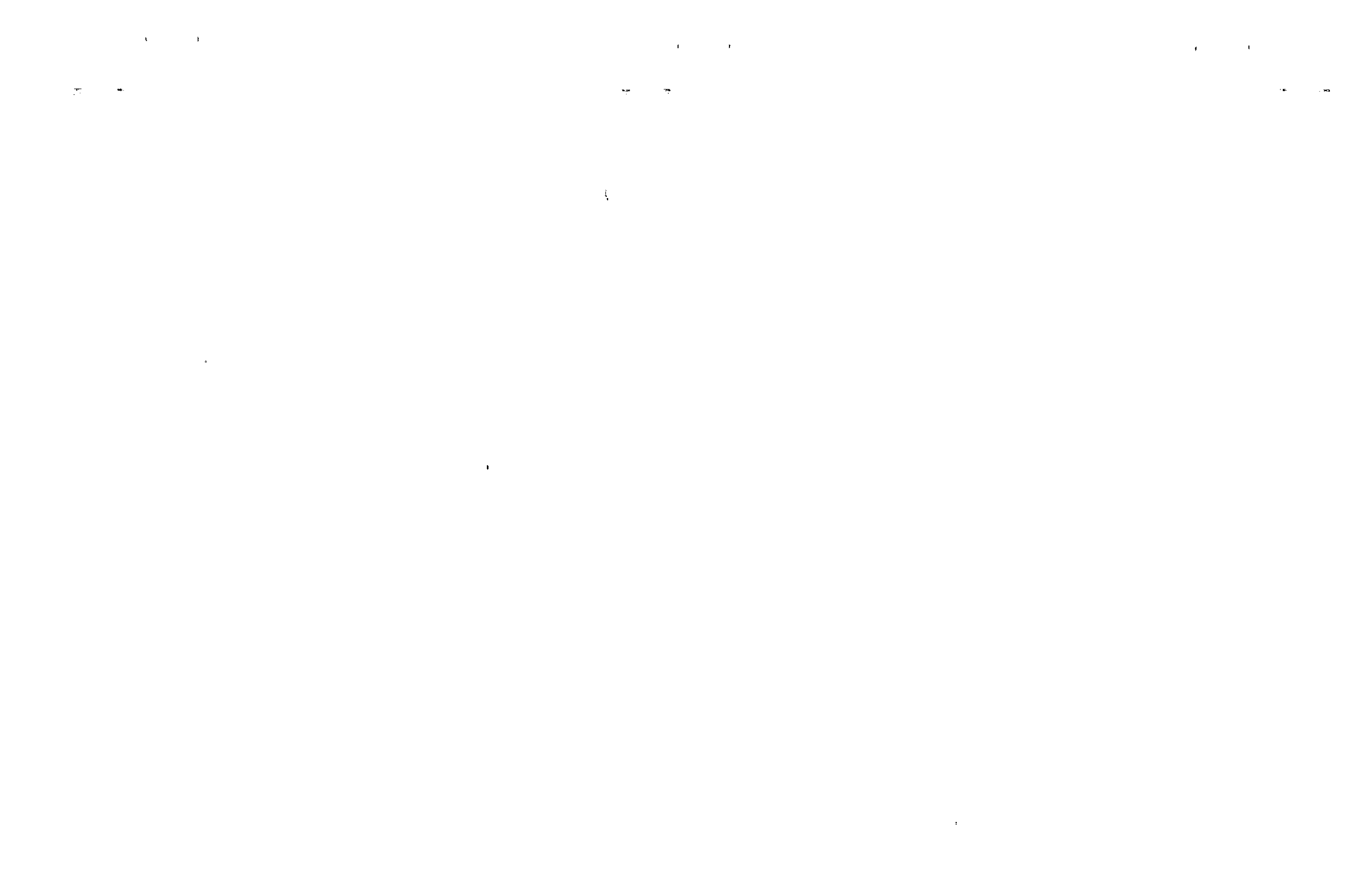


Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 13 AUG 1985



HAWKESBURY SHIRE COUNCIL

MINUTES OF COMMITTEES & REPORTS SUBMITTED FOR COUNCIL'S INFORMATION

- . MANAGEMENT EXECUTIVE COMMITTEE
- . PROSPECT COUNTY COUNCIL
- . BUSH FIRE CAPTAINS REPORT
- . HERITAGE ADVISORY COMMITTEE

August 13, 1985

MINUTES OF THE MANAGEMENT EXECUTIVE COMMITTEE HELD ON 9 JULY, 1985

PRESENT: Shire Clerk - G. McCully, Shire Engineer - R. Gilmore, Shire Health & Building Surveyor - J. O'Grady, Deputy Shire Planner G. Falson, A/Chief Librarian - P. Poulsen, Deputy Shire Engineer - C. Daley, Treasurer - S. Bates and Deputy Shire Clerk - L. Weatherstone

The following matters were discussed.

1. The Committee discussed a letter from the Land Commission of N.S.W. concerning Council's plans for the construction of community facilities in connection with Bligh Park Estate. The Committee determined that a concept plan be prepared and submitted to Council and that the plan would include both planning and engineering facilities required for the whole area.
2. A report from the Safety Co-ordination Officer in relation to driver training and licensing of Council employees was received. It was determined that an officer from the Prospect County Council Training Unit be requested to attend the next Management Executive Committee to outline the facilities provided by that Council in relation to employee driver training.
3. The Committee received a report from the Safety Co-ordination Officer on employee training for use of fire extinguishers within the major Council offices. The Committee felt that it was beneficial for a training programme to be introduced in each of the specific locations. These locations included the Council Chambers and Works Depots. The training programmes would jointly cost less than \$300.
4. A report on the implementation of the Library computerisation was received from the Acting Chief Librarian and it was decided that an Official Opening, with the local press being in attendance, should be held following the completion of the installation. The Acting Chief Librarian to make the necessary arrangements.
5. A review of the procedures for appointing personnel to Council was examined. The Committee felt that all appointments should be administered by Council's Administrative Officer - Personnel, who will assist in standardising the information provided to new employees and introduce new induction training which will hasten and improve the assimilation into the work-force.
6. The Committee received the programme of staff training courses from the Training & Development Unit of the Local Government Industry Training Committee. The Committee felt that it would be appropriate for the Acting Chief Librarian to look at courses which may be available to improve Council staff communication skills. The Acting Chief Librarian is to report back to the Management Executive Committee.
7. A request has been received from Radio Station 2VTR FM for Council employees to record the General Purpose and Ordinary Meetings of Council to enable the broadcast of these meetings through their radio station. Meetings were previously recorded by Mr. D. Dibley who has now moved from the Hawkesbury area. As there would be some considerable cost to Council to provide this service, the Committee determined that discussions should be held with the radio station to decide if an alternative arrangement can be achieved. The Deputy Shire Clerk to investigate this matter.

8. The Management Committee discussed a social welfare programme for the whole of the Shire and it was determined that the Community Projects Officer should initiate a major investigation into establishing a social welfare programme to fit into the overall corporate plan of the Council.
9. A proposal has been offered to Council for the placing of a hot food cart in the Windsor Pedestrian Mall. The Committee examined this matter and determined that the proposal offered was out of character with the functions of the Mall.

THE PROSPECT COUNTY COUNCIL

WORKS CARRIED OUT FOR THE MONTH OF JUNE, 1985

<u>JOB NO.</u>	<u>DESCRIPTION</u>	<u>PERCENTAGE COMPLETED</u>
<u>SHIRE OF HAWKESBURY</u>		
WG4255	L.V.Ext. Hawkesbury & Wells Street, Pitt Town	100%
WG4518	S/L.Ext. Racecourse Road, Clarendon	100%
WG5101	H.V.Ext. River Road, Leets Vale	15%
WG5204	L.V.Ext. Coobah Road, East Kurrajong	30%
WG5208	L.V.Ext. Lower Colo Road, Lower Colo	100%
WG5209	L.V.Ext. Pitt Town Bottoms Road, Pitt Town	100%
WG5210	L.V.Ext. Macquarie Road, Wilberforce	100%
WG5300	Sub. Bells Line Road, North Richmond	100%
WG5315	Sub. Titas Road, Blaxlands Ridge	50%
WG5316	Sub. Settlers Road, Lower MacDonald	100%
WG5317	Sub. Sackville Road, Ebenezer	100%
WG5318	Sub. Castlereagh Road, Richmond	100%
WG5320	Sub. Coobah Road, East Kurrajong	50%
WG5505	S/L.Ext. Windsor Road, Clarendon	25%
WG5506	S/L.Ext. McQuade Park, Windsor	5%
WG5507	S/L.Ext. Colonial Drive, Bligh Park	10%
WM5305	Sub. Bells Line of Road, North Richmond	100%
W05801	33kV Ext. Wilberforce-Kurmond Rd., Freemans Reach to Bells Line of Road, North Richmond	15%

THE PROSPECT COUNTY COUNCIL

APPROVAL FOR DISTRIBUTION WORKS:

THE FOLLOWING WORK IS REQUIRED TO BE CARRIED OUT:

SHIRE OF HAWKESBURY

Distribution Substations

Catherine Street, Windsor

To cater for the increasing load growth of the commercial area around Catherine Street, Windsor and in keeping with Council's policy of undergrounding commercial areas, requires the extension of the high voltage mains to a new 300 kVA padmounted substation. Included in this work is the undergrounding of the low voltage mains and consumers' services and the erection of nine (9) 400 watt mercury fluorescent and two (2) 250 watt mercury fluorescent column mounted lanterns replacing nine (9) 400 watt mercury fluorescent and five (5) 250 watt mercury fluorescent pole mounted lanterns. The estimated cost of the work is \$243,780.

HAWKESBURY SHIRE COUNCIL

MINUTES OF THE BUSH FIRE CAPTAINS MEETING
28TH JUNE 1985 AT THE FIRE CONTROL CENTRE
WILBERFORCE

PRESENT

Shire President - Councillor G. Michael, Councillor J. Horrex, Shire Clerk - G. McCully, Cumberland Regional Officer of Bush Fire Council - P Ezzy, Advisory Committee Chairman - P. Peck, Fire Control Officer - W. Rodger and 31 Brigade Officers representing 19 Brigades.

CHAIRMAN

The Chairman of the Bush Fire Advisory Committee - Mr. P. Peck acted as Chairman.

APOLOGIES

Apologies were received on behalf of M. Ward - Upper Colo, W. Packer - East Kurrajong, A. Greentree - Wilberforce, G. Fayne-Scott - Grose Wold, K. Powe - Oakville, D. Telford - Glossodia and Councillor S. Durrington

MINUTES

It was resolved that the minutes of the Bush Fire Captains meeting of the 1st February 1985 be confirmed.

BUSINESS ARISING FROM MINUTES

Roberts Creek Fire Trail

Mr. V. McMahon enquired of the current situation regarding the completion of the Roberts Creek fire trail.

The Fire Control Officer advised that "permit to enter" forms had been prepared and that he had yet to meet with the landowners affected and obtain permission to create the trail.

It was resolved that the Fire Control Officer proceed with urgency to obtain written permission from the landowners affected to allow Council to enter and create the fire trail prior to the next fire season.

Total Ban Days

Mr. I. Nicolson remarked on the need to have TOTAL FIRE BANS widely advertised through the media.

The Fire Control Officer advised that despite numerous requests to various radio stations to promote TOTAL BANS affecting Hawkesbury Shire it appeared that only those stations directing their broadcast to the western suburbs were of assistance.

ADVISORY COMMITTEE REPORT

It was resolved that the Chairmans report of the past quarters activities be received.

REMOTE AREA FIRE FIGHTING REPORT

It was resolved that the Remote area fire fighting report as presented by the Fire Control Officer be received.

FIRE CONTROL OFFICERS REPORT

After some discussion on matters raised in the Fire Control Officer's report it was resolved that:-

- (i) A monthly radio readability check be held on the first Monday of each month at 2000 hours commencing on Monday 1st July, 1985.
- (ii) A letter be forwarded to all Brigades seeking their co-operation in encouraging as many members as possible to complete the Bush Fire Council basic training programme prior to the 1st October, 1985.
- (iii) The operational and administrative duties of a Group Captain as outlined in the Fire Control Officer's report be adopted.
- (iv) The Bush Fire Advisory Committee constitution be amended to read:-
"Any Group Captain who is not an elected member of the Committee shall be entitled to attend and participate in discussions at all Committee meetings but without voting rights".

PAGER CALL-OUT SYSTEM

The value of pocket pagers for Brigade call-out was discussed at some length with nine of the nineteen Brigades present indicating an interest.

It was resolved that the Bush Fire Advisory Committee investigate the various alternative methods of pocket paging systems and report to the next Captains meeting.

ELECTION OF BUSH FIRE ADVISORY COMMITTEE

Seven nominations were received including: I. NICOLSON, W. BEAN, R. LEWIS, P. PECK, D. PETRIKAS, B. MCKINLAY and W. SHIELDS

Mr. B. McKinlay declined on the basis that he would be entitled to participate in Advisory Committee meetings due to his appointment as Group Captain.

The Chairman thanked the meeting for their nominations and declared the remaining six nominated officers elected.

GENERAL BUSINESS

Maintenance of equipment

Mr. W. Bean remarked on the fact that Bush Fire Brigades were required to deal with all types of emergencies at any time of the year and because of this it was necessary that a high priority be placed on the repair of Bush Fire equipment. His comments were supported by Mr. V. McMahon and Mr. G. Henderson.

After further discussion it was resolved that Council be asked to determine a policy which affords Bush Fire equipment a high priority in Council's vehicle maintenance and repair programme.

Civic News

Mr. R. White commented on the error made in the February, 1985 issue of the Civic News regarding the Bush Fire Danger period and that this error had caused him some embarrassment in his area particularly on days of TOTAL BAN declared in March. He also commented on the incorrect numbers inserted in the local telephone directory by Council.

The Shire President - Councillor G. Michaels advised the meeting that every effort would be made to avoid future occurrences of the sort.

National Parks & Wildlife Service Hazard Reduction

Mr. B. McKinlay expressed concern at the lack of advice from the National Parks & Wildlife Service regarding the proposed joint hazard reduction proposals planned for 1985.

It was resolved that the Fire Control Officer urgently communicate with the National Parks & Wildlife Service with the view of obtaining a firm commitment from the National Parks & Wildlife Service that the planned hazard reduction would take place either during the winter or spring months of 1985.

Prospect County Council

Mr. B. Williams remarked on the good firebreaks provided by Prospect County Council during roadside clearing operations in the Kurrajong Heights/Bilpin areas.

It was resolved that Prospect County Council be advised that Hawkesbury Shire Bush Fire Brigades support the recent roadside clearing operation undertaken in this Shire and that Council express this support to Prospect County Council on behalf of the Brigades.

Bush Fire Council

The Cumberland Regional Officer - Mr. P. Ezzy advised of the new appointments to the Bush Fire Council and in particular of the appointment of Mr Koperberg as Chairman.

Future Meetings

It was resolved that future Captains meetings be held on the 11th October 1985, 14th February, 1986 and the 20th June, 1986.

There being no further business the Chairman closed the meeting at 10.15 pm.

Report of the Meeting of the Heritage Advisory Committee held in the Community and Cultural Centre, Windsor, on Thursday 18th July, 1985, at 10.07am.

PRESENT: Councillor R.P. Stubbs, Chairman
Mr. L. Tropman, Heritage Advisor
Mr. R. Staas, Substitute Heritage Advisor
Mrs. R. Sharpe, Macquarie Towns Preservation Society
Mr. A. Hendrickson, Windsor Chamber of Commerce
Mr. D. Bradshaw, Richmond Chamber of Commerce
Mr. J. O'Grady, Shire Health & Building Surveyor
Mr. G. Falson, Shire Planner

1. Apologies

Apologies were received from Mr. L. Weatherstone, Deputy Shire Clerk and from Mr. D. McManus of the Heritage Branch of the Department of Environment and Planning.

Falson/Hendrickson

2. Welcome to New Member

The Chairman extended a welcome to Mr. Bradshaw.

3. Confirmation of Minutes

The minutes of the meeting of the Committee held on 13th June, 1985, were circulated and adopted with the exception of item 8.06 in relation to 63A Richmond Road, Clarendon, which should include reference to questions by Mrs. Sharpe as to whether a building application for the replacement dwelling was submitted prior to the original house being fire destroyed and whether cl.40 of Hawkesbury LEP, 1984, was considered in relation to the replacement dwelling.

The Committee Recommends that the minutes as altered be confirmed.

Sharpe/Hendrickson

4. Business Arising from the Minutes

- 4.01 Mr. Falson advised the Committee that a building application in respect of 63A Richmond Road was not received prior to the fire damage and that cl.40 was not formally taken into consideration as there was no statutory requirement for a development application for this dwelling, but that Mr. Tropman was consulted by the Planning Department prior to approval of the building application.

Mr. Tropman and Mr. Staas arrived the time being 10.16am.

- 4.02 Mr. Falson brought to the Committee's attention the resolution of Council at its meeting of 9th July in respect of the minutes of the Committee Meeting of 2nd May.
- 4.03 It was indicated to the Committee that there had been no further discussions with the developers of the "Countdown" site at Richmond.
- 4.04 Mr. Hendrickson circulated photographs of common carriages and a plan of a wooden carriage for consideration by the Committee. Mr. Tropman indicated that the material costs of the carriages restoration would be approximately \$650.

The Committee Recommends that the plans of the 32 Pounder Garrison Cannon Carriage be accepted by Council and that the RAAF be requested to proceed to construction.

Tropman/Sharpe

5. Correspondence

Mr. Tropman advised of his receipt of letters from the Heritage Council concerning redevelopment and alternate user of 24 Bosworth Street and of a letter from Mrs. R. Gurr requesting assistance of repair and maintenance of her dwelling.

This matter was considered at the previous Committee Meeting and Mrs. Gurr has been advised in this respect.

6. Financial Report

The Deputy Shire Clerk's report was circulated and received.

It is recommended that Council Accept the report.

O'Grady/Hendrickson

7. Heritage Advisor's Report

- 7.01 Suggests that a Heritage Garden competition be run in conjunction with Council's Spring Garden Competition and that this be brought to the attention of the public in the annual Press Release of Council for this matter.
- 7.02 Has had discussions with the owners of an Historical building in the Lower Madonald Valley in relation to funding of restoration. He advised that the owner is having further discussions with the Heritage Council.
- 7.03 Advises that the Heritage Council funding of restoration of the Toll House has been expended on providing power and external lighting and the provision of door and window shutters to prevent vandalism.
- 7.04 Advises of his concern at the state of repair and development pressures in respect of the Soldier Settlement houses opposite the commercial area of South Windsor.
- 7.05 The Planning Department and Mr. Tropman have inspected the Lower Colo River area in relation to the Bate/Walls extractive industry proposal and consider the area to have significant landscape and heritage values.
- 7.06 Considers the hospital of St. John of God requires investigation as the roof is in a state of poor repair and that this matter be brought to the attention of the Heritage Council.
- 7.07 Outlined Mr. Staas' roll in relation to the townscape study of Windsor.
- 7.08 Indicated his discussions with Paynter/Dixon in relation to the Hawkesbury Valley Motors proposed development and that he has established good rapport in respect of achieving a suitable design.

- 7.09 Has had discussions with architects concerning development adjacent to Ebenezer Church and indicated that Heritage Council require further assessment prior to their approval being given.

The Committee recommends that Council adopt the Advisor's report.

Hendrickson/Falson

8. General Business

- 8.01 Mr. O'Grady indicated that Council would supervise works associated with St. Matthews Church of England Church Hall at Windsor.
- 8.02 Mr. Falson indicated that no reply has yet been received from the Department of Environment and Planning in relation to use of "Bowman Cottage".
- 8.03 The Natural Areas Enhancement Scheme works on Howe Park were noted.
- 8.04 The Committee was advised of Council's resolution concerning the Women's Cottage in Bosworth Street.
- 8.05 The Chairman indicated that delays were being experienced by New Zealand in supply of their replacement telescope from America in relation to Tebbutt's Observatory.
- 8.06 Mr. Falson indicated that no development proposals had been received for Maurice's Pyjama Factory building in Windsor.
- 8.07 Mr. Tropman indicated that the owners of Mansours building in Richmond have approached the Heritage Council requesting determination of their demolition request. Verbal advice from Heritage Council indicates that the building should be retained but that no objection is raised to development of rest of site incorporating existing building.
- 8.08 The Chairman indicated that Small's Pharmacy is soon to be repainted using a colour scheme suggested by the Heritage Advisor.
- 8.09 Mr. Falson indicated that discussions had taken place between himself and the developers of the "Franklins" site concerning the treatment of the laneway adjacent to Jacksons.
- 8.10 Mrs. Sharpe brought to the Committee's attention that the St. Albans Church of England are to replace some stained glass windows. This requires development consent and the Heritage Advisor will liaise with the Church.

9. Date of Next Meeting

The date of the next meeting is 29th August, 1985.

The meeting terminated at 11.42am.

100

100

100

100

100

100

100

NOTICES OF MOTIONS

ORDINARY MEETING - AUGUST 13, 1985

By Councillor R.P.Stubbs :

1. That a report be prepared on the feasibility of Council, possibly in co-operation with the Commonwealth Department of Local Government, producing a series of educational tapes for Local Government along the lines of those available for other professions.
2. That a report be prepared on the feasibility of a reprint of John Tebbutt's Astronomical Memoirs by Council to coincide with the return of Tebbutt's Telescope and/or Halley's Comet.
3. Considering the difficulties with the development of another major retail site in Windsor, that a report be submitted regarding the development of part of the Holland's Paddock Car Park with adjoining properties to permit pedestrian access from George Street, with preliminary analysis of traffic implications including that of The Terrace.

By Councillor J.R.McMahon :

That in line with the Education Department's policy of school ratification, Council approach the Minister and the Education Department with the view of transferring the Primary School situated in George Street, Windsor to either McGraths Hill or South Windsor, and subsequently seek the rezoning of the site for medium density housing.

By Councillor F.S.Stevens :

Considering the substantial traffic volumes experienced in residential streets of Richmond and likely increases, that the following actions be implemented :

1. Discussions with the Department of Main Roads and other relevant authorities regarding a possible by-pass;
2. Discussions with the Department of Main Roads regarding upgrading of existing main roads (mainly to reduce noise) and relevant traffic management measures to encourage through traffic to utilise main roads.

By Councillor C.J.Stanley
Councillor J.R.McMahon :

Council re-constitute the Committee to investigate the status and potential development of the Hollands Paddock area and its environs. This Committee to be made up of :

1. The Deputy Shire Clerk
2. The Shire Planner
3. Three Shire Councillors
4. Two representatives of the Windsor Chamber of Commerce.

Report of the Meeting of the General Purpose Committee, held at the Council Chambers, Windsor on 30th July, 1985, commencing at 9.30 a.m.

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

An apology for absence was received from Councillor Rotherham who would be arriving late.

Councillor Rotherham arrived at the meeting at 10.42 a.m.

SECTION 1 - WORKS

THE WORKS COST Statement to 30th June, 1985, be received and the revised estimates of cost adopted.

CORRESPONDENCE

ITEM 1: (File 625-202)

CORRESPONDENT: ENVIRONMENTAL LANDSCAPES PTY. LIMITED

SUBJECT: LANDSCAPE CONSULTANCY RICHMOND PARK

Advising that they would be pleased to carry out landscape consultancy work for the proposed restoration of Richmond Park.

"We are well aware of the Heritage value of the park and will provide a landscape solution which will make the park a fitting adjunct to the buildings and character which is inherent in this historic area.

To permit development of a scheme which is suitable for exhibition to various authorities with an interest in the park, and to the public, it is considered necessary in the first instance to carry out the following design development.

1. Prepare a master plan for the park as a whole, illustrating the proposed changes together with an indication of the relationship of the park to the buildings which surround the park.
2. Sketches of the proposal to illustrate the intent of landscape improvements.
3. A report to describe the proposal in full together with detailed cost estimates for each stage of redevelopment.
4. Investigation of possible methods of funding the proposal.
5. A detailed work programme and proposed staging of construction.

It is appreciated that preparation of the proposal as outlined will necessitate liaison with Council staff and with staff of the Heritage Branch, Department of Planning and Environment.

Presentation drawings will include plastic laminated reproductions suitable for exhibition purposes.

Our fee for carrying out the above landscape consultancy works is \$5,300. This fee includes the cost of all presentation material and is based on a work programme of three weeks duration following confirmation of our appointment by Council to carry out the study."

S.E. REPORT

Since original discussions with this firm, a Conservation Order has been placed over the Park.

Also, concern is expressed with regards to further vandalism in respect to the grandstand and adjacent public toilets. A separate report is being presented to Council on this matter.

A vote has been provided for the upgrading of the water system and park irrigation with details of the installation recently finalised between the Metropolitan Water Sewerage & Drainage Board and Council. Application for approval for the work to proceed has now been lodged under Section 60, of the Heritage Act.

As has been indicated, proposals are dependent upon funding sources and avenues for grants should be pursued. Works of an urgent nature are:

- a) Improvement to the lighting through the Park. This lighting is integrated within the street lighting circuits and it is proposed that Prospect County Council be contacted to upgrade the lighting and provide a scheme for Council's consideration.
- b) Acceleration of the proposals for replacement of the toilet block.

The first item may not require large capacity costs while the second would normally be funded within Council's Capital Works Programme.

Recommendation

1. The information supplied by Environmental Landscapes Pty. Limited be received.
2. Prospect County Council be requested to provide a lighting scheme for the Park.
3. Consideration to replacement of the toilet block be listed for high priority in a future Capital Works Programme.

COMMITTEE'S RECOMMENDATION

1. The information supplied by Environmental Landscapes Pty. Limited be received.
2. Prospect County Council be requested to provide a lighting scheme for the Park.
3. The design plan associated with the proposed toilet block be submitted to the September General Purpose Committee Meeting for consideration.
4. A report and estimate of cost be prepared on the upgrading of the childrens playground in the park.

Page 3

ITEM 2: (File A7)

CORRESPONDENT: AUSTRALIAN AIR LEAGUE, RICHMOND BOYS SQUADRON

SUBJECT: STREET PROCESSION

Requesting permission to conduct a street procession at Richmond on Sunday, 18th August, 1985, to promote the work and activities of that organisation, in conjunction with an exhibit being held at Richmond Primary School.

Approximately 500 persons will be taking part in the march to be held at 2.00 p.m. with the proposed route being: assemble at Jewel's Foodbarn carpark, right into West Market Street, left into March Street, left into East Market Street, right into Francis Street, thence right into Richmond Primary School grounds.

The League has sought approval from the Police Department, Richmond, to the proposed march.

S.E. REPORT

No objection is held to the proposed procession, subject to the Australian Air League obtaining approval from the N.S.W. Police Department.

As Council's resolution will not be available until 13th August, 1985, to enable the League sufficient time to make appropriate arrangements, the Australian Air League will be advised of this Committee's decision.

Recommendation

That approval be granted to the Richmond Boys Squadron of the Australian Air League to conduct a street procession over the above route on Sunday, 18th August, 1985, subject to the League obtaining approval from the N.S.W. Police Department.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File E74/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING, HOBARTVILLE

Advising that in response to a request by Council it has prepared a design for the upgrading of street lighting at Hobartville, generally in accordance with plan No. C. 104281.

The work includes the removal of 28 fluorescent lanterns and their replacement by 33 lanterns of improved illumination capability.

Further advising that no capital contribution will be required but that the total annual charge will be increased by \$1,574.56.

S.E. REPORT

This augmentation to standard of street lighting was requested by Council as an attempt to make improved security in respect to home burglaries.

Page 4

The funds provided for street lighting in the 1985 estimates have been fully committed.

Recommendation

That this proposed expenditure be considered for inclusion in the 1986 estimates.

COMMITTEE'S RECOMMENDATION

ACTION BE TAKEN to have this work carried out immediately.

ITEM 4: (File A7/5; E74/1)

CORRESPONDENT: PROSPECT COUNTY COUNCIL

SUBJECT: STREET LIGHTING, PITT TOWN ROAD AT MCKENZIES CREEK

Forwarding plan No. D 105517, detailing two proposed lights on the bridge approaches. Advising that the total annual charge increase will be \$338.00 and that the required capital contribution will be \$340.00.

S.E. REPORT

The request for this improvement was made by Pitt Town Progress Association to provide improved traffic conditions.

The proposal provides for installation of two 150 watt sodium high pressure lamps, one on an existing pole and the other on a new pole created for the purpose.

Recommendation

The lighting scheme be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S85/26)

CORRESPONDENT: W.D. & B.L. WILSON

SUBJECT: SUBDIVISION HANLONS ROAD, BILPIN, FOR MR. & MRS. BAIRD

Referring to subdivision of Lot 1 DP 708702 into two parts as severed by the road reserve. Advising that Prospect County Council has indicated the cost for the relocation of the two poles affected by the realignment would be \$2,400 and requesting that Council meet the cost in conjunction with the relocation of Hanlons Road as any expense incurred by the owner in providing access to the rear property owners would not be acceptable.

Adding that they consider it undesirable to create an easement to cover the poles which are encroaching as this would require to be 9 metres wide and would further restrict the use of the subject land.

S.E. REPORT

The subject transmission line is located within the original road reserve which will remain in existence unless, and until, Mr. Baird elects to commence procedure for closure of this road reserve which is administratively entirely independent of the subdivision and road opening action currently before Council.

Prospect County Council is satisfied with the transmission line in its existing position and can be expected to object to the road closure unless:

1. An easement for services is created over the route of the line; or
2. It is paid to relocate the line at an estimated cost of \$2,400.

The proposed relocation of the extension to Hanlons Road and related subdivision causes little or no advantage to Council but confers considerable benefit to Mr. Baird.

Recommendation

That the applicant be advised that Council is not in a position to give financial assistance in connection with re-routing of the power line.

Mr. C. Baird addressed the Committee in respect to Items 5 and 6.

Councillor Rotherham arrived at this stage, the time being 10.42 a.m.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File S85/26)

CORRESPONDENT: W.D. & B.L. WILSON

SUBJECT: SUBDIVISION OF HANLONS ROAD, BILPIN, FOR MR. & MRS. BAIRD

"Reference is made to the Condition 4 of the subdivision approval for Lot 1 DP 708702 Hanlons Road, Bilpin, in the name of Baird.

It is considered that this condition is very unreasonable as the Council has resolved to create the extension of Hanlons Road as Public Road to give access to the rear owner adjoining the subject property and, as such, would carry out construction of the road to serve this property at Council's expense being under the care and maintenance of the Council.

The subdivision already existed as the land was effectively severed into two parts by the road reserve. The cost to carry out this construction would be in the vicinity of \$10,000 and would be used primarily by the rear adjoining owner to whom Council desired to give proper access.

It is requested that Council consider this matter and allow Mr. Colin Baird to address the committee in regard to this urgent matter and also the previous request in regard to meeting the cost of the relocation of poles as outlined to the Council in letter of 1st July."

S.E. REPORT

There has been an unformed reserve road across this land (Lot B DP 401716) giving access to Portion 35 for many years.

However, by mutual arrangements between the two owners, traffic has used an alternative unimproved route which follows a ridge and thereby experiences less drainage difficulty. Again by mutual arrangement, this alternate route has been fenced.

With the approval of both Council and Mr. Baird, separate action is being taken to open a road over this route. It is anticipated that this will result in the description of the land changing from Lot B DP 401716 to Lot 1 DP 708702 and it is this land that is now being resubdivided into Lots 1 and 2.

The existing residence on Lot 1 DP 708702 is situated at the north east corner of the land adjacent to the end of the improved section of Hanlons Road and within proposed Lot 2.

A new residence is being constructed on proposed Lot 1 with the entrance approximately 100 metres from the most remote or south end of the unimproved road resulting from road opening plan DP 708702.

Mr. Baird has chosen to subdivide and develop the land in such a manner as to double the traffic on the unformed extension to Hanlons Road. In these circumstances, it is considered reasonable that he should improve the unformed extension to at least the standard that would be applicable to a hatchet access, i.e. durable crushed rock at least 3.5 metres wide and 150mm thick, widened at mid-distance to 5.5 metres wide for 15 metres as a passing lane with the section through the soft saddle thickened to 200mm. At a later date, Council may wish to consider widening to 5.5 metres for the full distance.

Recommendation

That Council adhere to Condition No. 4 of subdivision approval.

COMMITTEE'S RECOMMENDATION

THAT \$5,000 BE the maximum contribution required towards upgrading of the road.

ITEM 7: (File H107/2)

CORRESPONDENT: HOUSING COMMISSION OF NEW SOUTH WALES

SUBJECT: BERGER ROAD RESERVE

Confirming the Commission's intention to provide the materials for the development of the Berger Road Reserve/Playing Field at Windsor with Council undertaking the labour component and subsequent maintenance of the Reserve following completion of the landscape construction.

Also, that it is the Commission's policy to foster joint development proposals with Councils and a landscape design will be finalised along the lines discussed immediately the existing soccer field area has been redefined.

S.E. REPORT

The program of works provides for construction of a playground area, extensive tree planting and fencing. The Commission has indicated a budget of \$20,000 for the work.

Council have been requested to prepare the ground, plant trees and accept responsibility for the maintenance of the work.

As it is essential that immediate action be taken to arrange for the tree planting, it has been indicated to the Commission Officers that Council will be pleased to participate in the scheme.

Recommendation

That confirmation of Council's participation in the scheme be forwarded to the Housing Commission.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF MAIN ROADS - ERECTION OF SPEED LIMIT SIGNS IN PITT TOWN.
T225; 665-518; 665-1513; 665-1937

Referring to the Department's letter of 16th May, 1985 regarding the review of speed limits in Pitt Town and advising as follows:-

- (i) Implement new speed zones - 60km/h - Eldon Street and Glebe Road from Main Road No. 181 to 100m east; and
- (ii) 80km/h - Eldon Street/Old Pitt Town Road and Glebe Road from the new 60km/h zones to Old Stock Route Road.

Schofield Road and the remaining section of Old Pitt Town Road to Scheyville Road did not meet the warrants for either 60 or 80km/h limits and will remain an unposted 100km/h limit.

B2. MINISTER FOR ROADS, L.J. BRERETON - GRANT ALLOCATION. M130

Letter addressed to Mr. K.R. Rozzoli, M.P., from Mr. L.J. Brereton, Minister for Roads advising that approval has been given to a grant of \$788,000 in the financial year 1985/86 to Hawkesbury Shire Council for maintenance of main roads under Council's direct care and control. Also advising that the Department of Main Roads will be writing to Council separately regarding details of the programme of work involved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORTS

ITEM 1: (File 665-1833)

SUBJECT: BITUMEN SEALING - RIFLE RANGE ROAD, WINDSOR

With regard to the improvements to this road, development of Bligh Park will provide for road access to Rifle Range Road and residential subdivision on the southern side from Salmon Road to the end of the existing formation. In conjunction with this development, half road construction will be undertaken along the frontage, together with extension of the sealing to provide a two lane connection through to the existing bitumen surface near George Street.

The work for the Bligh Park Estate also requires the installation of a major stormwater drain that will connect into the South Windsor system.

On the northern side of Rifle Range Road between Mileham Street and Collith Avenue, construction of a private school has received development approval. This development will be staged with the playing fields at the Mileham Street end. To date, no application has been received in respect to the playing fields. The conditions of approval provide for road construction over about half the frontage of the site.

Land to the east of Collith Avenue is also proposed for residential development and road works could be anticipated when this occurs.

Subject to Council undertaking the further works necessary for the upgrading of the road (construction of kerb and gutter and shoulder sealing mainly along the football field frontage) funds estimated at current prices of \$87,000 - \$113,000 will be required.

The timetable for Bligh Park indicates construction in 1987.

A sketch indicating the works will be displayed at the Meeting.

Recommendation

1. That Council undertake additional works required to provide for full width construction of Rifle Range Road in conjunction with the works required for the school and the residential developments.
2. That discussions be held with the joint venture partners for the development of Bligh Park to provide for the construction of the road between George Street and the Estate at an early date.
3. That inclusion of an allocation of an amount of \$113,000 be referred for consideration in the 1986/87 Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File H105)

SUBJECT: POSSIBLE RESTORATION OF ANDREW THOMPSON'S GRAVE

A report on this matter was requested at the March Meeting of Council.

The grave is located to the north of St. Matthew's Anglican Church, 9 metres in from the Greenway Crescent boundary. The restoration proposed would require approval of the Heritage Council, and the Church authorities as owners of the land.

The Church is of the opinion that any improvements should be on the basis of access from the front of the Church building. It is understood that access from Greenway Crescent has been contemplated and this would require alterations to the sandstone retaining wall and appropriate action to adjust the footpath levels to overcome the unsatisfactory crossfall to the kerb and gutter at this point. Provision of a surfaced pathway could then be provided within the cemetery area to conform with guidelines to be provided by the Heritage Council.

The surface of the grave needs attention to improve the definition of the epitaph by scrubbing to remove grime and growth on top of the grave. This action has been taken in the past by the Historical Society and other interested bodies.

It was indicated that, at this stage, any application (for a grant) would not have a high priority on the Church authorities' programme for restoration works.

Recommendation

That the Heritage Council be approached regarding the development of a proposal for access to the grave and maintenance of the headstone.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File B27/1)

SUBJECT: BUSHFIRE VEHICLES - TWIN CREW CAB

The tanker in use by the Rouse Hill Bush Fire Brigade is based on an ex army International Mk IV chassis. During construction the unit was fitted out with a twin crew cab.

This type of unit may now be obtained through the Bush Fire Council of N.S.W. and Council currently awaits delivery of two such units for issue to the brigades.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P165/1)

SUBJECT: MOWING - BROAD ACRES

Currently, Council has ten tractors including the three Massey Ferguson 265 tractors purchased this year.

A 1970 Massey Ferguson 35 with underbody Nayjon is in use at the McGraths Hill Waste Water Treatment Works, while a 1978 Massey Ferguson 148 with 5 ft. slasher has been transferred to Australiana Village.

Two tractor units are fitted with 6 ft. and 5 ft. slashers and are used in attending to roadside verges, and growth and footpath mowing.

Of the remaining tractors, five are used in the Parks Department. One unit is fitted with a 12 ft. trailing Nayjon rotary mower, four are fitted with slashers, two - 5 ft. cut and two - 6 ft. cut, while a self propelled Toro ride-on mower (52" cut) operates around Windsor based at the Council Chambers. The 12 ft. Nayjon mower is being replaced this year while the policy is for replacement of the slashers with the larger 6 ft. unit.

The remaining tractor is used for irrigation and pump operation and is available for use when a major repair may be required on other units.

In respect to the use of gang mowers, it is considered that the existing 12 ft. unit is satisfactory for oval mowing. Maintenance cost and downtime on the gang mowers would be significant from operation on the varying surfaces existing throughout the Shire and this would mean a higher unit cost/hectare for mowing.

Provision has also been made this year for replacement of the Toro ride-on mower and, here again, a larger unit with a 72" cut has been provided for and is estimated will provide a 33% increase in cutting capacity.

Over the past five years, through development of the Richmond Ex-Servicemen's Sporting Complex, the playing fields at Glossodia, Governor Phillip Park and the upgrading of Ham Common, together with the requirement for attention to lawns at Council properties, e.g. North Richmond Community Centre, Tourist Centre, plant and staff will find it increasingly difficult to keep pace with growth in the late Spring and Summer season.

In selection of new plant, it is considered that the choice is to duplicate either the 12 ft. Nayjon unit complete with an additional tractor or provide an additional 72" ride-on mower.

Formation of a maintenance team consisting of three employees supplied with a utility, trailer, self propelled mower, hand mowers etc. would allow for significant expansion in the maintenance work. This team would be extremely mobile with the operation geared to the team moving on as soon as the large mower has completed its tasks. The system could be introduced progressively by the purchase of the vehicle, mower and trailer with the appointment of one additional employee. The capital cost is \$31,500 and the additional rate for operation is estimated at \$32,400 in 1986.

Purchase of a tractor and 12 ft. mower is estimated to cost \$27,000 with an operational cost of \$29,000 in the first year.

The establishment of the utility, ride-on mower is preferred on the basis of mobility and overall increased productivity in operation.

Recommendation

That provision of funds to provide for operation of an additional mowing unit be referred for consideration in the 1986 Estimates of Expenditure.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190/29)

SUBJECT: STREET TREE PLANTING PROGRAMME 1985

The tree planting programme for this year will provide for replacements and further progress on the beautification of the town approaches and selected planting in residential streets.

The work to be undertaken is:

- (a) Blacktown Road - *Callistemon citrinus*, *Grevillea rosmarinifolia* - 45 trees; *Eucalyptus sideroxylon rosea*; *Acmena smithii* - 34 trees
- (b) Bells Line of Road, Kurmond to North Richmond - *Bauhinia purpurea* - 80 trees
- (c) McGraths Hill
Pitt Town Road & Windsor Road - *Acmena smithii*; and
Old Hawkesbury Road - *Liquidamber festurii* - 86 trees
- (d) Wilberforce, King Road & Singleton Road - *Callistemon citrinus*, *Largerstroemia indica* (Crepe myrtle) - 42 trees
- (e) Richmond
March Street & Windsor Street - *Largrestroemia indica* (Crepe myrtle) - 20 trees
Lennox Street & Bourke Street - *Jacaranda mimosifolia* - 15 trees
- (f) Tyne Crescent, North Richmond
Bauhinia purpurea (Mountain orchid), *Largrestroemia purpurea* - 100 trees
- (g) McGraths Hill Estate - various streets - *Liquidamber* varieties, *Sapium sebiferum* (tallow wood), *Pistacea chinensis*, *Callistemon citrinus* - 350 trees
- (h) Pecks Road, North Richmond - *Liquidamber*, *Pistacea*, *Sapium sebiferum* - 49 trees
- (i) Elizabeth Street, North Richmond - *Hakea saligna*, *Callistemon citrinus* - 78 trees
- (j) William Street, North Richmond - *Eucalyptus torquata*, *Callistemon citrinus*, *Largerstroemia purpurea* - 111 trees
- (k) Enfield Avenue, North Richmond - *Pistacea chinensis*, *Sapium sebiferum*, *Liquidamber*, *Prunus blierana* - 78 trees
- (l) Sunnyside Crescent, North Richmond - *Liquidamber*, *Prunus blierana* - 50 trees
- (m) Old Kurrajong Road, Richmond - Plantings of *Populus nigra 'Italica'* (Lombardy poplar) - 70 trees

This work, together with supply of trees to residents, on completion of construction of a new dwelling and supply of trees to schools, as part of Council's participation to Earth Week, will absorb the funds available.

The programme is underway and will continue through August and on to the middle of September.

As follow up attention to maintain moisture content of the soil is most important over the Summer period and, in particular, the first Summer season, assistance from the adjoining property owners in the regular deep watering of the trees is of valuable assistance to Council in establishing the street plantings and beautification of the area.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File P160/70)

SUBJECT: ABORIGINAL LAND RIGHTS ACT, 1983

By notification in the Government Gazette of 2nd February, 1984, the part of Hawkesbury Shire south of the Colo River was constituted as being part of the Mount Druitt Local Aboriginal Land Council Area. Government Gazette of 23rd May, 1984, notified of an application for the area of the Shire north of the Colo River to be part of the Redfern Local Aboriginal Land Council Area. Government Gazette of 14th June, 1985, notifies of an application to alter the boundaries of the Metropolitan Local Aboriginal Land Council Area and this includes the part of the Shire north of the Colo River.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File M134/4; 2772-3c)

SUBJECT: FREEMANS REACH - GLOSSODIA WATER SUPPLY
SCHEME. APPLICATION FOR EXTENSION TO LOT 2 DP
595209, KURMOND ROAD. M. & G. THOMPSON

The Metropolitan Water Sewerage & Drainage Board received an application to extend the water supply facilities a distance of approximately 130 metres. The Board has advised that it cannot justify an extension of the water main but would have no objection to the installation of a private temporary service and seeks Council's concurrence. The Board has previously advised Council that this scheme has the capacity to supply only an additional 54 lots to those existing within the scheme area.

It is considered that subdivisions within the scheme area will use the available surplus and that extensions outside the area should only be granted in exceptional circumstances.

Recommendation

The Metropolitan Water Sewerage & Drainage Board be advised that, in view of the limited additional capacity of the Freemans Reach - Glossodia Water Supply Scheme, Council does not agree with the installation of a private temporary service to Lot 2 DP 595209 Kurmond Road, North Richmond, owned by M. & G. Thompson.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 4039-2; R190/11)

SUBJECT: RIGHT OF WAY OFF CLERGY ROAD, WILBERFORCE

A request has been received from the owners of five properties fronting Putty Road at Wilberforce for Council to take over the Right of Way which services their properties. This subdivision (DP 253767) was registered in 1977 and access from Putty Road (M.R. No. 503) is not permitted. Access to these lots is catered for by means of Rights of Way with six lots going southerly to Clergy Road and six lots going northerly to Copeland Road. No Right of Way exists over Lots 17 and 18, thus precluding through traffic. The Rights of Way were originally sealed but have deteriorated to the stage of virtually requiring reconstruction.

A number of problems have arisen with the Rights of Way leading to the request by some of the owners.

1. With 14 owners involved, an equitable arrangement for maintenance is difficult to achieve and is further complicated by the intrusion of drainage from other lots.
2. As there is no turning circle provided, service and delivery vehicles are forced to resort to backing, which is considered to be a dangerous practice in a residential subdivision. Due to the steep terrain at the northern end, Council's garbage trucks are unable to operate in the Right of Way and residents have to take their rubbish bins to Copeland Road.

If Council proposes to accede to the request it is considered essential that a through lane be created between Copeland Road and Clergy Road. Apart from the cost of construction or maintenance to the pavement, considerable costs would be involved in survey and legal fees and possible compensation in some cases.

It would appear generally reasonable for Council not to pay compensation for land within the Rights of Way and for the owners of these lots to pay their own legal fees but this may not be the case in respect of Lots 17 and 18 over which there is no Right of Way.

Prior to reaching a decision on this matter it is considered that the owners of all lots either subject to or having benefit of the Rights of Way should be contacted to ascertain their attitude.

A plan will be displayed at the Meeting.

Recommendation

1. Action be initiated for the opening of the Right of Way by creation of a lane between Copeland Road and Clergy Road.
2. The owners of the land affected be contacted and advised of the proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 625-240)

SUBJECT: RESERVE ADJACENT TO "CLEAR OAKS", FRANCIS STREET, RICHMOND

This matter has been referred from the last Council Meeting for further consideration. The report stated,

"Council, at its meeting held on 11th September, 1984, resolved, in part, that a further report be submitted by the Shire Engineer on a proposal for a car park that would not be offensive to the historical aspects of the area.

As indicated in that previous report to Council, the subject reserve is situated in front of the "Clear Oaks" site, with battle-axe entry to "Clear Oaks" on the western side of the reserve.

"Clear Oaks" and curtilage has been listed in the Trust Register of heritage items by the National Trust of Australia on the basis of both being representative of the colonial Georgian farmhouse of the Hawkesbury Valley as well as contribution to townscape in that the house fills the northern vista of Bosworth Street. Correspondence has been received from the National Trust of Australia expressing concern at a proposed car park in close proximity to the building and requesting that any plan of that proposed development be submitted to that Trust's Architectural Advisory Panel for comment.

In addition, the Heritage Council of New South Wales has placed a Permanent Conservation Order over both "Clear Oaks" itself as well as the reserve. (Plan exhibited).

Having regard to the foregoing, it is considered extremely unlikely that approval would be obtained from the above authorities to any proposal for a Car Park.

IT IS RECOMMENDED THAT consideration be given to development of the reserve in the 1986 Park Improvement Programme and that application be made for adoption of the name "Clear Oaks Reserve" for the park."

In respect to the development of the area as a park, proposals for this area were prepared some years back. Subsequent to that report, Council's Heritage Advisor has made some suggestions for the development of the area.

A sketch plan showing these proposals has been prepared and both plans will be available for inspection at the meeting.

Recommendation

The above recommendation be adopted.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL CONTACT the Heritage Council of New South Wales to see if it would be in order to offer the blocks for sale to the owners of "Clear Oaks".

ITEM 10: (File R190/13/19)

SUBJECT: ROAD CLOSURE APPLICATION - C. & M. PETROW

Application has been received for the closure and purchase of an old section of Chapman Road, made redundant by a road deviation. An offer of \$500.00 has been made for the road, which contains an area of approximately 3500 sq.metres.

Objection to the application has been received from the owner of the land having frontage to the road opposite to the applicants. The basis of the objection is a loss of road frontage and consequent diminution of value to the property.

Whilst the road is not currently serving any purpose, it is considered that the objector's right to retain frontage for some future unspecified purpose should be respected.

A plan will be displayed at the meeting.

Recommendation

That the application by C. & M. Petrow for the closure and purchase of the road between Lot 8 DP 229135 and Lot 1 DP 224860 Chapman Road, Vineyard be refused on the grounds of objection by the owner of Lot 1 DP 224860.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File F81/7)

SUBJECT: LOWER PORTLAND FERRY SERVICE - CONTRACT
OPERATION

Tenders for the three (3) year operation of the Lower Portland Ferry have been invited and the following Tenders have been received:

Sidney Alfred Gallahar	\$68,495.52
Joseph & Mario Romano	\$48,840.00

The current contractors are Messrs. Joseph and Mario Romano, who have operated this ferry since 1st September, 1982. Mr. Joseph Romano has operated the ferry service for nine (9) years prior to that date.

Details of the specifications were forwarded to the Baulkham Hills Shire Council for that Council's comments and their agreement has been received.

Recommendation

That the tender of Joseph and Mario Romano for the operation of the Lower Portland Ferry for a period of three (3) years in accordance with the provisions of the specifications for the Operation of Vehicular Ferries in the amount of \$48,840 annually be accepted and the necessary contract documents be completed under the Common Seal of Council. Further that Baulkham Hills Shire Council be informed of Council's decision.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File F81/3)

SUBJECT: WEBBS CREEK FERRY SERVICE - CONTRACT OPERATION

As reported, the Contract of Mr. J. Nissila has been terminated at the Contractor's request as from 30th August, 1985, and tenders were invited for the provision of this service for the ensuing term of three years.

Tenders received are as follows:

David John Ireland	\$105,039.64
Robin James Pawsey	85,000.00
A.S. Barron and P.E. Pope	79,640.00
James Brian Regan	79,088.83
Mark William Rae and Gregory Wain	94,519.00

Section 4 of the Specification for Caretaking and Operation Ferry (Security Deposit) states "Each tender must be accompanied by a preliminary deposit of 1 per centum of the annual payment mentioned in the tender, ...".

Two of the tenderers, David John Ireland and James Brian Regan did not comply with this requirement as the cheques lodged with their tender documents were invalid, thus making their tenders unacceptable.

The next lowest tender is that of A.S. Barron and P.E. Pope in the sum of \$79,640 annually, who currently hold the contract for the operation of Wisemans Ferry. They have operated this Ferry for the past 2.1/2 years and have carried out the operation in a most satisfactory manner.

Recommendation

1. That the tender of A.S. Barron and P.E. Pope in the amount of \$79,640 annually, be recommended to the Department of Main Roads for acceptance.
2. Subject to the acceptance of the Department of Main Roads to the tender of A.S. Barron and P.E. Pope, the necessary contract documents be completed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File 4912(c), 665-2303)

SUBJECT: J. & J. VANDERWOUDE, LOT 22 WARKS HILL ROAD,
KURRAJONG - DRAINAGE PROBLEM

Mr. and Mrs. Vanderwoude have recently completed the construction of a new home on the subject lot and it has been brought to Council's attention that there is a 375mm diameter pipe discharging directly towards the front of the house approximately midway along the front boundary. Plans will be exhibited at the Meeting.

The pipeline is constructed in a sag in the road and collects water from the eastern side of the road and discharges onto the block. As the block is in a low point run-off from the western side of the road also discharges onto the land. The problem is compounded in that the house is built in an excavation extending across almost the full width of the block.

Investigation reveals that it is not possible to carry out works of a temporary nature to relieve the situation. A design has been prepared to enable the collection of run-off and the discharge from the pipe and divert it via a 375mm diameter pipeline to the side boundary with the discharge of the pipeline to a point beyond the rear of the house. It will be necessary to obtain an easement to drain water, 2.5 metres wide, over Lot 22. The estimated cost to carry out this work is \$7,750. Mr. and Mrs. Vanderwoude have indicated they would grant an easement over the land and contribute towards the cost of the construction.

It is proposed that the Council contribution be funded from the Kerb and Gutter, Footpath Paving and Drainage Construction Programme on the basis that additional funds required to complete the approved programme be from the 1985/86 allocation for this work.

Recommendation

1. That funds be provided for construction of the pipeline along the frontage of, and through, Lot 22 DP 219363 Warks Hill Road, Kurrajong, on the basis of Mr. and Mrs. Vanderwoude contributing \$3,000 towards the cost of the works and the granting of an easement 2.5 metres wide as shown on the plan with each party to meet their own legal expenses.
2. The Common Seal of Council be affixed to all necessary documents for the creation of the drainage easement.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File 665-717)

SUBJECT: GREENS ROAD, LOWER PORTLAND

Following construction works undertaken with the A.B.R.D. Programme which has given residents of Leets Vale district access to Windsor via Lower Portland, there has been a considerable increase in traffic volumes on Greens Road.

The road itself is narrow, unsealed for most of its length and has sections of poor horizontal alignment. There are also a number of locations where it is necessary, due to lack of piped drainage, for water to flow across the

road to enable discharge. The road surface, whilst generally a sandy clay material, has become slippery in some areas during recent wet periods resulting in numerous complaints from residents in the area.

Considerable improvement to the road could be achieved by the provision of drainage lines in five locations and the application of road base where necessary to stabilize the areas which are slippery.

The estimated cost of the provision of the drainage lines is \$6,500 and the provision of road base is \$7,500, making a total of \$14,000.

Recommendation

That the construction of five pipelines and the provision of road base, where necessary, at a total cost of \$14,000 be undertaken with funds being provided from the Roads Maintenance vote.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15: (File S83/46)

SUBJECT: STATE RAIL AUTHORITY OF NEW SOUTH WALES -
PIPELINE AGREEMENT, CLARENDON

In conjunction with the drainage works carried out at Clarendon, a 675mm diameter reinforced concrete pipe was laid under the railway line adjacent to the platform at Clarendon Railway Station.

It is necessary for Council to enter into a Pipeline Agreement with the State Rail Authority so that Council may enter the property to maintain the pipeline.

Recommendation

That the Pipeline Agreement be completed under the Common Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File R190-10)

SUBJECT: ERECTION OF SIGN - NEW SHOWGROUND

A sign has been designed to be placed at the eastern end of the Bicentenary Park adjacent to the Richmond Road indicating the new showground site and its development by the Council and the Hawkesbury District Agricultural Association. The design will be displayed at the Meeting. The cost of the double side sign and its erection is \$750.

Recommendation

The works of sign preparation and its construction for the new showground complex be authorised.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Meeting of the Local Traffic Committee held at the Council Chambers, Windsor, on Monday 15th July, 1985, at 10.00am.

PRESENT: Councillor C.J. Stanley, Chairman
Mr. J. Clay, Executive Engineer
Sgt. M. Roughly, Police Department
Sgt. F. Daniels, Police Department
Mr. G. Smith, Department of Main Roads
Mr. W. Readon, Department of Motor Transport
Mr. G. Ponton, Planner

APOLOGIES: Councillor J. Nicholson
Mr. G. Falson

Moved by Sgt. M. Roughly seconded by Mr. W. Readon that the Minutes of the previous Meeting held on 17th June, 1985, be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 201/85)
APPLICANT: M. & T. MAMMONE
LAND & LOCATION: LOT 1 DP 210846, CNR WINDSOR AND CHAPMAN
ROADS, VINEYARD
SUBJECT: APPLICATION FOR A 17 UNIT MOTEL AND RESTAURANT

Resubmitting his application and requesting that Council reconsider its condition that access should be located at least 90 metres from the building alignment of the main road to a more suitable distance of 60 metres minimum distance from the building alignment.

Recommendation

That this application be approved subject to the ingress and egress site being the maximum distance from the Windsor Road, which must be 80 metres.

ITEM 2: (File DA 410/84)
APPLICANT: P.H. HUVENEERS
LAND & LOCATION: LOT 1 DP 581544 BELLS LINE OF ROAD, KURRAJONG
HEIGHTS
SUBJECT: EXTENSIONS TO BELLBIRD COTTAGE TO PROVIDE FOR
A RESTAURANT

Council by resolution has resolved to prepare a local environmental plan to provide for this use.

Arrangements have been made for the applicant to attend and address the Committee.

Mr. Huveneers and Mr. Bennett addressed the meeting on this matter and Mr. G. Ponton advised the Meeting of the progress to date, and that this matter has been referred back to this Committee for decision.

Mr. Huveneers advised that the proposed restaurant would be of an exclusive type with seating for approximately 50 people, and as the site is 1 1/4 acres there is sufficient parking area.

The Committee was concerned at the ingress and egress of this site.

Recommendation

That this matter be referred to the Police Department for inspection and a report to the next meeting of the Traffic Committee.

Note: Councillor Stanley will request that the General Purpose Works Committee for Council inspect this site as soon as possible.

CORRESPONDENCE

ITEM 1: (File T225, 665-2312)

CORRESPONDENT: MRS. J. ADAMS, RESERVE ROAD, FREEMANS REACH

SUBJECT: KURMOND ROAD, FREEMANS REACH

Requesting consideration to reduction of the 100 km/h speed limit on Kurmond Road, from the Freemans Reach Tennis Courts to the Singleton Road junction, to 60 km/h.

Recommendation

That this matter be referred to the Department of Main Roads for inspection and report.

ITEM 2: (File T225, 665-2312)

CORRESPONDENT: MRS. J. ADAMS, RESERVE ROAD, FREEMANS REACH

SUBJECT: KURMOND ROAD, FREEMANS REACH

Requesting consideration to a pedestrian crossing facility on Kurmond Road, near the Reserve Road intersection.

Recommendation

That this matter be referred to the Department of Main Roads for inspection and report.

Page 22

ITEM 3: (File T225, 665-2312)
CORRESPONDENT: MRS. J. ADAMS, RESERVE ROAD, FREEMANS REACH
SUBJECT: KURMOND ROAD, FREEMANS REACH

Requesting consideration to the installation of a speed restriction sign on Kurmond Road, outside the Bush Fire Brigade Shed, near the Reserve Road intersection.

Recommendation

That this matter be referred to the Department of Main Roads for inspection and report.

ITEM 4: (File 665-1908)
CORRESPONDENT: MACQUARIE TOWNS COACH LINES
SUBJECT: INTERSECTION SPINKS ROAD AND KENTUCKY DRIVE,
GLOSSODIA

Requesting consideration to the installation of warning signs on Kentucky Drive to warn motorists of the intersection with Spinks Road.

Recommendation

That the necessary warning signs be erected on Spinks Road east of the intersection.

ITEM 5: (File 665-1637, 665-378, T225)
CORRESPONDENT: MR. AND MRS. B. DAVIS, PRICE LANE, AGNES BANKS
SUBJECT: INTERSECTION CASTLEREAGH ROAD AND PRICE LANE,
AGNES BANKS

Requesting consideration to the installation of the new type children's crossing facility at this location.

Recommendation

That the applicants be advised that this type of crossing is not appropriate for the road in question and that no further action will be taken.

ITEM 6: (File 665-243, 665-722, M130/16)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: TRAFFIC LIGHTS, NORTH RICHMOND

Request for extension of the "No Standing" zone on M.R. 184 (Bells Line of Road), North Richmond, on the southern approach to Grose Vale Road to increase the provision for vehicles waiting to turn left.

Recommendation

That the bus zone now existing be moved to adjoin the No Standing Zone, which will then increase the area for vehicles waiting to turn left with the exception of occasional bus standing.

ITEM 7: (File 665-610)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: PARKING RESTRICTIONS FITZGERALD STREET -
BETWEEN GEORGE AND MACQUARIE STREETS

Request for alteration to "No Standing" provisions to allow for parking outside the normal commercial hours for access to the Post Office and fast food services in this area.

Recommendation

That appropriate standard signs be affixed on the southern side (opposite the Post Office) permitting parking during certain hours, i.e. No Standing between the hours of 8.30am to 6.00pm Monday to Friday, and between 8.30am to 12 noon on Saturday.

ITEM 8: (File 665-1226)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: LONDONDERRY ROAD, SOUTH OF SOUTHEE ROAD

Requesting consideration to improved traffic facilities (scene of a recent fatal accident).

The Department of Main Roads requested the removal of the 65kph advisory sign back on the southern side 200 metres and the provision of larger chevron signs.

Recommendation

That the Department of Main Roads remove the 65kph advisory sign back on the southern side 200 metres and the provision of larger chevron signs.

It was further recommended that Prospect County Council be requested to review the removal of the large power pole to a more suitable location.

ITEM 9: (File T225, S196/20)

CORRESPONDENT: TRAFFIC AUTHORITY OF NSW

SUBJECT: CHILDREN'S CROSSING FACILITY IN THE VICINITY
OF PUBLIC SCHOOLS

Further consideration to the requirement of this facility at Richmond Primary School.

Recommendation

That the current facility in Moray Street (Richmond Primary School) be maintained as the latest direction from the Traffic Authority of N.S.W. states that current flag crossing can remain until conditions at the site can be resolved. Moray Street at this time does not meet the warrant for a "school crossing".

ITEM 10: (File S196/13, 665-510)
CORRESPONDENT: EAST KURRAJONG P & C ASSOCIATION
SUBJECT: 60KM/H SPEED ZONE IN VICINITY OF SCHOOL

Resubmitted for further consideration.

Recommendation

That this matter be deferred pending a report from the Department of Main Roads.

ITEM 11: (File 665-2006)
CORRESPONDENT: DEPARTMENT OF MAIN ROADS
SUBJECT: TIZZANA ROAD, EBENEZER

Requesting consideration to the provision of a 80km/h speed limit along Tizzana Road.

Recommendation

That the area 1km east along Tizzana Road be made an 80kph zone and "T" intersection sign be erected at the junction of Tizzana Road and Sackville Road.

ITEM 12: (File 665-255)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: BOSWORTH CENTRE IN BOSWORTH STREET, RICHMOND

Requesting consideration to the provision of a "No Standing" zone either side of the vehicular access into this centre.

Note: The building is used by the Community Youth Support Scheme (CYSS).

Recommendation

That the standard No Parking signs be erected at the layback on the northern side of the CYSS Building and continue for 6 metres past this building in Bosworth Street.

Page 25

ITEM 13: (File 665-243, 665-1207, M130/16)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: PARKING RESTRICTIONS - BELLS LINE OF ROAD,
NEAR LONGLEAT ROAD INTERSECTION

Requesting that "No Standing" signs be provided on Bells Line of Road in the vicinity of the commercial area.

Recommendation

That the existing No Parking sign be moved back 24 metres from the tangent point of the kerb and adjacent to the No Standing sign in the car park.

ITEM 14: (File 665-2313)
CORRESPONDENT: NORTH RICHMOND PUBLIC SCHOOL
SUBJECT: PARKING

The Police Department discussed the problem of parking in William Street outside the North Richmond School.

Recommendation

That this matter be deferred until next meeting.

The meeting closed at 11.35am.

COMMITTEE'S RECOMMENDATION

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. 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 the requirements of Council's Engineer, full details of which are to accompany the building application.
3. 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.
4. 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 the requirements of Council's Engineer, full details of which are to accompany the building application.
5. The payment of an amount of \$.... being a contribution in lieu of car parking not provided on site based on \$.... per space.
6. The payment of an amount of \$.... being contribution toward the parking spaces deleted by the development based on \$.... per space.
7. An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
8. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
9. Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
10. Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
11. Provision of full width concrete footpath over the full frontage of the development.
12. Provision of half width concrete footpath over the full frontage of the development.
13. Formation of an earth and grassed nature strip for the full frontage of the development to the satisfaction of the Shire Engineer.
14. The provision of concrete kerb and gutter over the full frontage of the development to the satisfaction of the Shire Engineer.
15. Construction of the road shoulder for the full frontage of the development to the satisfaction of the Shire Engineer.
16. Construction of half the road for the full frontage of the development to the satisfaction of the Shire Engineer.
17. No advertising structures to be erected, displayed or affixed on any building or land.
18. 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.
19. No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
20. No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
21. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
22. Provision of a garbage receptacle storage area adjacent to the street

- alignment to the satisfaction of the Shire Health Surveyor.
23. 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.
 24. 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.
 25. 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.
 26. 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.
 27. 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.
 28. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
 29. 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.
 30. 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.
 31. The registered owner of the land is to reside in one of the proposed dual occupancy dwellings.
 32. The development shall, at all times, conform with the definition of "Home Industry" as defined in the Hawkesbury Local Environmental Plan 1984.
 33. The development shall, at all times, conform with the definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan 1984.
 34. A contribution of \$... towards Parks and Recreation Areas.
 35. 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.
 36. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

- 1 Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.
- 2 Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
- 3 Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
- 4 Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
- 5 The provision of road widening free of cost to the Council to the requirements of the Council's Engineer.
- 6 The provision of road widening to the requirements of the Department of Main Roads.
- 7 Dedication to the Council as public reserve the land shown on the approved subdivision plan.
- 8 The payment to the Council the sum of \$* being a contribution towards the establishment and embellishment of public reserves within the subdivision.
- 9 The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
- 10 The payment to the Council the sum of \$* being a contribution for construction of downstream drainage.
- 11 Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.
- 12 Provision of access to each of the lots to the requirements of the Shire Engineer.
- 13 The creation of an instrument pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A SUBDIVISIONS

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

B ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on exhibition pursuant to Section 47(b) or 66(1)(b).
 - (iii) any draft State environmental planning policy which has been submitted to the Minister in accordance with Section 37 and details of which have been notified to the consent authority; and
 - (iv) any development control plan in force under Section 72, applying to the land to which the development application relates;
- (b) the impact of that development on the environment (whether or not the subject of an environmental impact statement) and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to mitigate that harm;
- (c) the effect of that development on the landscape or scenic quality of the locality;
- (d) the social effect and the economic effect of that development in the locality;
- (e) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;
- (f) the size and shape of the land to which that development application relates, the siting of any building or works thereon and the area to be occupied by that development;
- (g) whether the land to which that development application relates is unsuitable for that development by reason of its being, or being likely to be, subject to flooding, tidal inundation, subsidence, slip or bush fire or to any other risk;
- (h) the relationship of that development to development on adjoining land or on other land in the locality;
- (i) whether the proposed means of entrance to and exit from that development and the land to which that development application relates are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of that traffic on the movement of traffic on that road system;
- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;

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

SECTION 2 - DEVELOPMENTDEVELOPMENT APPLICATIONS

ITEM 1: (File DA 265/85)
APPLICANT: WING YING PTY. LTD.
OWNER: WING YING PTY. LTD.
LAND & LOCATION: LOT 2, SECTION 11, NO. 8 TOXANA STREET,
RICHMOND
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(c) -
ENVIRONMENTAL PROTECTION
APPLICATION: RESIDENTIAL FLAT BUILDING CONTAINING SIX x
TWO-BEDROOM FLATS
ADVERTISING: LOCAL PRESS; ADJOINING OWNERS NOTIFIED BY
LETTER - NO OBJECTIONS RECEIVED

D.S.P. REPORT

Proposed development involves the erection of a two storey flat building containing 6 x two-bedroom units.

Access is from Toxana Street and car parking consists of free-standing carports arranged around a central courtyard.

The design of the building is compatible with development on adjoining land which is of a similar design. The location of carports in front of the building has the effect of reducing the impact of the development thus resulting in a satisfactory addition to the existing streetscape.

The subject land is located within an Australian Noise Exposure Forecast (ANEF) contour of 30-35. In this regard, the proposed building will be required to comply with the relevant provisions of "Australian Standard 2021-1977 - Code of Practice for Building, Siting and Construction Against Aircraft Noise Intrusion". The proposal must also meet the statutory requirements of the Local Government Act, 1919, and Building Ordinances in respect of noise attenuation.

The proposal complies with Council's codes and policies and may be approved under the provisions of Clause 9 of Hawkesbury Local Environmental plan, 1984.

The proposed development will assist in satisfying an increasing demand for medium density housing within the Shire.

Recommendation ✓

The application be approved, subject to compliance with the following conditions:

- 1-10. Standard conditions (DAs) 1; 4 (6) & (2) PLUS The paving areas and driveway shall be comprised of exposed aggregate or a similar material to the satisfaction of the Shire Planner; 9; 13; 21; 22; 25; 27; 34 (\$2,860.00); 7.
11. Side and rear boundary fencing shall be lapped, capped and stained timber.
12. Building construction shall comply with the relevant provisions of "Australian Standard 2021-1977 (as amended) - Code of Practice for Building, Siting and Construction Against Aircraft Noise Intrusion". The proposal shall also comply with the requirements of the Local Government Act, 1919, and Building Ordinances in respect of noise

attenuation. In this regard, the applicant is advised to consult with Council's Planning Department and Health and Building Department prior to lodging a building application.

13. Submission of a schedule of colours and building materials/textures to the satisfaction of the Shire Planner. Such schedule to be submitted with the building application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

10/8/85

ITEM 2: (File DA 247/85)
APPLICANT: A.R. MARTIN PTY. LTD.
OWNER: BROOK RETREADS PTY. LTD.
LAND & LOCATION: LOT 3 DP 37868, CNR. WINDSOR AND CHAPEL STREETS, RICHMOND
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(b2)
ENVIRONMENTAL PROTECTION
APPLICATION: ERECT AMENITIES BLOCK AND COVERED AREA FOR STORAGE AND PARKING
ADVERTISING: ADJOINING OWNERS NOTIFIED. OBJECTIONS RECEIVED FROM MRS. V. YANEVSKI, 14 CHAPEL STREET, RICHMOND

D.S.P. REPORT

The land has existing non-conforming use rights as a motor vehicle tyre depot. The proposed construction is for the purpose of an amenities block and provision of a covered area for storage and parking. The objection received is on the basis of: currently no on-site parking; existing use is noisy; the storage area would be converted to part of the workshop.

The proposed extension is greater than the permitted maximum 10% of existing floor area allowable under the Act. The applicant has lodged an objection in accordance with State Environmental Planning Policy No. 1 against the 10% provisions. The objection is that the covered area will give weather protection to parked vehicles and will provide amenities for employees which do not presently exist in an adequate format.

The existing use may continue with little control by way of conditions. Council may approve the proposal and apply general conditions covering the overall use.

Recommendation

- A. That Council exercise its delegation pursuant to SEPP 1 and grant consent subject to the following conditions:
- 1-7. Standard conditions 1, 9, 18, 19, 20, 21 and 35.
 8. The proposed extension not be used at any time as part of the workshop area.
 9. The wall of the extension on the northern boundary be constructed of brickwork to the satisfaction of the Shire Health and Building Surveyor.
- B. The Department of Environment and Planning be advised of Council's decision as required by State Environmental Planning Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA 305/85)
APPLICANT: DR. J.M. BURKITT
OWNER: J.M. CLARKE
LAND & LOCATION: PART PORTION 236, PARISH OF KURRAJONG,
BURRALOW ROAD, KURRAJONG HEIGHTS
ZONING: HAWKESBURY LEP, 1984, RURAL 1(b1) - ESCARPMENT
PRESERVATION AREA
APPLICATION: ERECTION OF A 30 METRE HIGH FREE-STANDING
RADIO TRANSMITTING TOWER AND ASSOCIATED RADIO
ROOM TO BE USED IN CONJUNCTION WITH A MEDICAL
PRACTICE
ADVERTISING: LOCAL PRESS AND ADJOINING OWNERS NOTIFIED BY
LETTER. NO OBJECTIONS RECEIVED.

D.S.P. REPORT

This application seeks Council's approval for the erection of a 30 metre high free-standing radio transmitting tower and associated radio room on the above land. The mast will have a slimmer profile than the two towers already erected in Buralow Road and the radio room will be a 3 metre high concrete block building having dimensions of approximately 4 metres x 8 metres with a concrete floor and roof.

It is intended that the facility will be suitably treated so as to comply with Council's requirements in respect of 'prescribed materials' in the Escarpment Preservation Area.

The applicant has stated that the proposed facility will provide communication for doctor's practices, paramedical personnel, pathology practices and rostered after hours medical care services. Blacktown Hospital has requested use of the facility for its team of psychiatrists, nurses and social workers whose area now includes the Hawkesbury Shire and who work a 24 hour roster. Space may be let out on the radio transmitting tower to businesses requiring radio contact other than the medical field, however, the medical aspect is the main use for the station at this time. The facility is capable of operating for approximately 100 different clients and should be able to fulfil the needs of the Western Sydney Region for some time.

The proposed development is an alternative to a proposal submitted to Council in June, 1984, for a site in Pamela Crescent, Bowen Mountain, which although supported by Council, did not receive the concurrence of the Director of the Department of Environment and Planning (DEP) as required.

The application was referred to the following Federal Government Departments/Authorities, all of which raised no objections:

- * Department of Aviation;
- * Department of Communications;
- * Department of Defence; and
- * Telecom Australia.

The site is within the Escarpment Preservation Area and as such is subject to the provisions of Clause 33 of Hawkesbury Local Environmental Plan, 1984. The proposal is in conflict with subclause (5) of that Clause in that the height of the tower exceeds 8 metres above natural ground level. In this regard, the applicant has lodged an objection pursuant to State Environmental Planning Policy No. 1. This variation will require the concurrence of the Director of the DEP should Council resolve to support the objection.

Clause 22 of Hawkesbury LEP 1984, requires that the minimum area for development of land in a Rural 1(b1) zone is 10 ha, other than for development specifically excluded by subclause (2). The proposed development is not included in the subclause and as the area of land involved only contains an area of 0.86 ha, a variation of this planning standard is also required under State Environmental Planning Policy No. 1. An objection has also been lodged in this regard. Council has been delegated the Director's concurrence in this respect.

The proposed tower is expected to be visible against the skyline when viewed from the lowlands.

The escarpment is an area of regional significance and, as such, should be maintained in its present form. The existing Elcom and Telecom towers are highly visible when viewed from villages such as Kurmond.

Although the applicant has stated that he will make space available for public authorities to use, it would be difficult to ensure that such space was, in fact, made available.

The erection of a private communications tower in this location may well result in further applications for similar proposals. This would result in a reduction in the visual quality of the escarpment and it is for this reason that Council has consistently opposed similar proposals in the past.

Recommendation

A. That the application be refused on the following grounds:

1. The proposal will have an adverse effect on the visual quality of the Kurrajong Escarpment and is contrary to the provisions of subclause (5) of Clause 33 of Hawkesbury Local Environmental Plan, 1948, in that the height of the proposed tower exceeds 8 metres.
2. The proposed development will create an undesirable precedent for similar development.
3. The proposed development is not in the public interest.

B. The Department of Environment and Planning be notified of Council's decision in respect of Part A of this resolution as required by the Director.

Dr. J.M. Burkitt addressed the Committee.

COMMITTEE'S RECOMMENDATION

- A. THAT COUNCIL SUPPORT an objection pursuant to S.E.P.P. 1 to the Department of Environment and Planning in relation to the erection of a radio tower being taller than that provided for in Clause 33 of Hawkesbury LEP 1984.
- B. That Council support an objection pursuant to S.E.P.P. 1 to the Department of Environment and Planning against the minimum area requirements pursuant to Clause 22 of Hawkesbury LEP and that Council exercises its delegation and approve of the matter in this respect.
- C. That should concurrence be forthcoming in accordance with A. above, development consent be granted subject to the following conditions.

1. Standard condition 1.
2. The radio tower and associated radio equipment building be painted or treated in a satisfactory colour to the Shire Planner's satisfaction.

A REPORT ON the possibility of a large single tower being erected on the escarpment be brought forward.

Santa 16/8/85

ITEM 4:	(File DA 299/85)
APPLICANT:	V. & S. PANJRATAN
OWNER:	V. & S. PANJRATAN
LAND & LOCATION:	PART LOTS 1 & 2, NO. 118 MACQUARIE STREET, WINDSOR
ZONING:	HAWKESBURY LEP, 1984, RESIDENTIAL 2(c)
APPLICATION:	ENVIRONMENTAL PROTECTION USE OF EXISTING DWELLING FOR PROFESSIONAL CONSULTING ROOMS
ADVERTISING:	ADJOINING OWNERS WERE NOTIFIED - NO OBJECTIONS WERE RECEIVED

D.S.P. REPORT

Application is to use existing dwelling for professional consulting rooms. Adequate space is available at the rear of the dwelling for the provision of on-site parking. The front yard should remain as a landscaped area so that no visual conflict occurs with the residential nature of the street.

Adjoining owners were notified with no objection being received.

Recommendation

That approval be granted to use the existing building for professional consulting rooms subject to the following conditions:

- 1-7. Standard conditions (DAs) 1 (for any alterations), 2 (5), 7, 9, 18, 21 and 35.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*APPROVED 16/8/85
WINDSOR U.P. [Signature]*

ITEM 5:	(File DA 220/85)
APPLICANT:	TUVAT PTY. LTD.
OWNER:	D. BURTON & J. FALK
LAND & LOCATION:	LOT 210 DP 263472 LODER CRESCENT, SOUTH WINDSOR
ZONING:	HAWKESBURY LEP, 1984, RESIDENTIAL 2(a)
APPLICATION:	ERECTION OF RESIDENTIAL FLAT BUILDING CLASS A "DUPLEX"
ADVERTISING:	PETITION OF OBJECTION CONTAINING 13 SIGNATURES AND OBJECTION FROM S.A. & J.A. CUNNEEN, LOT 102 COLLITH AVENUE, SOUTH WINDSOR

D.S.P. REPORT

The application meets the duplex requirements of Council's Code in terms of provision of setback, landscaping, car parking and site coverage.

The grounds for objection are on the basis of too many duplexes in area already; change in housing density; increase in traffic; increased risk of robbery; detracton from existing streetscape and decrease in land values. It is considered that the objections cannot be substantiated as it has been past experience that duplexes differ little in character and intensity of use to one large single dwelling. It is further considered that duplexes provide needed rental accommodation in the Shire and additionally help provide a mix of accommodation styles which is considered desirable.

Given that duplexes are permissible in all residential zones in the Shire and that the requirements of Council's Code for Residential Flat Buildings have been satisfied, it is recommended that the application be approved.

Recommendation

The application be approved subject to the following conditions:

- 1-6. Standard conditions (DAs) 1, 2, 7, 9, 22 and 25.
7. Pursuant to S94 of the Environmental Planning and Assessment Act, 1979, the payment of an amount of \$1,072 comprising of \$500 towards sewerage headworks and \$572 for community facilities and in accordance with Council's adopted policy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA 252/85)
APPLICANT: J. GODSELL & B. PICKWORTH
OWNER: J. GODSELL & B. PICKWORTH
LAND & LOCATION: LOT 204 DP 263472 LODER CRESCENT, SOUTH WINDSOR
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(a)
APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS A "DUPLEX"
ADVERTISING: PETITION RECEIVED CONTAINING 13 SIGNATURES

D.S.P. REPORT

The Committee is referred to the previous item. The proposal and objections received are identical, although the dwelling design is different. The lands are diagonally opposite each other. This property has a current duplex approval for another design which is due to expire on 15th September, 1985.

Recommendation

The application be approved subject to the following conditions:

- 1-6. Standard conditions (DAs) 1, 2, 7, 9, 22 and 25.
7. Pursuant to S94 of the Environmental Planning and Assessment Act, 1979, the payment of an amount of \$1,072 comprising of \$500 towards sewerage headworks and \$572 for community facilities and in accordance with Council's adopted policy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 205/85)
APPLICANT: R.H. & J.A. CLARK
OWNER: R.H. & J.A. CLARK
LAND & LOCATION: PORTION 291, PARISH OF WILBERFORCE, SARGENTS ROAD, WILBERFORCE
ZONING: HAWKESBURY LEP, 1984, RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION: ADDITIONS TO EXISTING MUSHROOM GROWING SHEDS
ADVERTISING: ADJOINING AND ADJACENT OWNERS NOTIFIED
OBJECTION RECEIVED FROM:
MRS. C. THORNTON, NEDLANDS, W.A.

D.S.P. REPORT

This proposal involves the erection of an additional four sheds contained within one structure for mushroom growing on land having an area of 17.9ha.

One letter of objection was received and reasons for objection include:

- * noise pollution from existing development
- * "... the area should be a pleasant one and not disfigured by factory-like buildings in this pleasant rural area ..."

Existing sheds on the subject land are used for mushroom growing and have been used for this purpose since 1971.

Composting does not take place on site as all compost used in the growing process is imported from local manufacturers. The continuance of this situation can be reinforced by the imposition of appropriate conditions of consent.

No previous objections to the use have been received.

Recommendation

The application be approved, subject to compliance with the following conditions:

- 1-5. Standard conditions (DAs) 1, 17, 21, 26 and 35.
6. The proposed sheds shall not be used for mushroom composting at any time.
7. This approval is limited to an additional four sheds contained within one structure having dimensions of 36 metres x 12 metres as shown on the submitted plan No. 40296-1 prepared by Kneebone, Beretta and Hall Pty. Ltd.

✓ COMMITTEE'S RECOMMENDATION

- 1-5. Standard conditions (DAs) 1, 17, 21, 26 and 35.
- ~~6. The compost produced on the property shall be used only to assist production on the farm and is not to be removed for use elsewhere.~~
6. This approval is limited to an additional four sheds contained within one structure having dimensions of 36 metres x 12 metres as shown on the submitted plan No. 40296-1 prepared by Kneebone, Beretta and Hall Pty. Ltd.

ITEM 8: (File DA 302/85)
APPLICANT: MR. A. GALEA
OWNER: MR. F. & MRS. V. GALEA
LAND & LOCATION: LOT 7 DP 241954 CHARLES STREET, NORTH RICHMOND
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(a1)
ENVIRONMENTAL PROTECTION
APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS
"B" CONTAINING 7 TOWN HOUSES
ADVERTISING: ADVERTISED AND ADJOINING OWNERS - 7 LETTERS OF
OBJECTION RECEIVED FROM THE FOLLOWING:
1. MR K & MRS D CARSTAIRS, 19 ELIZABETH
STREET, NORTH RICHMOND
2. MR C ZAHRA, 9 ELIZABETH STREET, NORTH
RICHMOND
3. PP & LG PEARD, 9 MONTI PLACE, NORTH
RICHMOND
4. M & VA PANICH, 12 MONTI PLACE, NORTH
RICHMOND
5. S & K EDWARDS, 13 MONTI PLACE, NORTH
RICHMOND
6. MR & MRS RJ STAFF, 13 ELIZABETH STREET,
NORTH RICHMOND
7. MR PM HOLT, 21 ELIZABETH STREET, NORTH
RICHMOND

D.S.P. REPORT

The subject site with an area of 2162m² is vacant and is surrounded by residential development. The proposed residential flat building contains 7 units, each with a private courtyard and carport.

In support of the proposal, the applicant has advised that the site is considered ideal for the style of development, that the privacy of adjoining residences will be preserved by tree planting and timber fences or screen walls and that the units are separated by recessing the carports, which avoids monotony and assists in maintaining the privacy of the occupants.

Local Environmental Plan No. 52 rezoned the land to allow for Residential Flat Buildings Class "B" on the site.

Objections received are on the basis of invasion of privacy, devaluation of properties, sound emissions with medium density development in low density areas, security problems for existing residents, interference from car lights into existing residences opposite site, lack of landscaping, insufficient play areas for children, moved to area because of semi-rural single dwelling house sites, extra noise in street, drainage problems, additional traffic problems.

The application conforms to the LEP as gazetted and with Council's Code. The carports have been located so as to provide additional siting for visitors car parking in the driveways of each covered carport, which should alleviate any tendency for on-street parking.

Whilst conforming with Council's Code, it is considered that the private courtyard should be increased in width from the present 3.05 metres to 4.05 metres by moving the building position which will provide additional living area for residents and provide additional building setback to adjoining properties.

Recommendation

Approval be granted generally in accordance with the plans dated 4th November, 1981, submitted with the application, subject to the following conditions:

- 1-12. Standard conditions 1, 4 (7)(2), 7, 9, 11, 13, 14, 15, 22, 25, 34 (\$3,432) and 35.
13. In respect of condition 4 above, the access is to be finished in either brick pavers, exposed aggregate concrete, or earth coloured concrete to the satisfaction of the Shire Health Surveyor.
14. The private courtyards are to be increased in width by moving the buildings a further 1 metre from the side property boundary, in order to increase the living area of the residents.

Mr. M. Panich addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE SITE BE inspected.

ITEM 9: (File DA 293/85)
APPLICANT: F. RAZZA
OWNER: A. & P. RAZZA & EASTTREES PTY. LTD.
LAND & LOCATION: LOT A DP 407192 BELLS LINE OF ROAD, KURRAJONG HEIGHTS (POST OFFICE AND GENERAL STORE)
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(a1)
ESCARPMENT PRESERVATION
APPLICATION: ADDITIONS TO EXISTING POST OFFICE AND GENERAL STORE FOR USE AS A HAIRDRESSING SALON
ADVERTISING: ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH COUNCIL'S POLICY - NO OBJECTIONS RECEIVED

D.S.P. REPORT

The proposed development involves building additions which will be used as a hairdressing salon.

The existing building is an item of the environmental heritage and its use as a Post Office and General Store is classified as 'non-conforming' under the provisions of Hawkesbury LEP, 1984.

The proposed additions have been examined by Council's Heritage Advisor who raises no objection, subject to the imposition of conditions in respect of colours and texture of building materials.

Although the additional floor space exceeds the 10% increase allowable for non-conforming uses, Council has the ability to approve the application by exercising its delegated authority under State Environmental Planning Policy No. 1.

As required under the provisions of SEPP1, a letter of objection has been lodged by the applicant. Such objection is considered to be reasonable as the proposed development will result in an aesthetic improvement of the existing development and will also provide a hairdressing facility for residents of Kurrajong Heights.

There is adequate area on site for car parking and provision has been made for satisfactory ingress/egress.

Recommendation

- A. The application be approved, subject to compliance with the following conditions:
- 1-7. Standard conditions (DAs) 1, 3, 9, 18, 19, 20 and 21.
 8. Submission of a schedule of colours and building materials/textures to the satisfaction of the Shire Planner. Such schedule is to be submitted with the building application.
 9. The salon shall be constructed and equipped in accordance with the requirements of Ordinance 62 to the satisfaction of the Shire Health Surveyor.
- B. The Department of Environment and Planning being advised of Council's determination as required by the Director of the Department.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA 130/85)
APPLICANT: R.I. MCERLANE
OWNER: F.P. DAY
LAND & LOCATION: LOT 1 DP 232770 COMMERCIAL ROAD, VINEYARD
ZONING: HAWKESBURY LEP, 1984, RURAL 1(c)
APPLICATION: EXTENSION TO EXISTING CARAVAN PARK
ADVERTISING: ADJOINING OWNERS NOTIFIED. OBJECTIONS
RECEIVED FROM MR. M.E. ROUSE, MR. & MRS. R.
SOUTHWELL AND W. NAGY ALL OF COMMERCIAL ROAD,
OAKVILLE

D.S.P. REPORT

This application relates to an extension of ten additional sites to the existing "La Vina" Caravan Park. Under the provisions of Clause 9 of Hawkesbury Local Environmental Plan, 1984, use of the subject land, zoned Rural 1(c), for the purpose of a caravan park is prohibited. As Council issued consent for a 22 site caravan park on the subject land on 15th March, 1973, the development enjoys non-conforming existing use rights.

An amended plan for 26 sites was submitted and approved on 10th July, 1973. In the following 18 months five further applications to extend the park were rejected. However, on 23 February, 1979, an application for a 5 site extension was successful and consent issued and recent Council licencing approvals have been issued for 36 sites. A recent inspection indicated that 45 caravans are in fact located on the land.

Due to the proposed extension being greater than 10% of the existing development the applicant has, in accordance with State Environmental Planning Policy No. 1, submitted an objection to the provisions of the Environmental Planning and Assessment Act, 1979, to allow a greater than 10% expansion. Objection has been lodged on the grounds that there is growing demand for group and tourist accommodation in the Shire and thus a need for an increase in the number of caravan sites to adequately cater for this demand. This objection requires the concurrence of the DEP although Council has the Director's delegation of power in this respect.

The existing development is considered to be superficially attractive by way of the extensive landscaping previously undertaken by the applicant, however, requires considerable upgrading to bring the park to a standard of reasonable amenity.

Access roads are unsealed and poorly constructed. As a result of a natural watercourse traversing the site and other drainage problems, access roads and individual sites within the park become waterlogged and muddy. The applicant proposes to continue use of the access to Commercial Road as the main ingress and egress for the entire development. Within the park the number of sites incorporating hard stand areas is limited. In view of the drainage problems experienced on the land, it is considered that all individual sites should provide hard stand area for caravan and annexe. It is further considered that each of the 10 proposed sites should be 100m² (10m x 10m) in size to facilitate the adequate provision of a hard stand area and car parking.

The proposed extension should be extensively landscaped to match existing as this will lessen the visual intrusion of the development on adjoining rural residences. Furthermore, facilities presently available in the park such as the amenities block, should be upgraded to adequately cater for residents' needs. Despite the development's shortcomings, it is considered that these outstanding works may be achieved through the imposition of appropriate conditions, should Council approve this application.

As a result of exhibition, two submissions were received from adjoining owners, Mr. M. Rouse and Mr. and Mrs. R. Southwell and W. Nagy. Although the issues of noise and visual pollution and access from Commercial Road are raised within his submission, Mr. Rouse basically has "no objection to the proposal provided that it is well removed and hidden from the road and that no extra access is provided".

Mr. and Mrs. Southwell and W. Nagy also have no objection to the proposal provided that there is no further encroachment on or along the side boundary. In the submission, however, Mr. and Mrs. Southwell and W. Nagy stress that the number of children resident in the park is on the increase and that their large dam attracts these children. The dam, with a depth of 3 metres, is kept continually full and minimal rural fencing divides the property from the park. In the submission Mr. and Mrs. Southwell and W. Nagy finally request "that the caravan park install secure high cyclone fencing to enclose this 'dam' vulnerable area in order to retain the children in the park". It is considered that this request is reasonable and should be imposed as a condition of consent.

Recommendation

✓ Council exercise its delegation pursuant to State Environmental Planning Policy No. 1 and approve the application to extend the existing caravan park by 10 additional sites subject to the imposition of the following conditions:

1. Submission of a building application, plans and specifications complying with Ordinance 70.
2. Parking to be provided at a rate of 46 individual site spaces and 8 visitor spaces in accordance with the regulations of Council's Draft Development Control Plan - Parking Policy. Parking spaces and aisle widths to conform to the Design Requirements of the Policy and to be constructed, drained, sealed and marked to the requirements of Council's Engineer, full details of which are to accompany the building application.

3. The following access requirements shall be provided to the satisfaction of Council's Engineer:
 - a) full width concrete primary access incorporating separate ingress and egress to a width of 8 metres;
 - b) drive in forecourt incorporating off-street parking for at least 3 caravans and towing vehicles and space to enable caravans to be towed around in a "U" turn without entering the park enclosure;
 - c) internal traffic flow to be one way and suitably signposted;
 - d) internal access roads to be 6 metres in width and sealed;
4. Each of the proposed 10 additional sites shall contain a minimum area of 100m² (measuring 10m x 10m).
5. Each existing caravan site shall have a suitable hard stand surface to be approved by the Shire Health Surveyor.
6. In order that traffic movement and drainage control be clearly defined, provision shall be made for concrete kerb between all sealed and landscaped areas.
7. A detailed landscape plan of the proposed extension shall be submitted prior to submission of the building application for approval of the Shire Planner. The plan shall incorporate tree planting around each site; a children's playground and dense planting of the caravan storage areas.
8. An approved physical barrier shall be provided between public places, vehicle accessways, parking areas and the surrounding landscaped areas.
9. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, a contribution of \$3,625 towards the cost of providing community facilities within the Shire and being as a result of the increase in Shire population caused by the proposed additions.
10. Existing amenities shall be upgraded and provided to standard required under Ordinance 44 of the Local Government Act, 1919, to the satisfaction of the Shire Health and Building Surveyor.
11. Structures or vehicles other than caravans shall not be used as on-site vans and all caravans shall be kept readily moveable at all times.
12. No caravan shall remain on the site unless it is registerable and roadworthy.
13. Accessways, both pedestrian and traffic, within the park shall be adequately lit at all times during the hours of darkness.
- 14-16. Standard conditions 18, 21 and 35.
17. Provision of fire suppressant measures to the total van park to the satisfaction of the Shire Health and Building Surveyor.
18. In the interest of children's safety, the applicant shall erect fencing at the northern end of the subject land in accordance with Council's Code for the Fencing of Swimming Pools to the satisfaction of Council's Health Surveyor.
19. All conditions associated with upgrading of existing van sites shall be completed not later than 12 months from date of commencement of use of new sites.
20. When fully developed in accordance with this consent, there shall not be more than 46 vans kept on the total site at any one time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA 202/85)
APPLICANT: MR. F. NOVELLA
OWNER: I. & R. MCERLANE
LAND & LOCATION: LOT 6 DP 244281, NO. 46 COMMERCIAL ROAD,
VINEYARD
ZONING: HAWKESBURY LEP, 1984, RURAL 1(c)
APPLICATION: HOME OCCUPATION BEING THE REGISTERED PREMISES
FOR A WHOLESALE MOTOR VEHICLE DEALER
ADVERTISING: ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH
COUNCIL'S POLICY - NO OBJECTIONS RECEIVED

D.S.P. REPORT

The Committee is referred to the preceding item as this proposal involves the use of an existing dwelling situated within "La Vina" Caravan Park as the registered business address of a wholesale motor vehicle dealer. No vehicles are proposed to be stored, sold, cleaned or otherwise kept on the premises other than the occupant's vehicle and those belonging to caravan park tenants/guests. On this basis, there is no objection to the proposal.

Recommendation

Approval be granted, subject to compliance with the following conditions:

1. The development at all times conforms with the definition of a Home Occupation as defined in the Environmental Planning and Assessment Model Provisions, 1980.
2. There be no vehicles associated with the use kept on the premises, other than the occupant's personal vehicle and those belonging to caravan park tenants/guests.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA 306/85)
APPLICANT: R. & J. BRITTAIN
OWNER: R. & J. BRITTAIN
LAND & LOCATION: LOT 1, DP 558227, 11 BOCKS ROAD, OAKVILLE
ZONING: HAWKESBURY LEP, 1984, RURAL 1(c)
APPLICATION: TO USE EXISTING TENNIS COURT IN CONJUNCTION
WITH THE HAWKESBURY DISTRICT TENNIS
ASSOCIATION COMPETITION
ADVERTISING: ADJOINING OWNERS NOTIFIED. OBJECTIONS
RECEIVED FROM:
MR. J. FAIRFIELD, AN ADJOINING OWNER AND ALSO
DAVID J. COLLINS & THOMPSON, SOLICITORS, ON
BEHALF OF MR. FAIRFIELD

D.S.P. REPORT

Council by way of a building permit approved of the erection of a tennis court on the subject land in June, 1984, which application stated that the tennis court was "for private use and not for public hire, without lights".

The tennis court was subsequently constructed and at a later time used as a venue for part of the Hawkesbury District Tennis Association Thursday Ladies Competition.

The adjoining owner, Mr. Fairfield, at that time lodged a complaint on the basis of infringement of his privacy and also that existing Council courts were more than adequate to cope for the players of the Hawkesbury District Tennis Association. On the basis of the complaint received at that time, Council wrote to the landowner indicating that the use was outside the terms of his original proposal and accordingly should not continue on that basis.

On the basis of that advice, the applicant has submitted the subject application.

The solicitors objection is summarised as follows:

- "1. All neighbouring development was to the front of the neighbouring property and did not interfere in any way with our client's entertainment areas etc. which have been erected to the rear of his residence.
2. The Fairfields have developed their property around an outdoor focal point and cabana, pool and barbecue at the rear of their residence and abuts the tennis court.
3. The siting of the tennis court and plans were without any consultation with our client nor were his suggestions sought as to the erection of the court in a more suitable area which would cause least inconvenience.
4. No tree screens have been planted to provide a satisfactory screening and, if the current planting is successful, it will be some years before the trees would be of a sufficient height to properly protect our clients. The trees that have been planted were planted only 3 weeks ago and are approximately 25cm high.
5. Location of the court provides maximum disturbance to the quiet enjoyment of our client's block whilst it creates minimum disturbance to the neighbour's residence and outdoor entertaining area.
6. There was sufficient room to erect a court at the front of the neighbouring property.

We trust that Council will take these submissions into account and take the appropriate action to ensure that the nuisance factor which now exists will not be increased in any manner by allowing competition tennis to be played upon the neighbouring court."

The applicant, in correspondence with Council, indicates his proposed use of the court which is precised as follows:

1. The court is part of the Thursday Ladies Competition.
2. The applicant's team in this competition is comprised of their close friends who would use the court in any case.
3. The court for competition is to be only used between the hours 9.30am and 2.00pm.
4. Most members of the Thursday Ladies Competition are known to the applicants so that even opposition teams are friends.
5. The applicant does not want strangers to play on the court and is not interested in letting out the court for a hiring fee.
6. The court is not available to public in general and therefore is not considered within the definition of a public court.

The plan submitted with the application indicates dense landscaping between the court and the neighbouring residence, and with all car parking associated with the development between the applicant's residence and the street frontage where ample provisions are to be made.

In respect of item 3 of the solicitor's objection, the Council is advised that private tennis courts do not require separate development consent and are treated as ancillary development to dwelling houses requiring the lodgement of a building application only. In relation to item 4, the applicant has, by his plans, undertaken to provide further landscaping, however, it is considered that this landscaping should be extended even further than that shown on the plan. In respect to item 5 it is considered from discussions with the applicant, that the intensity of use of the court is unchanged from whether there will be competition on every second Thursday or social games. In respect to item 6 it is considered that whilst there may have been room to erect the court between the residence and the street alignment, such siting would have caused interruption to existing driveways and landscaping and that the utilisation of the rear part of the 5 acre block was reasonable in the circumstances.

Recommendation

Approval be granted generally in accordance with the development plan submitted subject to the following conditions:

1. No provision be made for either lighting of the court or amplified commentary.
2. Further landscaping around the court is to be carried out, particularly between the court and the adjoining residence of Mr. Fairfield. Such landscaping to be provided and maintained to the satisfaction of the Shire Planner.
3. The competition component use of the court to be restricted to Thursdays only and the applicant is reminded that competition use on other days requires a separate application for further consideration by Council.
4. The provision of car parking as proposed on the development plan to the satisfaction of the Shire Planner.
5. Reasonable arrangements are to be made to the satisfaction of the Deputy Shire Planner to provide for suitable fencing either along the perimeter of the tennis court or on the common boundary of the property with the adjoining land owned by Mr. J. Fairfield, so as to reduce the incidence of tennis balls entering Mr. Fairfield's property. Should the fencing be proposed for the common boundary, then such is to only take place after consultation and approval by Mr. Fairfield and at full cost to the applicant.
6. The tennis court is not to be available for hire to the public at large.

COMMITTEE'S RECOMMENDATION

✓ APPROVAL BE GRANTED generally in accordance with the development plan submitted subject to the following conditions:

1. No provision be made for either lighting of the court or amplified commentary.
2. Further landscaping around the court is to be carried out, particularly between the court and the adjoining residence of Mr. Fairfield. Such landscaping to be provided and maintained to the satisfaction of the Shire Planner.
3. The court for competition is to be only used between the hours 9.30 a.m. and 2.00 p.m.

4. The provision of car parking as proposed on the development plan to the satisfaction of the Shire Planner.
5. Reasonable arrangements are to be made to the satisfaction of the Shire Planner to provide for suitable fencing either along the perimeter of the tennis court or on the common boundary of the property with the adjoining land owned by Mr. J. Fairfield, so as to reduce the incidence of tennis balls entering Mr. Fairfield's property. Should the fencing be proposed for the common boundary, then such is to only take place after consultation and approval by Mr. Fairfield and at full cost to the applicant.
6. The tennis court is not to be available for hire to the public at large.

ITEM 13: (File DA 414/84)
APPLICANT: A.J. & D.B. BRADLEY
OWNER: A.J. & D.B. BRADLEY
LAND & LOCATION: LOT 3 DP 607120 TIZZANA ROAD, EBENEZER
ZONING: HAWKESBURY LEP, 1984, RURAL 1(b1)
ENVIRONMENTAL PROTECTION
APPLICATION: FARM RESTORATION AND LAND RECLAMATION BY
DISPOSAL OF SCRAP TYRES
ADVERTISING: LOCAL PRESS AND LETTERS TO ADJOINING OWNERS.
OBJECTIONS RECEIVED FROM:
- MRS. D. GARTH, TIZZANA ROAD, SACKVILLE REACH
- MR. P. AULD, TIZZANA WINERY

D.S.P. REPORT

The applicant proposes to reclaim approximately 2 hectares of land forming part of a total holding of 10 hectares.

Reclamation will be by means of disposal of scrap tyres using the following method:

- * Remove and stockpile topsoil;
- * Excavate cell and stockpile material;
- * Fill cell with scrap tyres;
- * Backfill to cover;
- * Replace topsoil;
- * Landscape and plant accordingly.

On the eastern boundary of the subject land it is proposed to:

- * Excavate sandstone from cell floor;
- * Provide mound adjacent to eastern boundary of creek and cover with rock from cell floor to reinforce and eliminate flood erosion.

Two detailed objections, supported by reports from consulting engineers have been received.

Main areas of concern include:

1. "Due to the shape and resilience of rubber tyres, it would be impossible even under controlled conditions to compact tyres into a homogenous mass. Large areas of air voids must remain As this area is periodically flooded it is quite possible for flotation forces to disturb the filling and cause some of the tyres to float ...

2. areas filled in this way (landfill by scrap tyres), would be rendered unsuitable for any practical use
3. Eventual decomposition of the tyre fabric could cause long term pollution of the adjacent lagoon, water table and river by the leaking of the products of decomposition"
4. There is no need to restore the subject land; the area designated for filling was under grape vines from 1887 to 1950. The land, apart from some regrowth of scrub and wattles, is practically in the same condition today and is suitable for cropping and grazing as it is.
5. Tizzana Road is regarded as a Tourist Road by the National Trust, it having four to five major historic points of interest along its short length.

As a tourist area, it is unsuited as a dump site.

6. The North West Sector Study identified a number of sites suitable for use as waste disposal areas - the subject land is not one of these sites.

The application was referred to the State Pollution Control Commission (SPCC), the Metropolitan Waste Disposal Authority (MWDA), and the Public Works Department (PWD).

The PWD raised no objection to the proposal, and did not offer any advice.

The MWDA advised that it is proposed to license the subject land as a solid waste landfill depot, provided a number of conditions are complied with. The SPCC are not opposed to the development, provided a number of technical requirements are met and that the site is maintained in a condition satisfactory to Council.

The applicant conducts a scrap tyre collection service within the Sydney Region and currently operates a licensed disposal depot at Castlereagh. It is understood that the Castlereagh site is reaching its full capacity. In addition, the applicant maintains that he can mitigate the environmental effects of his proposal and is genuinely attempting to reclaim his land for future agricultural use.

Council is in receipt of a similar application in the subject area, which has yet to be determined, and Bradley's proposal is also similar to a proposal by Bensley at Lower Portland in 1976, which was refused by Colo Shire Council and subsequently approved by the Local Government Appeals Tribunal. Colo Shire Council had considerable trouble monitoring the operation of that development and ensuring that proper restoration took place. In particular, the 1978 flood washed numerous tyres downstream and caused subsidence of land already reclaimed at that stage and believed by that applicant, prior to the flood, to be stable. In 1980 a similar application by Leisure Time Developments Pty. Ltd. was also refused.

Approval of Bradley's application may create a precedent and lead to further applications to dump scrap tyres within the Shire. The problems associated with this type of development, apart from the obvious ones of visual and noise pollution, are soil and groundwater pollution; leaking of decomposing material with subsequent pollution of the adjacent lagoon and the Hawkesbury River; long-term ground subsidence as it is extremely difficult to achieve compaction and remove air pockets; the accumulation of unsightly waste materials and tyres awaiting burial and the possible risk of fires both above ground and from areas already filled.

Of particular importance is the fact that areas liable to subsidence are rendered unusable for building purposes.

The applicant's submission has not demonstrated that he is adequately aware of the possible environmental effects of his proposal or of his means of mitigating these effects such as would normally be addressed in a properly prepared Environmental Impact Statement.

Additionally, it is considered that there is not sufficient justification for the proposal on the proposed subsequent agricultural use grounds.

Recommendation

The development of Lot 3 DP 607120 Tizzana Road, Ebenezer, for farm restoration and land reclamation by disposal of such tyres, be refused on the following grounds:

1. Council considers the proposal to have potentially adverse environmental effects, and it has not been proven to Council's satisfaction that the proposed development can be carried out in a satisfactory manner to overcome these possible effects.
2. The proposed development is not in keeping with the historical nature of Tizzana Road and will result in an adverse effect on the scenic quality of the locality.
3. The proposal is not required to enable subsequent agricultural use of the land.
4. The proposed development is not in the public interest.

Note: The Shire President advised that this application was deleted by the applicant as the result of a telephone call.

ITEM 14: (File 68A/375/78)
APPLICANT: MUSHROOM COMPOSTERS PTY. LTD.
OWNER: MUSHROOM COMPOSTERS PTY. LTD.
LAND & LOCATION: PORTION 262, PARISH OF WILBERFORCE AND PT. LOT 2 DP 210154, POST OFFICE ROAD, EBENEZER
ZONING: HAWKESBURY LEP, 1984, RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION: THE UPGRADING OF EXISTING MUSHROOM COMPOSTING OPERATIONS INCLUDING THE AUGMENTATION OF THE EXISTING WASTE WATER TREATMENT PLANT
ADVERTISING: ADJOINING AND ADJACENT OWNERS NOTIFIED - NO OBJECTIONS RECEIVED. HOWEVER, NUMEROUS VERBAL COMPLAINTS RECEIVED OVER LAST 6 MONTHS

D.S.P. REPORT

At its meeting of 24th October, 1978, Council approved the development of a mushroom compost production operation on the subject land.

Following complaints, specifically relating to offensive odour emanating from the subject premises, an inspection of the site was undertaken.

Inspection revealed that the operations have extended beyond those approved by Council in 1978.

The extended operations involve:

- * Use of adjoining land (leased by applicant) for the storage of baled straw;
- * Completion of stage 2 of development without consent, comprising of additional storage bins and increased floor area of composting slab;
- * Office sited in a different location to that shown on the original plan.

In respect of increased floor area of composting slab, stage 1 of the original consent provided for 4800m^2 with stage 2 comprising an additional 2400m^2 , giving a total of $7,200\text{m}^2$.

The slab as constructed contains a total floor area, including access lane, of 6061m^2 .

In order to overcome the problems associated with odour, the applicant has already undertaken or proposed to undertake the following:

1. Installation of equipment (Orions B.O.D. Electrode) to monitor oxygen levels in the recycled water used in the pre-wetting process;
2. Store baled straw in the open so that it is exposed to the elements prior to use;
3. Augment existing waste water treatment works.

In respect of item 1, the equipment is currently on order from the U.S.A. The purpose of storage mentioned in item 2 is explained below:

The first stage in composting is the breaking down of the hard outer layers of straw. This allows the straw to take up water and thus commence to naturally ferment.

These layers are particularly hard in new straw, are slow to break down, and do not permit even fermentation. This can give rise to objectionable odours.

The applicant is storing straw so as to provide sufficient stock to enable the new season straw to be naturally weathered prior to use. As the straw is stacked, a nuisance is unlikely to arise.

The slower fermentation and production of odours has been recognised by other composters who have also increased their stockpile of straw.

Plans and specifications for the work proposed in item 3 have been prepared by the consulting firm of Gutteridge Haskins and Davey. Waste water from the composting area currently flows into surface drains and is directed to a small holding tank. During periods of wet weather the surface drains have proven to be of insufficient capacity to carry the volume of water and the holding tank has overflowed.

As a result of this, the State Pollution Control Commission was requested to inspect the premises and the works which are the subject of this application are a result of that inspection.

New surface drains and sumps will be constructed to allow all water to be discharged into a concrete lined in-ground holding tank with a capacity of approximately 1ML. After satisfactory retention and aeration, the water will be used for composting. This water will not be used in overhead sprays.

These works will prevent the pollution of adjoining dams and also provide for the satisfactory re-use of waste water.

Although the applicant has developed the subject premises beyond the terms of the original consent, a concerted effort has been made to improve the production process and reduce objectionable odours.

It is considered that approval should be granted for existing development as this will provide Council with the opportunity to apply conditions aimed at improving the existing amenity of the site. In addition, approval of the augmentation of the existing waste water treatment plant will reduce the risk of pollution of adjoining dams and the frequency of objectionable odours.

Recommendation

The application be approved in accordance with the following conditions:

1. Development and use of the subject land shall be strictly in accordance with the details shown on the submitted plan No. 85026 dated June, 1985, and prepared by W.D. & B.L. Wilson.
2. Augmentation of the waste water treatment plant shall be strictly in accordance with the plans and specifications prepared by Gutteridge Haskins and Davey and titled "Contract 1421-S1" and dated June, 1985.
- 3-9. Standard conditions (DAs) 1, 7, 9, 21, 25, 26 and 35.
10. That any offensive nuisance that emanates from the site shall be alleviated forthwith to the satisfaction of the Shire Health Surveyor.
11. All operations shall be carried out in aerobic conditions.

Mr. L. Sheather addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE SITE BE inspected.

ITEM 15:	(File DA 108/83)
APPLICANT:	HOUSING COMMISSION OF NEW SOUTH WALES
OWNER:	HOUSING COMMISSION OF NEW SOUTH WALES
LAND & LOCATION:	LOT 2 DP 62775 WINDSOR STREET, RICHMOND
ZONING:	HAWKESBURY LEP, 1984, RESIDENTIAL 2(a) - HLEP NO. 69
APPLICATION:	THE ERECTION OF TWO STOREY BUILDING CONTAINING 13 UNITS FOR AGED PERSONS
ADVERTISING:	NOT ADVERTISED

D.S.P. REPORT

The Housing Commission has submitted a development application for the erection of a two storey building on the corner of Chapel and Windsor Streets.

Judy 16/8/85

The land has a 28 metre frontage to Windsor Street and a 45.92 metre depth to Chapel Street, with an area of 1,286 square metres. The land also forms LEP No. 69 which rezoned the land from Special Uses 5(a) to Residential 2(a) to permit the use and in accordance with Council's resolution of 8th March, 1983. The matter was advertised at the local environmental stage with no objections being received.

The proposed design has been altered from that originally submitted and is in accordance with the requirements of Council's Heritage Advisor. A facade of similar design to that of the retirement village established on the corner of Chapel Street and Kurrajong Road has been achieved on the amended plans so that the high standard of visual amenity in Chapel Street is maintained.

Council cannot attach conditions unless with the approval of the Minister. It is recommended that the application be approved unconditionally with the Commission being requested to comply with Council's requirements.

Recommendation

1. Approval be granted in accordance with plans submitted unconditionally.
2. The Commission be requested to comply with the following:
 - 1-12. Standard conditions (development) 1, 2 (2), 7, 9, 11, 13, 14, 18, 22, 25, 26 and 27.

COMMITTEE'S RECOMMENDATION

1. APPROVAL BE GRANTED in accordance with plans submitted.
2. The Commission be requested to comply with the following:
 - 1-12. Standard conditions (development) 1, 2 (2), 7, 9, 11, 13, 14, 18, 22, 25, 26 and 27.

ITEM 16: (File DA 304/85)
APPLICANT: C. & L. CRUDGINGTON
OWNER: C. & L. CRUDGINGTON
LAND & LOCATION: LOT 5 DP 204850, NO. 154 CHURCH STREET, SOUTH WINDSOR
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL 2(a)
ENVIRONMENTAL PROTECTION
APPLICATION: ESTABLISHMENT OF A CHILD CARE CENTRE
ADVERTISING: MATTER WAS ADVERTISED AND ADJOINING OWNERS NOTIFIED. NO OBJECTIONS WERE RECEIVED

JOY 16/08/85

D.S.P. REPORT

Application is to utilise existing floor area at the rear of the dwelling to establish a child care centre to accommodate 8 children ranging in age from 3 to 5 years. It is intended that alterations will take place to provide for a kitchen, playing area and toilets. This area will be fully enclosed using brickwork, windows and doors.

On-site parking is available in the driveway, however, all employees will be residents. However, should persons other than residents be employed, the on-site parking requirements will need to be re-assessed.

In respect of picking up and dropping off of children to the site, it is considered that as the number of children to be catered for is small in numbers and picking up times will be varied, the congestion accompanying the proposal will be minimal.

Recommendation

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

- 1-7. Standard conditions 1, 7, 9, 18, 19, 35 and 25.
8. That the child care centre be only operated by the residents of the dwelling on the land and, that should this be proposed to be varied, separate consent of Council be obtained.
9. Compliance at all times with the requirements of the Department of Youth and Community Services and Board of Fire Commissioners.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCESECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. MS. R.J. GURR - GRANT APPLICATION. H105/1

"May I express my disappointment in the attitude of your Council to the worthwhile objectives of the Heritage Council.

Some months ago, I made application to Council for a grant to finance necessary restoration of my home, a 100 year-old building of charm and historical significance of which I have strong appreciation and in which I take considerable pride. My grant application was made with sincerity, and was considered a most valid one, both by myself and by your Heritage Advisor who has been as concerned as I that the house should have the preservation it deserves.

As my grant application has been refused, I can only assume that our high regard for our heritage is not, in fact, shared by your Council."

(D.S.P. - Ms. Gurr was offered a loan from the Heritage Restoration Fund to cover the works in question, but has declined the offer.)

B2. MR. J.G. RILEY, CHAIRMAN, REVIEW OF NSW AIR SERVICES. A4

"The Minister for Transport recently announced an independent review of New South Wales air services. The review will examine the services currently being provided by licensed operators, and formulate policies for the future direction of air services in the State.

Besides formally advising you of the review and providing you with the attached copy of the terms of reference, I should like to take this opportunity to invite you to submit any comments that you think may be relevant to the review.

Your submission should be lodged before 9th August, 1985 and enquiries may be made by telephoning the Review's Secretary."

B3. HAWKESBURY HOSPITAL - PROPOSED NEW HOSPITAL. H106

"We advise that the Board of this Hospital has unanimously decided to inform the Department of Health that the proposed new Hospital should be built on the site adjacent to Macquarie Street, which has been designated for Hospital purposes in the Town Plan for many years.

The Board reached this decision after careful consideration of the provision of a complete Health Care Service to meet the public need. The provision of this Health Care Service involves the patients, visitors, hospital staff and auxiliary services already established in the vicinity.

In the light of this decision the Board would expect the council to support it in its choice of site so that we have a united approach on behalf of the Hawkesbury Community."

(D.S.P. - This matter refers to the Deputy Shire Planner's Report Item 17.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE PLANNER'S REPORT

ITEM 1: (File DA 316/83)

SUBJECT: RELEASE OF LAND AT KURRAJONG HEIGHTS FOR URBAN PURPOSES

16/8/85
Michael (Exhibition Area
not under process)
see landowner's
letter to.)

In November last year Council was informed of advice from the Department of Environment and Planning in relation to the release of land at Kurrajong Heights for future urban purposes. The Department required details of a number of matters before the release could proceed. These included a land capability analysis, archaeological investigation and a development control plan.

In response to the Department's requirements and advice from resident landowners it became clear that there should be some adjustment to the existing draft local environmental plan. Unfortunately, legal procedures dictate that the existing draft plan, without adjustment, should be placed on public exhibition. Following the exhibition Council can then make the necessary adjustments to the draft plan.

The necessary work to fulfill all of the Department's requirements has, however, been undertaken and this is expressed in a draft development control plan for the area. In addition the draft development control plan sets out a proposed lot layout for the area as well as a number of mechanisms for the co-ordination of the development.

It should be noted that the release area is subject to a number of planning constraints including slope, soil stability, effluent disposal, existing property boundaries and development, visual prominence, fire and elements of rain forest. However, it is considered that the draft development control plan satisfactorily resolved these issues with due regard to maximising the development potential of the land.

The proposed draft development control plan is as follows:-

DRAFT DEVELOPMENT CONTROL PLAN.
KURRAJONG HEIGHTS

1. The draft development control plan applies to the land edged heavy black on the plan marked "Draft Development Control Plan - Kurrajong Heights. July 1985".

Subdivision

2. Any subdivision of land within the area covered by the draft development control plan shall be in accordance with the plan marked "Draft Development Control Plan - Kurrajong Heights. July 1985".
3. In considering any amendments to the subdivision pattern detailed on the draft development control plan, Council will consider that each separate allotment should have:-
 - (i) an area of not less than 4,000m²
 - (ii) an area of not less than 1,000m² of land class B-e, B-e(d), C-se, C-sc(d), B-se(d) as defined by the Soil Conservation Service of New South Wales in a Reconnaissance Urban Capability Survey of Kurrajong Heights, dated June, 1985.
 - (iii) a satisfactory ratio of depth to frontage
 - (iv) satisfactory provision for access with consideration of the development potential for surrounding land owners.

Services

4. Council shall reserve the major "cul-de-sac" access road which connects the central area of the release to Warks Hill Road. Acquisition and construction of the road shall be co-ordinated by Council and funded by an equal per allotment contribution for all properties which use the road for access. Payment of the contribution will become due on the date of the development consent to subdivision.
5. Construction of minor cul-de-sac roads shall be the responsibility of the landowners which require the use of the road for access to a subdivision.
6. Access handles to a single "battle-axe" block shall be not less than 4m wide.
7. Access handles serving more than one "battle-axe" block shall be not less than 6m wide.
8. Any subdivision will require the provision of underground reticulation of electricity and telephone services.
9. Each dwelling in the area shall have a minimum on-site water storage capacity of 30,000 litres.
10. With regard to the disposal of effluent, each dwelling shall be serviced by an "envirocycle" or similar mini-treatment plant. Due to the topography of the area no consideration will be given to the disposal of effluent by means of a trench system.
11. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, Council will levy a contribution of \$840 for each additional allotment created as a result of subdivision to defray the cost of the provision and embellishment of open space and community facilities. This charge will be in addition to the cost of processing applications and shall be re-assessed annually with Council's fees and charges.

Additionally, to facilitate proper fire management, fire trails will be required in the locality. Where these fire trails are required over private land, such land will be made available as a condition of Council approval of subdivision.

Building

12. Any buildings created within the area shall:
 - (i) be located on land of class B-e, C-e(d), C-se, C-se(d) and B-se(d) as defined by the Soil Conservation Service of New South Wales in a Reconnaissance Urban Capability Survey of Kurrajong Heights, dated June, 1985;
 - (ii) have external surfaces composed of dark toned and dark coloured materials of low reflective quality that blend with the landscape of the site and its surroundings or materials which are painted or similarly treated with dark toned and dark coloured paint or pigment of a low reflective quality that blend with the landscape of the site and its surroundings.
13. A building setback of 30m will be imposed on land with frontage to Burralow Road south of Rain Ridge Road for purposes of a fire radiation zone.

Development of Land Outside the Area
Permissible for Building

14. Land of class D-f, D-s, D-se(d), D-sm, E-s and E-sm as defined by the Soil Conservation Service shall only be developed for the purposes of access, effluent disposal, gardens or grazing. Any clearing of vegetation on this land for any purpose other than access shall be limited to undergrowth.

CONCLUSION

The existing draft local environmental plan and the draft development control plan should now be placed on public exhibition in accordance with the procedures in the Environmental Planning and Assessment Act.

Recommendation

The draft local environmental plan and the draft development control plan be placed on public exhibition in accordance with the procedures in the Environmental Planning and Assessment Act, including referral to:-

- (i) all landowners in the area, the subject of the draft development control plan;
- (ii) all relevant public authorities.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P160)

SUBJECT: "TOWARDS A RETAIL POLICY FOR METROPOLITAN SYDNEY" - A BACKGROUND PAPER BY THE DEPARTMENT OF ENVIRONMENT AND PLANNING

The Department of Environment and Planning has forwarded the recently released publication 'Towards a Retail Policy for Metropolitan Sydney'.

The following is a precis of the report with emphasis on factors which are of particular relevance to Hawkesbury Shire.

Recent Trends

Leaving aside roadside stalls, sidewalk flower sellers and the growing informal economy, the real growth in the retail industry has been in two areas, the variety-discount-supermarket sector and the small specialty franchising and voluntary chain sectors (e.g. Katies).

Hawkesbury Shire has a gross retail floorspace per household (1981-82) of 2.32m². This compares with an average of 1.97m² for the North West Region of Sydney and an average of 3.66m² for the metropolitan areas as a whole.

Policy Issues

Recent trends raise some fundamental issues: the appropriate relationship between market and regulation. The argument that competition among retailers is best left to the market is based on the belief that good investment decisions are rewarded by customer patronage and profits, while bad decisions, including decisions to do nothing in the face of new competition, are rewarded by business failure. The alternative view (and that provided for in the Environmental Planning and Assessment Act), is that consideration should include the economic viability of the proposal, employment lost and gained, public investment in infrastructure and the costs and benefits to the community of changes to transport systems.

Policy Objectives

(1) Overall level of development.

To keep regional demand and supply in reasonable balance, there may be some scope for indicative planning of the retail sector as is done with housing.

(2) Subregional Centres.

Centres for high-order retail expansion could include Parramatta, Campbelltown, Penrith, Liverpool, Chatswood, Hornsby, Hurstville, Sutherland, Blacktown, Bankstown and somewhere in the north-west sector if and when it is eventually developed.

(3) Freestanding development.

Realism dictates an approach that permits freestanding shopping centres where the economic viability of regional subcentres is not threatened, or where the developer can show that a suitable site is not available in an existing centre and in particular where proposed shopping centres would provide a focus to new development areas.

(4) Existing Centres.

Where proposed retail developments would decisively damage an economically viable established centre, especially where the latter provides community services and social functions not likely to be in the proposed centre, then the proposal should be discouraged.

Policy Instruments

One area in need of technical guidelines is the economic impact assessment process for retail proposals. Arguments over retail planning and development decisions are too seldom based on inadequate impact assessment.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:

(File DA 226/83)

SUBJECT:

APPLICATION FOR EXTENSION OF BORAL'S
EXTRACTION OPERATIONS AT CLARKS ISLAND

Boral Resources (N.S.W.) have written requesting an extension of their development consent from 30th June, 1985 until 31st August, 1985 ^(?) date

The Boral operations at Clarks Island have been progressing satisfactorily and are nearing completion. However, some additional attention could be given to dust generated by trucks at the intersection of the property with Yarramundi Lane and along the road verge generally.

While the letter has been received too late to provide for continuity of their consent, it is considered reasonable to amend the consent as requested.

Recommendation

That Council:

1. Amend the development consent for Boral Resources operations at Clarks Island to allow extraction until 31st August, 1985.
2. Advise the Company to minimise dust nuisance at the intersection of the Allandale property with Yarramundi Lane and along the road verge generally and in accordance with this consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4:

(File P160)

SUBJECT:

TOURIST DIRECTIONAL SIGNS

Council has, over a considerable period of time, received a number of enquiries concerning the possible placement of roadside signs with the idea of bringing to motorists attention various historical and/or tourist facilities. The general comment received is that there are inadequate signing provisions on the Shire's road system and that zoning restrictions do not provide for roadside advertising structures.

Directional signs are allowable on road reservations providing that they do not contain normal advertising material. Specific tourist, recreational or accommodation facilities are permitted to be mentioned, but only in relation to the fact of direction and general service availability and in relation to the general range of goods, services, or facilities provided. For example, a sign could indicate the direction to the "Historical Kurrajong Village - shops, tearooms, antiques" but could not indicate individual shop names and specific articles sold.

There are numerous facilities in the Shire where it would be advantageous to provide proper and controlled directional signs. In this respect it is considered appropriate for a further report to be prepared for Council's comment, which report could include locations, facilities to be promoted, size and type of sign and possible methods of funding. It would be appropriate for such signs to be colour and material co-ordinated and could reflect the Shire's image of being a tourist promoting local government area.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

✓ THE INFORMATION BE received and a further report be prepared for Council's consideration.

Glenn ✓ clear 16/8/85

ITEM 5: (File DA 59/85)

SUBJECT: DRAFT L.E.P. LOT 1 DP 15104 - RESIDENTIAL
SUBDIVISION - GROSE VALE ROAD, KURRAJONG

Council, at its meeting on 11th June, 1985, resolved to support an L.E.P. to permit residential subdivision of adjoining lands owned by J. Buckett. The owner of the subject land has requested that his land be included in Council's proposed L.E.P. for Buckett's land on the basis that it is adjoining and subject to the same development criteria.

The land is between Buckett's land and the Kurrajong Public School and would make a sensible extension to the overall proposal. The land area is considerably smaller than Buckett's and will yield approximately 8 lots making a total yield of approximately 45.

The overall proposal requires formal resolution including that land already resolved by Council.

Recommendation

That Council resolve to prepare a draft L.E.P. over Lot 6 DP 264429 and Lots 1 and 7 DP 15104 to permit residential subdivision of the land as proposed and that the plan incorporate constraints in relation to the provision of reticulated water and that the matter be forwarded to the Department of Environment and Planning for determination with the advice that an environmental study is not required prior to preparation of the draft plan.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File L122)

SUBJECT: LAND AND ENVIRONMENT COURT OF N.S.W.

Council, at its meeting on 11th September, 1984, considered the amended appeal procedures as formulated by the Chief Judge of the Court. As indicated to Council at that time, the amendments, which have now been implemented, will make appeals follow a stricter format whilst allowing for quicker hearings. The new format would also seem to reduce the ability of parties to produce late or amended evidence during the course of proceedings which, as Council will be aware, was a factor for the length of proceedings in the Monier case.

As a result of the report, Council resolved to "make a submission to the appropriate authority outlining the problems experienced by this Council, particularly in regard to the Monier Appeal".

glenn 16/8/85

The appropriate authority in this instance is the Attorney General. His reply has now been received as follows:

"After investigation and consideration of the two suggestions put by Council, I have the following comments to make:

A legal assistance scheme to benefit Councils would appear an unlikely outcome. Where a Council makes a decision, and determines to defend that decision when challenged in the Court, it seems that the costs incurred are a fair charge on the Council's resources - subject to any exercise of the Court's discretion as to costs. To argue for an exception in respect of decisions having significance beyond the Council's boundaries would seem to require that the Council abdicate its power to make such decisions.

I note that in the subject case the Government, through the Department of Environment and Planning, has come to a special decision that it should meet half of Council's costs. I am inclined to the view that the problem should continue to be dealt with on the basis that such special decisions can be made to meet special cases.

As to the Court's procedures in dealing with technical evidence, experience in the Land and Environment Court and other tribunals shows clearly that the addition of technical experts to the judicial decision-making process does not speed up that process; in fact it tends to lengthen it.

The amended procedures requiring exchange of expert material appear to be working well, and it is to measures of this kind that the Court looks for a reduction in the time spent on technical issues".

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 328/84)

SUBJECT: WINDSOR TURF SUPPLIES - GREENWAY CRESCENT,
WINDSOR - REVISED SHED PROPOSAL

Council, at its meeting on 11th June, 1985, in considering an application for an extension to an existing farm shed, resolved that it "agree in principle with the shed being located on a new site to the west and towards Greenway Crescent, with the applicant to submit details of the proposal for approval, such proposal to include the demolition of the existing old shed adjacent to the proposed alternative site".

The revised plans have now been submitted and indicate the existing galvanised iron shed being demolished and replaced with a colourbond, timber and steel framed shed, having dimensions of 18m x 9.3m x 5.5m high approximately at the gable and 3.3m height to the openings.

The shed is proposed to be situated such that the ends face the street and the adjoining residences with the front of the shed facing up the hill towards the existing shed previously proposed to be extended.

W.P. Glen 16/8/85

The location and proposal is generally as explained to Council on-site by the applicant, Mr. Allen.

The new proposal is seen as one that reasonably overcomes most of the previous objections whilst allowing expansion of storage and working facilities as required.

Recommendation

That approval be granted to the revised proposal subject to the following conditions:

- 1-2. Standard conditions 1 and 25
3. All work associated with the repair of farm vehicles and/or trucks and with the repair of wooden pallets is to be confined to within this and other sheds on site.
4. The colour of external materials to be submitted and approved by the Shire Planner prior to any cladding works being undertaken.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 4231(w); H105/1)

SUBJECT: "THE DOCTORS HOUSE" - THOMPSON SQUARE -
REMOVAL OF JACARANDA TREES

Council is referred to the minutes of the Heritage Advisory Committee as presented to Council at its meeting on 9th July, 1985.

The situation is that the land includes a "battle-axe" access to Baker Street for vehicular access to the backyard of the property. The access is physically blocked by 2 large Jacaranda trees and a Fig tree. Some time ago, Solicitors acting on behalf of the Estate, wrote to the Heritage Council requesting consideration to the removal of the trees to provide physical access. The Heritage Council at the time (14th December, 1984) resolved as follows:

"(a) to defer a decision in respect of the application dated 13 November, 1984, made under Section 60 of the Heritage Act, 1977, for the removal of two mature jacaranda trees and one Port Jackson fig, located at the rear of No. 3 Thompson Square, Windsor (The Doctor's House);

(b) to advise the applicant that:

- (1) the Heritage Council considers the trees are an important component of the Thompson Square conservation area and therefore should be retained; and
- (2) a final decision on the matter has been deferred so that further negotiations can take place between the owner and the Hawkesbury Shire Council with a view to providing alternative vehicular access;

and

*Blenn 10/8/85
Chh*

- (c) to request the Manager, Heritage and Conservation Branch, to pursue the question of alternative access with the owner and the Heritage Advisor to the Hawkesbury Shire Council".

Subsequent conversations have taken place between Council, the Heritage Council, Council's Heritage Advisor and representatives of the Estate. It was considered appropriate that Council could allow access across its vacant adjoining land in order to preserve the trees. This could be done by a Right Of Way or by Council raising no objection to access across its land.

Subsequent to these discussions the Heritage Council have met and resolved as follows:

"Pursuant to section 63 of the Heritage Act, 1977, the Heritage Council resolved to approve the application subject to your being requested to ensure that no removal of the trees takes place until the new owner has had the opportunity to consider their retention in relation to the previously suggested alternative access. In this respect no time limit has been placed on the Heritage Council's approval".

Notwithstanding this latter advice from the Heritage Council, it is considered that if at all possible the trees should remain. This can be done by providing access over Council land as mentioned above.

Driveway construction will be required for either route and the removal of the trees and the driveway construction requires formal development consent of Council.

Council will be informed if and when an application is received or of any further discussions.

Recommendation

The Solicitors for the Estate, Messrs. John J. Paine Ross & Co., be advised that Council is prepared to allow access along land owned by it immediately adjoining the existing unconstructed access way containing the Jacaranda trees and the agreement to rest on correspondence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File E78)

SUBJECT: BRIDGE SANDS - PROPOSED EXTRACTION OF SAND,
FREEMANS REACH

The Department of Environment and Planning has advised Council that Bridge Sands has consulted with the Director of the Department concerning the content of an Environmental Impact Statement for a proposed designated development application to Council to extract sand from the Hawkesbury River at Freemans Reach.

The site is that previously refused by Council and the Department, being adjacent to the Monier site. The new development application by Bridge Sands is expected shortly.

glw 16/8/85

Recommendation

That the information be received.

✓ COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File P160)

SUBJECT: DEVELOPMENT ON FLOOD LIABLE LAND

On 23rd April, 1985, the New South Wales Parliament passed legislation known as the Local Government (Flood Liable Land) Amendment Bill, 1985.

Once enacted, the legislation will amend the Local Government Act, 1919, with respect to rates payable on flood liable land and to the liability of councils and others in connection with such land.

The stated objective of the new policy is to reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce private and public losses resulting from flooding.

The Policy recognises the need to treat developed and undeveloped land differently by providing for:

- (a) The impact of flooding and flood liability on existing developed areas to be reduced by flood mitigation works and measures; the removal of unnecessary development and building controls; and purchase at equitable prices, where offered for sale, of properties in extremely hazardous areas; and
- (b) The potential for flood losses in all new development areas to be contained by the application of effective planning and development controls.

The central theme to the new Policy, is its "merits approach" to floodplain management, i.e. that all development proposals be treated on their merits having regard for social, economic and ecological, as well as flooding considerations. A Draft Floodplain Development Manual has been issued to assist Councils in this regard.

The Policy also provides for:

- (a) Relief from land tax, council rates and water and sewerage rates, where such services are not connected, for vacant flood liable land that is unsuitable for the erection of a building. The provisions are intended to be discretionary for local government to enable each council to make its own decisions depending upon local circumstances, but are obligatory for State authorities.
- (b) Indemnity for Councils and their staff from liability for decisions taken in respect of flood liable land, providing such decisions are made in "good faith" and in accordance with Government policy at the time.

It should be noted that a Council will be deemed to have acted in good faith if it has acted substantially in accordance with the provisions of the Draft Floodplain Development Manual.

Floodplain management criteria contained in the Manual is summarised below:

1. Floodplain Management Responsibilities

1.1 Council Role

In essence, floodplain management is nothing more than a land planning and management exercise applied to a particular class of land, i.e. land subject to varying degrees of flood hazard. Therefore, Council should plan and manage such land so that it will be used in a manner compatible with its flood susceptibility.

Thus, the new Policy effectively reaffirms local government's responsibility for the planning and management of flood liable land and is aimed at ensuring that proper weight will be given to social, economic and ecological issues as well as flood hazard.

1.2 The State Role

The State Government's role is confined to the definition of broad policy objectives, the provision of specialised technical advice and the provision of direct financial assistance through a subsidised programme of flood mitigation works and measures.

In this regard, the Public Works Department (PWD) and Water Resources Commission (WRC) are responsible for providing specialised technical advice on the nature and extent of flooding and with responsibility for administering programmes of State and Federal assistance aimed at reducing the extent of potential flood losses.

The Department of Environment and Planning (DEP) will provide councils with detailed advice on planning matters.

1.3 Federal Role

The Federal Government has indicated it will provide financial assistance and flood forecasting.

2. The Floodplain Management System

The core of the floodplain management system involves identification of the flood problem, delineation of options for its management, determination of a plan of management and implementation of the plan. This will produce the following sequence of activities:

1. Flood Study
2. Flood Standard
3. Floodplain Management Study
4. Floodplain Management Plan
5. Implementation

2.1 Flood Studies

The objective of the studies is to identify the nature and extent of the flood problem and to provide a factual base on which all subsequent management decisions rely.

Due to the specialised nature of these studies, the State Government has assigned the work to the Public Works Department or Water Resources Commission as appropriate. Despite the commitment of these resources, it may take some time to complete flood studies for individual councils due to the extensive statewide demand. The flood study is intended to replace documents such as the Public Works Department Flood Plain Atlas.

2.2 The Flood Standard

A fundamental step in formulating a floodplain management plan is the selection of a flood level for planning purposes. This flood level is known as the flood standard (eg 1 in 100 year flood frequency) and will determine the area of land that should be subject to flood related building and development conditions.

The choice, which is made by Council, will involve balancing short term savings against long term costs. If the adopted standard is too low, property in the area then defined as free from flooding may be inundated on a frequent basis.

Alternatively, adoption of an excessively high standard will subject land that is rarely flooded to unwarranted development and building controls.

Where a council already has established a flood standard as part of its local policy, there will not necessarily be any need to revise that standard.

In the case of Hawkesbury Shire, any proposed departure from the adopted Council standard of 1 in 100 year flood frequency would be difficult to justify.

2.3 Floodplain Management Studies

These studies must be undertaken by councils and relate to determination and weighing of floodplain management options in respect of both developed and undeveloped flood liable lands.

As part of this process it is necessary to evaluate the impact of proposed management measures on the nature of flooding. It is also necessary to obtain a measure of the impact of the flood hazard on both existing and proposed development. To enable appreciation of this highly technical aspect of the management study process, the State Government has agreed to make hydraulic specialists available to serve on council flood committees.

2.4 Floodplain Management Plans

This is the means by which flood liable land is managed, developed and controlled in the long term. Preparation and implementation of a Plan is the responsibility of Council, assisted as necessary by government authorities.

2.5 Implementation of Floodplain Management Plans

Implementation of a Plan involves a range of actions such as the application of controls on new development, incorporation into Local Environmental Plans (eg Clause 35 of Hawkesbury LEP 1984) and the carrying out of flood mitigation works or measures to assist existing development. In respect of mitigation works, the PWD and WRC will provide both advice on technical aspects and financial assistance.

Implementation should also involve public awareness programmes to advise the level of potential flood hazard, flood warning systems and other options.

3. Guidelines

The Manual incorporates Guidelines to assist Council in dealing with specific development proposals on flood liable land.

The Guidelines are based on recognition of three prime factors:

- * Hydraulics
- * Hazard
- * Land Use and Development

3.1 Hydraulics

The effects of flooding across a floodplain vary considerably. To assess the impact of development on flood flow and on other floodplain uses, the floodplain is divided into three hydraulic categories - floodings, flood storage areas and flood fringe areas. Development in the first two areas may have an adverse effect on flood behaviour resulting in damage being caused in areas which may not otherwise be affected.

Development in flood fringe areas would have no significant effect on flood behaviour.

3.2 Hazard

The severity of flooding and the effects on development are discussed in terms of the degree of hazard. Factors taken into consideration when determining the hazard category include: size of flood, effective warning time, flood awareness, rate of rise of floodwaters, evacuation problems, depth and velocity of floodwaters and flood borne debris.

3.3 Land Use and Development

When considering land use and development of flood liable lands, a distinction is drawn between existing and future development. Existing development is already at risk from flooding, and the likely damage and social disruption can only be reduced by flood mitigation works or measures. For future development, zoning of land and appropriate controls provide the most effective way of ensuring compatibility with the flood hazard and of ensuring containment of future flood losses.

4. Summary

The aim of the new legislation is to re-affirm Council's role as manager of flood plain development. In this regard, the provisions of Clause 35 of Hawkesbury LEP 1984 are considered to be in keeping with the spirit of the new legislation and draft manual. This clause is in line with all recent DEP directions and is in line with consistent Council Policy since 1978.

The long term need to prepare flood studies is presently being evaluated. A further report on this aspect will be submitted to Council at a later date.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File P160/41)

SUBJECT: NORTH WEST SECTOR HERITAGE STUDY

Council, at its meeting on 11th June, 1985, resolved to have the items of Environmental Heritage identified in the North West Sector Heritage Study included into the Council's Planning Scheme, Hawkesbury L.E.P. 1984.

Work on assessing these items as listed, has begun. In the meantime, to initiate the legal steps required, it will be necessary for Council to resolve to prepare a draft local environmental plan to amend Hawkesbury L.E.P. 1984, so that the items may be included.

Recommendation

Council resolve to prepare a Draft Local Environmental Plan to amend the provisions of Hawkesbury L.E.P. 1984, by the inclusion of those items listed in the North West Sector Heritage Study prepared by Howard Tanner & Associates for the Department of Environment and Planning.

It is further recommended that Council advise the Department of Environment and Planning that an Environmental Study is not required prior to preparation of the draft L.E.P., as the report prepared by Howard Tanner & Associates is acceptable in this respect.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12: (File DA 201/85)

SUBJECT: MOTEL - CORNER WINDSOR & CHAPMAN ROADS,
VINEYARD - RE-ASSESSMENT OF CONDITION OF
CONSENT

At its meeting on 9th July, 1985, Council approved the establishment of a 20 unit motel and a licensed restaurant on the above land, subject to conditions including the requirement of an 80m setback for access from Windsor Road.

The applicant has made a written submission requesting that this condition be varied to allow the access point to be located at a minimum distance of 60 metres.

The submission states in part:

"...My land only has a 90 metre frontage along Chapman Road. The units at the rear of the development are 6 metres deep and the dead-end aisles in the parking area in front of the units need another 15 metres, while I need at least 4 metres to the back boundary for the drainage required for the septic system..."

The matter was referred back to the Traffic Committee, where it was resolved that:

Glenn
See 16/8/85
Check with 16/8/85
2 copies to 16/8/85

W.P.
16/8/85

"this application be approved subject to the ingress and egress to the site being the maximum distance from the Windsor Road, which must be 80 metres".

It should be noted that there is no statutory requirement for setback distances for access purposes.

Since making his written submission, the applicant has advised that he would be prepared to locate the access point at a minimum distance of 70 metres from Windsor Road.

Adequate area exists on the site to allow the development to proceed on the basis of requiring the access point to be located in accordance with the requirements of the original condition.

It is considered in the interests of traffic safety, the condition should not be varied.

Recommendation

That Council not vary Condition 2(a) of Development Consent 291/1985 issued on 12th July, 1985.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File DA 221/83)

SUBJECT: REQUEST FOR EXTENSION OF TIME TO DEVELOPMENT
CONSENT NO. 288/1983 TO COMPLETE BANK
RESTORATION WORKS

A letter has been received from H.M. Powers seeking Council's approval for a 12 month extension of time to complete the reformation of the river bank undertaken pursuant to Consent No. 288/1983 in respect to "Sundowner Caravan Park", Pitt Town Bottoms Road, Pitt Town.

To date the bank restoration works on this property have been proceeding in a satisfactory manner. In order that the works may be completed to a satisfactory profile, it is felt the applicant should receive a 12 month extension to the development consent.

Recommendation

That Condition No. 7 of Development Consent No. 288/1983 be amended to three (3) years (from 9th August, 1983).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Check. ✓
Michael 16/8/85
(Anon. App. can
reach now
Approved for
Decision
now
body for
that

ITEM 14:

(File DA 410/84)

SUBJECT:

"BELLBIRD COTTAGE", BELLS LINE OF ROAD,
KURRAJONG HEIGHTS - PROPOSED RESTAURANT

Council, at its meeting on 13th November, 1984, resolved to prepare a draft Local Environmental Plan to permit the above development. The plan went through its statutory exhibition period and because of a submission received concerning the traffic implications of the development, the matter was referred back to the Traffic Authority for further comment. The Traffic Authority has subsequently advised Council that it considers the matter to be a minor traffic generating development only and that the matter should be referred to the Local Traffic Committee for consideration.

The Traffic Committee meeting held on 15th July, 1985, recommended that the matter be referred to the Police Department for inspection and report. This report has now been received and recommends support of the proposal, subject to conditions which will be imposed at the subsequent development consent stage.

On this basis the Local Environmental Plan may proceed.

Recommendation

That Council further support the Local Environmental Plan and make a submission to the Department of Environment and Planning under Section 68 of the Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:

(File DA 361/85)

SUBJECT:

DRAFT LOCAL ENVIRONMENT PLAN - PROPOSED
INDUSTRIAL REZONING FAIREY ROAD, WINDSOR

Council is in receipt of a submission from Mr. P. Freeburn, Surveyor, on behalf of the landowner Mr. L. Peel, seeking Council's support to a rezoning of land being Lots 1, 2 and 3 in DP 264159 and all of the land contained in DP 316663 to that of General Industrial 4(a) in accordance with the provisions of Hawkesbury L.E.P. 1984.

The land is bounded by Fairey Road, the railway line, South Creek and adjoining land to the south, which is flood liable and not suitable for development as proposed for the subject land. The subject land has sufficient area for all of the lots involved above the 1:100 year flood frequency level to enable industrial development. The land is also opposite the existing industrial estate of South Windsor and was identified as being capable of containing industrial development in Council's rural lands assessment and urban release strategy of 1981.

The land is the only portion of rural land in the vicinity that is capable of this development by virtue of the flood nature of the surrounding properties and can be supported by Council as a reasonable adjunct to existing industrial provisions in the locality.

Handwritten notes:
ENR 2/2/85
Sec 68
Letters to
(objections)?

Handwritten notes:
GAPEN 16/8/85
Section 54
(within 14 days)

Recommendation

Council prepare a draft Local Environmental Plan to have the subject land rezoned to General Industrial 4(a) in accordance with the provisions of Hawkesbury L.E.P. 1984 and that the Department of Environment and Planning be advised that in Council's opinion, an environmental study is not required prior to preparation of the draft plan.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 16: (File P160/40)

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

The following notices of intent to develop have been received and processed in accordance with the Policy.

<u>Applicant</u>	<u>Property</u>	<u>Development</u>
G. & K. Toscan	Lots 1 & 2 DP 14464 No.516 Grose Vale Road, Kurrajong	Adjust of common property boundaries
W.G. Denne	Unit No. 19, 64 Drummond Street, South Windsor	Change of use - from window frame storage to mechanical repairs
R. & C. Broughton	Shop No.5, No. 19 Macquarie Street, Windsor	Change of use - from shoe shop to hairdressing salon
M. de Mantemas	Lot 1 DP 602251 Bosworth Street, Richmond	Change of use - from lighting shop to second hand furniture, arts and crafts shop
M. de Mantemas	Lot 1 DP 602251 Bosworth Street, Richmond	Change of use - from housing construction business office to Solicitor's office

Recommendation

That the information be received.

Councillor Rotherham declared an interest in respect to Shop No. 5. 19 Macquarie Street, Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

16/8/85
GARTH
Report to DEP

ITEM 17:

(File P160/36)

SUBJECT:

WINDSOR TOWN CENTRE

Council, at its meeting of 11th June, 1985, as a response to the Director of the Department of Environment and Planning, resolved as follows:

"That Council advise the Department of Environment and Planning that it is aware of the inadequacies of the existing planning instruments for the Shire and is prepared, as a first step, to assess the current planning instruments with the view of a possible reduction of the number of commercial zones and that Council will follow this by a similar assessment of residential and industrial zones and of rural zones particularly when determination, by the Minister, of the North West Sector options are made known".

Discussions have taken place with officers of the Department of Environment and Planning concerning rationalisation of the Commercial Zones of the Shire being in accordance with the resolution, with the Windsor Commercial Area receiving initial attention.

The Department has indicated that Council should not just look to existing Commercial Zones but should identify areas adjoining or nearby areas where development pressures are likely in the future. Windsor's commercial boundaries of course, are largely determined by the flood plain and are further constrained by the main road locations and the numerous and scattered items of the environmental heritage. There is no doubt that with the increase in population of the Shire and of South Windsor particularly, due to the North West Sector proposals, additional commercial space will be required. These requirements will, in the main, be long term but are required to be identified now.

Three commercial zonings apply within the commercial area, being 3(a), 3(b) and 3(c) with their areas approximately 39045m², 37037m² and 7558m² respectively. The 3(a) zone covers all the major commercial activities and allows for a maximum floor space ratio of 2:1. Therefore, the theoretical developed floor space achievable is 78090m². The maximum potential is reduced because 35.6% is controlled by conservation provisions in the planning scheme. It is considered that the maximum developed retail/commercial area achievable in the town centre under the current zonings considering the constraints of conservation areas and existing buildings is around 67,000m². This is a yield on floor space ratio of 1.18:1. A shopping area of this size could serve, according to National Capital Development Commission figures, a population of 135,000. The current shopping area is approximately 40,000m² at a floor space ratio yield of 1:1 and this area serves a catchment of approximately 50,000 people (maximum) when, in fact, it could serve a population of 76,000 people.

The massive growth which is planned for the North West Sector (in the order of 250,000 people) would obviously require a completely new network of urban centres. There is a need to cater for expansion of existing and additional areas outside of existing commercial areas in a controlled way to ensure that detrimental impacts on existing centres are reduced to a minimum.

Whilst actual retail sales space in Windsor may not need to be greatly augmented (there will be additional neighbourhood shopping centres in the growth areas), there will be a need for additional office space as any increase in population is associated with a proportionately larger need for office space. Existing office space in Windsor is at maximum usage. Whilst this situation will change in the short term when Rural Press vacate the town, the space left by them will not satisfy long term demands.

Even in the short term the configuration of available space will not satisfy current demands as there is no one area available for medium to large user requirements. Accordingly, Council should look to increasing the availability of this space to satisfy future requirements.

One objective of the Environmental Planning and Assessment Act is the promotion and co-ordination of the orderly and economic use and development of land (Section 5(a)(II)). It follows that any commercial policy should ensure that the public, as a whole, benefits economically from new development and not just the proponent.

Accurate projections of population and land use characteristics should assist in the selection of sites and decisions about the size and composition of new commercial areas. However, enough is already known about the likely demands of office space to assess possible additional sites at this time and the opportunity of assessment of the commercial zones in conjunction with the Department of Environment and Planning should be taken to promote commercial centres as a likely foci of community activity.

With the Council Chambers in its location at the southern end of George Street and the other government department uses (Youth and Community Services, Social Security) nearby, it appears reasonable that this end of the town will become the business centre with the retail centre being central around the Mall. Two sites appear suitable for investigation for future use namely the Windsor Public School and the Hawkesbury District Hospital.

Windsor Public School site for its present use has the problems for students of noise from both road traffic on Macquarie Street and from traffic associated with RAAF flight movements. In this respect the Principal of the school has recently made a submission to Council's Environmental Noise Pollution Committee indicating his concern. The older main buildings of the school are environmental heritage items and would require appropriate sympathetic handling with any subsequent redevelopment. Discussions with staff of the school reveal that the majority of students arrive by bus with the majority of these coming from the McGraths Hill area. It may be appropriate for this school to be relocated at McGraths Hill and possibly near the High School. The total area of the site is approximately 8500m².

Hawkesbury District Hospital site also contains an historical building and is similarly affected by road and air traffic. As Council is aware, the hospital for some time has been looking to expansion and has been exploring various avenues of funding. That part of the site on the western side of Macquarie Street is not capable of containing all of the hospital's needs even if redeveloped and so the current problem of a physical split of activities will remain. It would be appropriate for the hospital to look at relocating and Bligh Park may be a suitable venue, being by far the centre of population for the Windsor district when fully developed, and when North West Sector proposals adjoining Bligh Park are realised. Consolidation of development of the Hospital's land on the eastern side of Macquarie Street may also be appropriate and should be investigated.

Any such proposals would only come about after full investigation and consultation with all bodies involved, including the Education Department, Local School Officers, parent groups, bus companies etc., and in relation to the Hospital, the Department of Health, the Hospital Board and relevant community groups.

Should these sites be ultimately made available, any subsequent redevelopment would need to be noise attenuated.

Other considerations in looking at the overall commercial structure of Windsor is the current demand for other forms of retailing and of parking requirements. Existing retail structure should be preserved and promotion of existing and appropriately located new centres as population grows should be considered, including other forms of retailing such as retail/industrial estates, particularly useful for encouraging larger space user retail activities such as furniture and white goods manufacturers/retailers. These activities can often not be contained within normal retail areas due to premium prices but can successfully complement existing areas if properly planned. In this respect the objectives should be to ensure that new forms of retailing are accommodated within the district and are not prompted to go elsewhere.

In respect of the School and Hospital sites possible redevelopment, the objectives should be to ensure that established commercial centres remain viable and prosperous in retail trade while ensuring that office functions are accessible to the shopping public and general population. It is considered that these two sites, if properly developed, would meet these objectives.

In respect of parking requirements, it is noted that off-street car parking facilities have been constructed since the 1970's with parking prior to that time provided predominantly on-street.

Since 1970 the following car parks have been provided:

1. Hollands Paddock - developed between 1970 and 1971 with 157 car spaces.
2. In the same period as Hollands Paddock, stage 1 of Coles car park associated with construction of the supermarket was completed to provide 100 car spaces.
3. A 74 space area on the corner of Kable and Macquarie Streets was made available in 1972.
4. In 1978 an additional 27 spaces were added to Coles car park and the Kable/Macquarie Streets car park was upgraded to a sealed facility.
5. During 1979 another 57 spaces were constructed between Kable and Baker Streets.
6. In 1980 37 spaces were constructed adjacent to the Macquarie Arms Hotel (previously an unsealed area) and an additional 60 spaces were added to the Kable/Macquarie Streets car park.

Since 1970 577 off-street car parking spaces have been provided in the town. The current development of the Franklin's site and developments proposed for the Hawkesbury Valley Motors' site will drastically increase these figures. These figures indicate, when compared to current developed floor space and Council's code requirements for parking associated with commercial development, that Windsor has parking in excess of normal perceived requirements. Should, however, the southern end of George Street become the revised business area, Hollands Paddock car parking area will play a dual role as it will be centrally located. Of course, additional parking will still be required commensurate with any development that may take place in this area of town.

In summary Council and the Department of Environment and Planning in reviewing the Policy instrument in relation to the Windsor Town Centre should:

1. Accept that the area will be subject to considerable change by pressures brought about by urban expansion associated with the North West Sector.
2. Recognise that part of this change will result in a need for a proportionate increase in office space in the vicinity of the town centre.
3. Recognise that there will be a demand for space to be made available for large, non-traditional forms of retailing/industrial users; and
4. Recognise that new small neighbourhood commercial areas will be required in urban release areas.

Recommendation

1. The report be received.
2. Council instigate discussions with relevant authorities and bodies as identified in the report in relation to the School and Hospital sites and that the results of these discussions be presented to Council for its consideration as to further action.
3. Council consider suitable areas for retail/industrial sites and the possible change in traditional use of normal industrial sites.

COMMITTEE'S RECOMMENDATION

1. The report be received.
2. Council instigate discussions with relevant authorities and bodies as identified in the report in relation to the School and Hospital sites and that the results of these discussions be presented to Council for its consideration as to further action.
3. Council consider suitable areas for retail/industrial sites and the possible change in traditional use of normal industrial sites.
4. Council examine the role of the South Windsor Shopping Centre in the overall retail strategy for the Windsor area.

CORRESPONDENCE ITEM B3 - HAWKESBURY HOSPITAL - PROPOSED NEW HOSPITAL, H106,
was dealt with in conjunction with the above report.

"We advise that the Board of this Hospital has unanimously decided to inform the Department of Health that the proposed new Hospital should be built on the site adjacent to Macquarie Street, which has been designated for Hospital purposes in the Town Plan for many years.

The Board reached this decision after careful consideration of the provision of a complete Health Care Service to meet the public need. The provision of this Health Care Service involves the patients, visitors, hospital staff and auxiliary services already established in the vicinity.

In the light of this decision the Board would expect the Council to support it in its choice of site so that we have a united approach on behalf of the Hawkesbury Community."

(D.S.P. - This matter refers to the Deputy Shire Planner's Report Item 17.)

COMMITTEE'S RECOMMENDATION

THAT THE LETTER from the Hawkesbury Hospital be received.

For info, it is a letter from the Hawkesbury Hospital

ITEM 18: (File P160)

SUBJECT: MUSHROOM GROWING - MR. SORENSON - OFF
SACKVILLE ROAD

Following a number of complaints that the above premises were being used for mushroom composting, an inspection of the site was undertaken by Council Officers.

Inspection revealed that the premises are only used for the growing and packing of mushrooms with all compost being imported from local manufacturers.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19: (File DA 192/85)

SUBJECT: DESIGNATED DEVELOPMENT PROPOSAL - DAM
CONSTRUCTION AND EXTRACTION OF SAND, LOT 2 DP
628806 TINDA PARK, SINGLETON ROAD, COLO
HEIGHTS

An application has been made to construct a dam on the subject property, having an area of approximately 87 hectares, to be used for irrigation and pasture establishment. Construction of the dam will involve the extraction of sand from the land by using a dragline and a front end loader to load the stockpiled material into 15-25 tonne trucks. Vehicle movements will vary between 10 and 15 per working day and the project is expected to create employment for 7 to 10 persons. It is envisaged that the proposal will take approximately one year to complete.

The property, known as Tinda Park, is located approximately 28 kilometres north from Colo Heights on the eastern side of Singleton Road. The dam, affecting an area of about 3 hectares, will be built on Tinda Creek Swamp at the headwaters of Tinda Creek, which flows into the Wollemi National Park, west of Singleton Road.

The proposal has been placed on public exhibition as required under Clause 84 of the Environmental Planning and Assessment Act, 1979; and various government authorities notified of the proposal. As a result, a number of comments have been received, some of which raise questions generally relating to economic and environmental considerations which require further information from the applicant before being formally submitted for Council's assessment.

Th 12/8/85 - 16/8/85

Recommendation

THAT THE INFORMATION be received.

COMMITTEE'S RECOMMENDATION

THE SITE BE inspected.

ITEM 20: (File P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER
DELEGATED AUTHORITY

The following development applications were approved under delegated authority subject to conditions:

Dwelling Houses

Applicant	Land
Masterton Homes P/L	Lot 4 Bells Road, Grose Vale
B. Winning	Lot 178 Cnr Johnston & Hawkesbury Sts, Pitt Town
R. & V. Tabet	Lot 2 Cnr. Pitt Town & Glebe Roads, Pitt Town
Bovis Homes P/L	Lots 1, 2 & 3 Colonial Dr, South Windsor (exhibition)
J. & D. Cox	Lot 1 Grose River Road, Grose Vale
K. Linigen & S. Green	Lot 22 Kurmond Road, Freemans Reach
N.B. Buttsworth	Lot 12 Werona Road, Grose Wold
S. Nutman	Lot 12 Nutmans Road, Grose Wold
R.K. Cambridge & Co.	Lot 46 Settlers Road, Wisemans Ferry
R.K. Cambridge & Co.	Lot 28 Settlers Road, Wisemans Ferry
G.R. Foran	Lot 9 Tizzana Road, Sackville
Gavan & Shallala Homes	Lot 2 East Kurrajong Road, East Kurrajong
R.W. Williams	Lot 2, No. 215 Comleroy Road, Kurrajong
T. Boyd	Lot 14 Coobah Road, East Kurrajong
P. Bunbury	Port. 46 Wheeny Creek Road, Colo
J. & E. Tygielski	Lot 8 Tizzana Road, Sackville
T. & D. Fenton	Lot 31 Coobah Road, East Kurrajong
P. & L. Buchardt	Lot 6 Blaxland Ridge Road, East Kurrajong
J. & R. Jubarah	Lot 1 Settlers Road, Central Macdonald
Mr. A. Maarbani	Lot 2, No. 3 Cliff Road, Freemans Reach
C.E. & M. Mills	Lot 11 Price Lane, Agnes Banks
John J Paine Ross Co.	Lot 4 Wells Street, Pitt Town
N. & M. Sullivan	Lot 38 Coobah Road, East Kurrajong
K. & L. Williams	Lot 11 Werona Road, East Kurrajong
R.J. Pope	Lot 47 Kurmond Road, Freemans Reach
Allworth Const. P/L	Lot 2 East Kurrajong Road, East Kurrajong
J. Mulders	Lot 46, No. 16 Raymond St, Freemans Reach (resited)

Other Developments

Hanna Match Pty. Ltd.	Lot 1 Bells Line of Road, North Richmond - factory extension
Miss A. Bakarich	Lot 2 Kurmond Road, Freemans Reach - erect stables/storeroom
Caltex Oil (Australia) Pty. Ltd.	Por. 20 & 24, No. 52 Macquarie Street, Windsor - installation of shop front, additions to existing awning, conversion of service station to a self serve facility

Page 73

Applicant	Land
T. & C. Dunn	Lot 21, No. 21 Nutmans Road, Grose Wold - erect stables and tack room
I. & A. Jessop	Lot A Greggs Road, Kurrajong - conversion of existing dwelling to dual occupancy
R.K. Cambridge & Co	Lot 20 King Road, Wilberforce - subdivision creating 3 lots
W.D. & B.L. Wilson	Pt. 52, No. 11 Liverpool Street, Pitt Town - subdivision to create 3 residential allotments
V. Corapi	Lot 2, No. 2 Plimsoll Street, McGraths Hill - subdivision creating 2 lots
W. Schulz	Lot B Scheyville Road, Oakville - subdivision into 2 lots
Windsor Indoor Cricket Centre	Lot 5 Drummond Street, South Windsor - additional interior cricket court
Clarks Hawkesbury Holdings (Airlite)	Lot 5 Drummond Street, South Windsor - extension to factory unit (Block C)
T. O'Brien	Lot B Section 5, No. 516 George Street, South Windsor - first use of shop for dry cleaning
V. & J. Blackmore	Portion 276 Mill Road, Kurrajong - subdivision to create 2 allotments
G.K. Chesser	~~Lot F Resub Lot D, No. 469, 234 Macquarie Street, Windsor - home occupation~~
Josieville Pty. Ltd.	~~Lot 2 Windsor Street, Richmond - addition of tea rooms to an existing historical building and use of the tea rooms for the sale of arts & crafts~~
Doherty & Pellew	Lot 1, No. 148 Windsor Street, Richmond - erect 2 storey commercial building for offices & showrooms
A.L. & J.C. Goldsworth	Lot 2 East Kurrajong Road, East Kurrajong - erect additional dwelling for the purpose of dual occupancy
Rowecom Building Services P/L	Part Por 20, 232 George Street, Windsor - erect single storey commercial building containing 2 retail shops
D. & L. Pearce	Lot 23, No. 42 Slopes Road, North Richmond - erect machinery shed
H.S.C.	Howes Park, The Terrace, Windsor - Natural Areas Enhancement Scheme
G. Taylor	Lot 1 Groves Avenue, Mulgrave - establish caravan sales and display area
D. & M. Heenan	Lot 3, No. 122 Windsor Street, Richmond - use of historic building for purposes of restaurant and sale of antiques
Leroux Pty. Ltd.	Lot 47, No. 24 Ski Lodge Road, Ebenezer - alterations to amenities block
J Firkin & D Hanrahan	Shop 1, Lot 2 Bells Line of Road, Kurmond - change of use of hardware shops to coffee, arts & crafts shop
R.R. Box	Lot 1 Main Cattai Road, Cattai - extension to dwelling for dual occupancy
R. Rotherham	Portion 90 Wheen Mountain Road, Kurrajong - subdivision creating 3 lots.

Recommendation

That the report be received.

Councillor Rotherham declared an interest in respect of Portion 90 Wheen Mountain Road, Kurrajong - subdivision creating 3 lots.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 21: (File P160)

SUBJECT: DEVELOPMENT APPLICATION STUDY - INDUSTRIAL PREMISES

Conf 16/8/85

In June, 1985, Hooker Commercial Industrial Developments undertook a survey of development applications lodged in respect of industrial development.

The aim of the survey was to examine whether delays are experienced in processing such applications and the level of service offered by Local Government.

The survey was addressed to two different sectors of the building industry - Local Government, and to a cross section of people directly involved in the development and construction of a project, e.g. developers, real estate agents, investors and architects, all of whom are members of the Urban Development Institute of Australia (UDIA).

Thirty eight Councils and 42 members of the UDIA were invited to participate in the survey with 35 Councils (including Hawkesbury) and 7 members of the UDIA actually taking part.

The results indicated that generally only 69% of development applications lodged with Councils contained adequate information to enable them to be processed.

In regard to this finding, Hookers have suggested that it would be wise to determine whether or not this is through negligence or due to inadequate directions or contents of the standard D.A. form as prescribed in the E.P.A. Act 1979.

UDIA members indicated that of 142 applications lodged with the participating Councils during the past 12 months, 25% were not approved on conditions which were acceptable to the applicant.

Nearly 60% of the applications took 60 days or more to be approved. This far exceeds the statutory 40 days. The study did not examine why such delays occurred. However, this is an area which warrants further investigation.

In regards to the rating of Councils for their planning policies, access to advice and processing of applications, most UDIA participants felt that the service received from the majority of Councils could only be rated as 'average'. However, the study did make particular mention of Councils offering the highest standard of service:

"....Among the highest were Ryde, Hurstville, Hornsby and Hawkesbury...."

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

1. ACCOUNTS PAIDCOMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED to be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	42914 - 43684	6,617,743.88
Trust	2952 - 3010	1,409,790.89
Main Roads Trust	262299 - 262305	1,250,361.31
		9,277,896.08

2. STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2COMMITTEE'S RECOMMENDATION

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

3. FINANCIAL STATEMENT FORM 2ACOMMITTEE'S RECOMMENDATION

THE FINANCIAL STATEMENT be received and the amounts shown as expenditure to be incurred over the Estimates be now voted.

CORRESPONDENCE4. LOCAL GOVERNMENT ASSOCIATION OF NSW - REQUEST FOR LEGAL ASSISTANCE/
ESTATE OF K. FURNESS. C44/2

"The Executive has considered a request for legal assistance from Shoalhaven City Council in the matter of the Estate of the late K.G. Furness a former Alderman of Shoalhaven City Council who was killed in a car accident. Council contended that he had been on his way to attend a function in performance of his civic duties under Section 28A of the Local Government Act; the Councils insurer, the GIO, denied liability because it said the function to be visited by the former Alderman Furness was not in his official capacity.

The Council has made repeated representations to the GIO, the Ombudsman, and the Minister for Local Government. The Minister for Local Government agreed with Councils contention that the Alderman had been on his way to attend an official function however the GIO refused to vary its decision.

Council has now decided to appeal the matter at an approximate cost of \$20,000. This will require a voluntary contribution of \$250 from each member of the Association. I would therefore be most grateful if Council would consider the matter and return a cheque for the amount sought."

Recommendation

A contribution of \$250 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT ASSOCIATION - GENERAL CIRCULAR NO. 6/1985. C44/2

Industrial Information

1. Joint Industry Health and Safety Committee

A Joint Industry Health and Safety Committee has been established, comprising of representatives of the Local Government Association, the Shires Association and the Municipal Employees' Union. The Committee is expected to play a co-ordinating role in the development of policy in the future, to deal with matters referred to it by Councils and to take up such matters with other bodies and government departments, where deemed necessary.

Councils are encouraged to become active in ensuring the safety of employees under their care. An area for Councils' consideration is the establishment of workplace safety committees, the functions and power of which have been set out in Section 24 of the Occupational, Health and Safety Act, 1983.

(S.C. - Council is unable to insure against penalties imposed under the Occupational Health and Safety Act, 1983.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File 817)

SUBJECT: MANAGEMENT - HAM STREET HALL

Council acquired the above hall from the Church of England and, with the exception of Saturday evenings and Sundays, the facility is now booked to capacity. Requests for usage on weekends are considered having regard to the type of activity and the likely effect on the surrounding residential area.

Community groups currently occupying the hall are set out below and the monthly hiring charge is shown in brackets beside each user group.

Monday	9.00am - 3.00pm	Windsor Playgroup (\$25)
Monday	4.00pm - 8.00pm	Dee Blyton Dance Academy (\$50)
Tuesday	9.00am - 1.00pm	Stimulus Early Intervention Group (no charge)
Tuesday	4.00pm - 10.00pm	Windsor Physical Culture Club (\$65)
Wednesday	9.00am - 1.00pm	Stimulus Early Intervention Group (no charge)
Wednesday	4.00pm - 8.00pm	Dee Blyton Dance Academy (\$50)
Thursday	9.00am - 1.00pm	Badminton Club (\$42.50)
Thursday	1.00pm - 3.00pm	Stimulus Early Intervention Group (no charge)
Thursday	7.00pm - 10.00pm	
	(1st & last Thursday)	Order of Amaranth (\$30)
Friday	9.00am - 3.00pm	Operation Daybreak (no charge)
	7.00pm - 10.00pm	St. Matthews Youth Fellowship (no charge)
Saturday	9.00am - 3.00pm	Dee Blyton Dance Academy (\$62.50)

In return for free usage of the hall, Stimulus Early Intervention Group agreed to maintain the grounds and be responsible for overall cleanliness of the hall/toilets.

Although each user group has been advised that they should leave the hall in a clean and tidy state, ensure that all lights, heaters and other appliances are turned off and lock all doors and windows, there have been significant problems in this regard over the past 12 months.

The hall was acquired to satisfy the needs of the growing residential community at South Windsor. It is a valuable asset to the Council and is almost fully utilised. However, with proper management and promotion, it is felt that even more groups could be attracted to the facility.

In line with other neighbourhood centres and community halls, it is felt that the control, management and promotion of Ham Street Hall would be best undertaken by a community management committee.

It is felt that a committee of seven members would be adequate, with a constitution in line with other community management committees. It is proposed to call a public meeting to gauge the response from residents of the area.

Recommendation

Council call a public meeting to create a management committee for the care, control and management of Ham Street Hall.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C51/1)

SUBJECT: SITE FOR POSSIBLE GOVERNMENT OFFICE BLOCK

At the Ordinary Meeting of Council held on 14th May, 1985, it was resolved to again offer to purchase Part Lot 45 and Lot 50 Macquarie Street, Part Lot 48 and Lots 49, 51 and 55 Mileham Street, and Lot 56 Forbes Street from the Trustees of the Sisters of the Good Samaritan Convent for \$170,000.

Once the property was acquired, it was proposed, at a suitable time, to construct a Government Office Block to house the Department of Social Security and Department of Youth and Community Services.

The offer to purchase was forwarded and discussions took place with Mr. Stan Laing of S.J. Laing & Co., the valuers representing the Trustees of the Convent. Mr. Laing again advised that prospective purchasers had recently offered to acquire the land for development of a retirement village and subject to necessary zoning/development approvals, a purchase price in the vicinity of \$250,000 was envisaged.

He confirmed, however, that the Sisters would prefer to sell the land to Council subject to negotiation of a satisfactory purchase price. This was because the Sisters of the Convent would prefer to see the land utilised for the benefit of the community.

In regard to the sale to Council, Mr. Laing has advised that the Sisters of the Convent will accept a purchase price of \$190,000 with Council to be liable for survey, subdivision and reasonable legal fees.

The land has an area of approximately 6,700m² and Council's valuer has confirmed that the purchase price of \$190,000 is reasonable. In view of the shortage of space currently being experienced by the Department of Social Security, it is felt that Council should agree to the requested purchase price.

Pending discussions with representatives from the Department of Social Security to determine their plans and requirements for the future, it is felt that Council should enter into an option to acquire the land. The option would be for \$1,000 and would be forfeited if the sale did not proceed.

A report concerning proposals relating to the needs of the Department of Social Security will be presented to Council in the near future.

Recommendation

Council enter into a \$1,000 option to purchase Part Lot 45 and Lot 50 Macquarie Street, Part Lot 48 and Lots 49, 51 and 55 Mileham Street, and Lot 56 Forbes Street from the Trustees of the Sisters of the Good Samaritan Convent for \$190,000 with Council to be liable for survey, subdivision and reasonable legal fees. All necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 80

ITEM 3: (File C43, D64)

SUBJECT: N.S.W. POLICE SAFETY HOUSE SCHEME

Council at its meeting of 14th May, 1985, considered a letter from the Richmond and District Safety House Committee advising of a public meeting held on 13th March and the subsequent establishment of a Safety House Committee for Richmond, North Richmond, Hobartville and St. Monica's Primary Schools.

Council resolved to invite the Secretary of the Committee to attend the General Purpose Committee Meeting to explain the operation and administration of the scheme as it will apply to the Hawkesbury area. Mr. John Kelly has been invited to attend at approximately 9.30 a.m.

Recommendation

The report be received.

Mr. J. Kelly addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C50/12)

SUBJECT: HAWKESBURY CIVIC NEWS

At its Ordinary Meeting held on 11th June, 1985, Council resolved to accept a quotation for \$1,535 from Cumberland Newspapers to produce the Hawkesbury Civic News.

Arrangements were made for the publication to be printed. However, last week the Sales Executive contacted Council stating that, due to a misinterpretation, an allowance for typesetting was not included in the quotation supplied, the additional cost being \$600. This was confirmed with the Manager by Council staff.

In an effort to prevent any delay in printing of the Civic News, the next lowest quotation from Western Districts Guardian was accepted on Council's behalf.

The distribution method of Western Districts Guardian varies little from that proposed by Cumberland Newspapers, the only difference being that the Guardian will letterbox the residential area of North Richmond rather than Hobartville and will be distributing bulk drops to Post Offices rather than shops and offices.

Recommendation

That the action taken be endorsed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File H105/17; C40/13)

SUBJECT: BICENTENNIAL COMMEMORATIVE PROGRAM - THOMPSON SQUARE

At its Ordinary Meeting held on 9th October, 1984, Council resolved to forward an application for funding under the Commemorative Program to the New South Wales Council of the Australian Bicentennial Authority for restoration of the Thompson Square Precinct, Windsor.

Thompson Square is one of the oldest public squares in Australia and, despite changes in the fabric of the Square and the buildings surrounding it, it remains a notable example of nineteenth century townscape.

Advice was recently received from the Bicentennial Authority that Council's application for this project has been approved and a grant of \$500,000 has been allocated.

In total, 160 grants have been allocated by the Authority of which the Thompson Square project was one of the largest.

The total cost of the project is estimated to be \$2,790,000 which will be largely funded by grants from various sources. Undoubtedly, the completed project will be a major tourist attraction and a very worthwhile contribution to Australia's Bicentenary.

A Project Management Team consisting of the Shire Clerk and representatives from the Administration and Finance, Engineering and Health and Building Departments has been established and preparation of a program of works has commenced.

The Bicentennial Authority has also advised that a document outlining the conditions of the grant will be forwarded in the near future and, upon receipt of this document, and following completion of formal plans and consultation with affected owners, a further report will be presented to Council.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File P160/46)

SUBJECT: BLIGH PARK JOINT VENTURE MANAGMENT COMMITTEE - COMPOSITION

With the change in staff, there is a need to confirm the Committee membership of the Bligh Park Joint Venture Management Committee and it is recommended that this be the Shire Clerk and Shire Engineer with alternatives being the Deputy Shire Clerk and Deputy Shire Engineer. The Project Manager will now be the Shire Engineer.

Recommendation

Council's representation on the Bligh Park Joint Venture Management Committee be G.M. McCully, Shire Clerk, J.R. Gilmore, Shire Engineer, with alternatives being L.M. Weatherstone, Deputy Shire Clerk and C.S. Daley, Deputy Shire Engineer, and that J.R. Gilmore be appointed Project Manager.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S205/44/A)

SUBJECT: OCCUPATIONAL HEALTH & SAFETY

Consultants engaged by Council last year have now reported regarding various occupational health matters and, in particular, the prevention of repetitive strain injury (RSI).

The main area of concern involves operators of visual display units and, in particular, those in continual operation, which involves 14 staff.

There are several recommendations requiring changing of furniture, particularly chairs for draftpersons, some of the typing desks and chairs for administrative staff. The cost of replacement equipment is \$28,000. The existing furniture will be utilised within the building and for other buildings owned by Council, i.e. the Tourist Information Centre, Neighbourhood Centres and Child Care Centres.

Other equipment that will be necessary to purchase will form part of the computer tenders that will be reported to the next meeting.

It is recommended that the office equipment be acquired and funded from the Workers Compensation Reserve.

Recommendation

The sum of \$28,000 be voted from the Workers Compensation Reserve for the acquisition of the necessary office furniture for occupational health and safety and be repaid over five years at the ruling Local Government interest rate.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File H105/13)

SUBJECT: MUSEUM AND GALLERIES GRANT - HAWKESBURY
DISTRICT MUSEUM

Reference is made to Shire Clerk's Report No. 5, General Purpose Committee, Bicentennial Commemorative Programme - Thompson Square.

As part of the Thompson Square Precinct project the following works in regard to the Hawkesbury District Museum are planned.

	<u>Cost</u>
1. Restoration of the Museum Building and associated landscaping	\$125,000
2. Construction of a new building at the rear of the existing site, and associated landscaping	\$425,000

Funding is available for works of this nature from the State Government's Programme of cultural grants for Museums and Galleries on a \$ for \$ basis, applications for which close on 2nd August.

It is proposed to make two separate applications for funding under this programme with the restoration works being given priority.

Recommendation

Council submit applications for funding under the State Government's programme of cultural grants for Museums and Galleries as detailed in the report, with the restoration works being given priority, and authority be delegated to the Shire Clerk to submit the applications prior to the closing date, i.e. 2nd August.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Meeting of the Tourist Committee held at the Council Chambers, Windsor, on Tuesday, 18th June, 1985.

PRESENT: Councillor G.G. Michael, Chairman, Councillor R.P. Stubbs, Messrs. T. Sheehy, A. Hendrikson, D. Bowd, M. Barnes, L.M. Weatherstone, Mesdames M. Overmyer and W. Nichol (Tourist Promotion Officer).

APOLOGIES: Concillors F.Y. Denne, S.E. Durrington, C.J. Stanley and Mr. C. Sullivan

CORRESPONDENCE

ITEM 1: (File T220)

CORRESPONDENT: T.J. TOLHURST, TOURISM COMMISSION OF NEW SOUTH WALES

SUBJECT: TOURIST INFORMATION CENTRE

Enclosing a cheque to \$6,248 being Council's subsidy in respect of the operation of its Tourist Information Centre during the 1984 calendar year.

TPO Report

Letter of appreciation has been forwarded to Mr. Tolhurst.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

ITEM 2: (T220)

CORRESPONDENT: ERICA GOODSIR, MANAGER, PROMOTIONS AND DEVELOPMENT, SYDNEY

SUBJECT: N.S.W. ANNUAL TOURISM AWARDS PRESENTATION

Advising that the Annual Tourism Awards for N.S.W. will be presented at the Sydney Convention and Visitors Bureau's Annual Tourism Ball on Saturday 6th July, 1985, at The Menzies Grand Ballroom in Sydney. Advising that the tickets are \$45 each.

TPO Recommendation

Members of the Committee wishing to attend should contact the organiser immediately.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 85

ITEM 3: (File T220)

CORRESPONDENT: NEW SOUTH WALES COUNCIL OF TOURIST ASSOCIATIONS

SUBJECT: "LIVE-IN" SCHOOL FOR TOURIST OFFICERS

Forwarding an appraisal sheet for past "live-in" schools which are aimed at widening the experience and background of Tourist Officers and to add to the professionalism of each organisation's operation.

TPO Report

Appraisal form has been completed and forwarded back to Mr. Maher.

COMMITTEE'S RECOMMENDATION

THE LETTER BE received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. AUSTRALIAN BUREAU OF STATISTICS - TOURIST ACCOMMODATION. S207

Forwarding a bulletin which presents results for New South Wales of the quarterly surveys of tourist accommodation establishments.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

TOURIST PROMOTION OFFICER'S REPORT

ITEM 1: (File T220)

SUBJECT: HOLIDAY TRAVEL SHOW - 19TH TO 23RD JUNE

The Hawkesbury Holiday Playground display will be set up in the manufacturers hall, Stand No. 11.

Additional photographic display has been produced to cover promotion on the Australiana Pioneer Village. In addition the following local operators will be contributing to the show:-

Del-Rio Holiday Resort
Butterfly Farm
River - Bush Safari
Hawkesbury River Cruises.

To assist with Council's costs, local operators are contributing \$250 each to participate.

In addition to monetary contribution, operators will assist with manning of the display.

Activity on the stand include: spinning exhibition, hot damper samples, video films of Del Rio and River - Bush Safaris.

ITEM 2: (File T220)

SUBJECT: TOURIST LITERATURE. INFORMATION, VISITORS GUIDE.

Quotes are currently being obtained for the production of the 4th Edition of the Hawkesbury Information Book.

The 3rd Edition January 1985, print run 50,000 has only covered requirements for a period of 6 months. (Previous publication October 1982, 50,000 covered 28 months.)

Fourth Edition should be not less than 100,000 copies.

Funding of the publication will be through local business advertising.

Major printers have indicated that with the new colour print processing machines it will be possible to produce the 4th Edition in full colour at no additional cost.

Advertising sales will commence immediately.

Tourist Association members have been requested to provide Council Tourist Officer with alterations or additions required.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS

Mr. Bowd requested that errors in Australiana Pioneer Village literature be corrected and offered to provide accurate information so that buildings can be correctly named and dated.

Mr. Barnes requested that Council look at the possibility of staff to clean the Mall area of litter on weekends and stated also that the sandstone needs cleaning, litter bins and seating also need attention.

Mr. Barnes asked what directive is Council giving regarding bike riding in the Mall and if, in fact, any fines had been imposed and requested that Council consider additional bike racks for the area.

The Shire President advised that the Minister, Mr. Mike Cleary, will be invited to open the Tourist Centre.

Mr. Barnes asked that Council look at the possibility of producing a "Coming Events" list for the Shire.

Councillor Stubbs suggested Hawkesbury Tourist would be ideal for promotion of "Coming Events".

Mr. Barnes asked if it was possible to obtain regular steam train tours to the Shire.

Deputy Shire Clerk advised that Council has contacted the State Rail Authority and are awaiting further information.

Mr. Hendrikson requested information regarding progress on work at the Museum.

Mrs. Overmyer added that the matter was urgent.

Councillor Stubbs stated that the State Government has allocated \$500,000 for Thompson Square. The total cost of the project listed at \$2.79 million. The amount of \$500,000 includes certain segments of the plan and deletes others.

Mr. Hendrikson has been appointed to the Chamber of Commerce Heritage Committee and reported that Council's Heritage Advisor, Mr. Lester Tropman, is looking at suitable carriages for the cannons.

Mr. Hendrikson asked if Council had noted the "painting" on the grandstand at McQuade Park.

Mrs. Overmyer requested that Mr. Ross of the Macquarie Arms be contacted regarding the fence between the Hotel and the Museum.

RESOLVED THAT THE next meeting of the Tourist Committee be held on Tuesday, 20th August, 1985, at 7.30 p.m.

The meeting terminated at 9.30 p.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor, On Tuesday 25th June, 1985, commencing at 7.30pm.

PRESENT: Councillor S. Stevens, Chairman, Messrs A. Biggs, I. McEwan, R. Miller, N. Wenzel, R. Gilmore, Deputy Shire Engineer, C. Hamilton, Parks Superintendent, Gursewak Aulakk, School of Horticulture, Hawkesbury Agricultural College.

APOLOGIES: Councillors G.G. Michael, A.B. Sheridan and R. Rotherham.

RESOLVED on the motion of Mr. I. McEwan seconded by C. Hamilton that the apologies be accepted.

CONFIRMATION OF MINUTES

Minutes of the previous meeting held on 19th March, 1985, were confirmed on the motion of I. McEwan seconded by C. Hamilton.

CORRESPONDENCE

Nil

REPORTS

Horticulture Sub-Committee

Replacement tree plantings of missing and dead stock and further plantings to complete the small section to the west of the Rest-A-While have been completed.

The Sub-Committee carried out an inspection of intended tree planting locations fronting the Rest-A-While and have confirmed planting locations. Replacement plantings and trees intended for this location, being London Planes (*Platanus Hybrida*), are currently being planted along the carriageway from Pitt Street, Richmond to the Rest-A-While.

A further inspection in regards to tree plantings east of the Rest-A-While to Racecourse Road along the Windsor/Richmond Road frontage has been carried out by the Sub-Committee. Various species of trees were considered and disregarded due to reasons of variation in growth, habit, shape, colour or susceptibility to disease or storm damage and compatability to existing plantings. It is recommended by the Committee that a continuation of the avenue plantings of London or Oriental Planes (*Platanus Hybrida* and *Platanus Orientalis*) be continued from the Rest-A-While to Racecourse Road. It is considered that the aesthetic value of the tree, in an avenue situation, would be of considerable advantage to the Bicentenary Park concept and would not have a detrimental effect to plantings already implemented or intended in the future. It is also considered that an avenue of these trees of some 2 kilometres in length would be a considerable attraction to tourist traffic in addition to the Bicentenary Park attraction of open wooded plantings, playgrounds and barbeque areas, kiosk, etc.

Members of the Sub-Committee have also carried out an inspection of acquired land, formerly State Rail Authority property. It is recommended that boundaries of this area be defined, graded and filling applied where practicable to allow a preliminary concept of tree planting to be implemented.

The Sub-Committee recommends that the existing sections of post and rail fence be retained due to the possibility of new fence construction if realignment of boundary areas occurs.

Committee's Recommendation

1. That the avenue planting of Plane trees along Richmond Road be continued from the Rest-A-While to Racecourse Road.
2. That the boundary of the land acquired from the State Rail Authority be defined, the area graded, the boundaries of the car park to be determined, and filling applied where practicable to allow for a programme of tree planting to be undertaken.
3. That the existing sections of post and rail fencing on the land acquired from the State Rail Authority be retained.

Garden for Disabled

Further plans and model, prepared by the Hawkesbury Agricultural College, of the area to be devoted as an area within the park suitable for the handicapped were presented to the Committee providing for the development of the area west of the toilet block.

Committee's Recommendation

That the plans and concept model be accepted.

Assistance in construction of the garden from the College students as part of their studies is proposed with the work to be subject to the cost limit of \$42,000. Work to be undertaken when funds are available.

DATE OF NEXT MEETING

The next meeting of the Committee was set down for Tuesday 23rd July, 1985, commencing at 7.30pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

Councillor Stubbs left the meeting at this stage, the time being 4.47 p.m.

QUESTIONS WITHOUT NOTICE

Councillor Durrington referred to representations she had received from residents in Pitt Town Bottoms Road regarding the deterioration of the road caused by sand trucks. She stated that there are 150/200 truck movements per week along this road. She asked if a report could be brought forward as to what funds are received from the sand mining company using the road to cover adequate maintenance. She also stated that there is some concern about whether or not the settling ponds are positioned correctly in the event of a flood.

Councillor Durrington asked how soon the report could be brought forward.

The Shire Engineer advised that the question is a complex one and could involve another officer and the report would be submitted to the next meeting, if not, the following one.

Councillor Stevens asked if a report could be brought forward on the provision of some sort of fence or retaining wall between the car park of the Macquarie Arms Hotel and the rear of the Museum. He stated that people using the car park dump rubbish on that section.

Councillor McMahon referred to the surface of the road opposite the Church in Kurrajong just before you get to the village. He stated that all water from the road flows directly down into the houses and that the only way in which the problem can be alleviated is for the road to be constructed in its proper manner.

Councillor Horrex sought information regarding the present position on the design stage for the Grose River Bridge.

The Shire Engineer advised that it is with the consultants at the present time and something could be available about Christmas.

Councillor Horrex stated that there is a Tree Preservation Order sign which was recently erected in the area commonly known as Magnetic Hill on the left hand side near Dunstan's property on which the wording "R.L. Rawson, Chief Executive Officer" is printed. He asked if this could be corrected.

Councillor Sheridan referred to the noise nuisance from scramble bikes using the river bank opposite The Terrace escarpment bounded by Edwards Road and Cornwallis Road and asked if a development application has been approved by Council.

The Deputy Shire Planner advised that a development application has not been submitted, however, the site has been inspected by the Health Department.

Councillor Denne referred to a large gap in the side of the road going towards Bell Bird Hill on the left just near the Riding Academy.

The Deputy Shire Planner stated that this is an old subdivision which has recently been sold and access is being provided to the subdivision.

The Shire Engineer stated that the developers had had some discussions with Council Officers and a decision had been reached to provide access to permit the houses to be constructed.

Councillor Denne expressed concern as to how motorists would be able to get back on to Bells Line of Road and asked if the Local Traffic Committee could investigate the matter.

Councillor Denne asked if the Local Traffic Committee could have a look at the intersection of Grose Vale Road and Riverview Street in reference to the double yellow lines and stated that motorists are parking there near the doctor's surgery. She suggested that perhaps "No Standing" signs could be provided.

Councillor Denne referred to the dangerous intersection of Bells Line of Road and Old Kurrajong Road just before the bridge at North Richmond used by the quarry trucks. She stated that she felt the right hand turn at the intersection, which has caused a great number of accidents, could be abolished. She asked if the matter could be referred to the Local Traffic Committee for consideration.

Councillor Denne asked if a street sign could be installed in Bradley Road, North Richmond.

The meeting terminated at 5.00 p.m.

Minutes of the Meeting of the Environmental Noise Pollution Committee held in the Councillors' Room, Council Chambers, Windsor, on Wednesday, 17th July, 1985, at 8.12 p.m.

Present:

Chairman - Councillor R.P. Stubbs
Secretary - Deputy Shire Planner G. Falson
Wing Commander T. McLaughlin, R.A.A.F., Richmond
Mr. N. Rogan, Principal Richmond Primary School.

1. Apologies

Councillor A.B. Sheridan
Mr. R. Clifford
Mr. G. Holloway
Mr. G. Farrance

Falson/McLaughlin

2. Confirmation of Minutes

The Minutes of the Committee Meeting of 19th June, 1985, were circulated and confirmed.

McLaughlin/Stubbs

3. Business Arising from Minutes

There was no business arising from the Minutes.

4. Secretary's Report

- 4.1 The Secretary outlined the noise submissions received to date. It was decided to implement a map plotting system for noise complaints to ascertain the areas of concern.
- 4.2 Mr. Rozzoli, M.P., has accepted Council's invitation to become an ex-officio member.

5. General Business

- 5.1 Mr. Rogan outlined problems of noise as perceived by his school (Richmond Primary School). These include a possible immunity problem of students when confronted to regular noise emissions. The Committee considers that comparative testing of children should be carried out.

The Committee recommends that Council approach the National Acoustics Laboratory to determine the best method of comparative testing of children.

Rogan/McLaughlin

- 5.2 The Chairman brought to the Committee's attention the interest radio station 2KA has shown in Council's Press Release. The Secretary indicated that the Penrith Press had requested further information and that an article was expected soon.

The Committee expressed disappointment that the Hawkesbury Press had not responded to the Press Release.

5.3 Council's Draft Medium Density Housing Code including the new noise performance criteria was circulated for the Committee's attention.

6. Date of Next Meeting

Wednesday, 21st August, 1985, at 8.00 p.m. in the Councillors' Room, Council Chambers, Windsor.

~~Wednesday, 21st August, 1985, at 8.00 p.m.~~
The meeting terminated at 9.25 p.m.

Councillor R. Stubbs
Chairman.

Let's for now say

Report of the Meeting of the Extractive Industry Committee held in the Shire President's Office, on Monday 29th July, 1985, at 4.00pm.

PRESENT: Councillor G.G. Michael, Shire President, Councillor F.S. Stevens, Mr. G.M. McCully, Shire Clerk, Mr. J.R. Gilmore, Shire Engineer, Mr. A. Hastie, Design Engineer

Apologies for absence were received from Councillor R.F. Rotherham and Councillor C.J. Stanley and were accepted.

CORRESPONDENCE

ITEM 1: (File F84/5, E78)

CORRESPONDENT: MR. M.F. PERRY

SUBJECT: EXTENSION OF AGREEMENT

Requesting that Council give consideration to extending its agreement with him (to extract material from the bed of the Hawkesbury River) for a further five years after the termination of his current contract which is due to expire on 20th September, 1986.

Mr. Perry addressed the Committee.

COMMITTEE'S RECOMMENDATION

That further discussions be arranged between Mr. Perry, the Shire Clerk and Shire Engineer regarding extensions of the contract and royalty payments to Council.

ITEM 2: (File F84/5, E78)

CORRESPONDENT: MR. W. CAREY

SUBJECT: USE OF MOSES STREET & GREENWAY CRESCENT

Re-registering his objections to Greenway Crescent and Moses Street being used as a heavy traffic thoroughfare for Council's extractive industry operations.

COMMITTEE'S RECOMMENDATION

That the Contractor be instructed to adopt a route via Percival Street, Cupitts Lane and Cornwallis Road for incoming vehicles and outgoing vehicles to adhere to the existing route.

ITEM 3: (File F84/5)

CORRESPONDENT: KEVIN ROZZOLI, M.P.

SUBJECT: USE OF MOSES STREET AND GREENWAY CRESCENT

Making representations on behalf of Mr. W. Carey of 19 Moses Street, Windsor, in relation to the use of Moses Street and Greenway Crescent by heavy vehicles for haulage of sand from the Cordners Corner plant.

COMMITTEE'S RECOMMENDATION

Refer to Correspondence Item 2.

ITEM 4: (File 810-31(w), 665-331, F84/5, E78)

CORRESPONDENT: ABIGAIL & SONS, SOLICITORS

SUBJECT: ALLEGED COMPLAINT REGARDING DAMAGE TO MR.
SANTANGELO'S PROPERTY ON CORDNERS LANE ARISING
FROM RESURFACING OF CORDNERS LAND WITH SHALE

Requesting that immediate upgrading of Cordners Lane be carried out adjacent to property owned by Mr. P. Santangelo with proper road resurfacing material and also the removal from their Client's property, the offending materials that have washed off the road surface.

The Shire Engineer advised that discussions had been held between Mr. Santangelo, the Deputy Health Surveyor and the Design Engineer regarding drainage of Cordners Lane and his buildings and that there was a need for reconstruction of sections of Cordners Lane where soil tests are being undertaken to determine the appropriate pavement design for the truck loading.

A further report will be prepared on this matter.

COMMITTEE'S RECOMMENDATION

That the Shire Engineer submit a further report regarding improvements to Cordners Lane.

SHIRE ENGINEER'S REPORT

ITEM 1: (File F84/5)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: EXTENSION OF AREA COVERED BY PERMISSIVE
OCCUPANCY NO. 1979/4

During May 1982 Council requested the Land Board Office to consider:-

- (i) Extending Council's area of allowable extractive operation for a further 140 metres to a line commencing at the north-west boundary of Lot 1 and extending across the Hawkesbury River in a direction perpendicular to the existing bank at that location.
- (ii) The possible granting of Permissive Occupancy right to Council over the Crown Section of Freemans Reach extending up to the existing Bridge Sands consent.

Subsequently Council was offered a two year Permissive Occupancy over a 600 metre section of Freemans Reach for the purpose of exploratory studies prior to extraction being authorised. This offer is due to expire on 1st July, 1985.

It would be appreciated by the Committee that the Monier Appeal has set a precedent for any extractive approvals in this vicinity in the immediate future and recent verbal advice from the Department of Public Works (27th June, 1985) suggests that that Department will oppose on the grounds of possible adverse geomorphological effects any immediate proposals for sand extraction in Freemans Reach.

It was advised that the Department would not object to the proposed minor extension at (i) above and this would be formalised in the near future.

COMMITTEE'S RECOMMENDATION

That action be taken to expedite Council's application for extension of the permissive occupancy through to the north-west boundary of Lot 1 (Council property).

ITEM 2: (File F84/5, E78)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: PREFERRED TRAFFIC ROUTES

Correspondence Items 2 and 3 inadvertently raise the issue of preferred access routes for the transport of extractive material from the Richmond Lowlands.

The previous Shire Engineer, Mr. F. Cranston, reporting on the "proposed access for transport of extracted material" recommended that a preferred route for heavy traffic coming from the Freemans Reach section of Cornwallis Road should be along Cupitts Lane, onto Percival Street and then on to Windsor Road.

This recommendation was based on:-

- (i) It being the most direct and central route to the main road system from the area mentioned; and,
- (ii) The least disruption to public amenity would occur if trucks used this route.

It is probably appropriate at this time to discuss in 'general terms' the issue of alternate traffic routes particularly in the light of matters raised at Item 1 above.

COMMITTEE'S RECOMMENDATION

Refer to Correspondence Item 2 and that an investigation be undertaken into the widening of Cordners Lane, in particular the sharp bends and a report be prepared for Council.

ITEM 4:

SUBJECT: FINANCIAL STATEMENT & OTHER GENERAL BUSINESS

COMMITTEE'S RECOMMENDATION

The Financial Statement be received.

ITEM 5:

SUBJECT: TIME AND DATE OF NEXT MEETING

COMMITTEE'S RECOMMENDATION

That a further meeting of the Committee be held on 18th September, 1985.

The meeting closed at 6.15pm

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 13TH AUGUST, 1985

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. HAWKESBURY HOSPITAL - DRUG & ALCOHOL PROGRAMME. C45/23, H106

Expressing concern at the lack of continued funding for the Drug and Alcohol Programme granted to the hospital last financial year by the Department of Health through Community Employment Programme. Advising that the programme has received favourable reports from all those in Schools and Community involvement in the area. Seeking Council's support for the Drug and Alcohol funding to be included in our Community Nurse activities already attached to this hospital.

IT IS RECOMMENDED THAT Council support the Board.

FINANCE AND ADMINISTRATIONREPORTS1. ROAD RESERVE - SINGLETON ROAD, EAST KURRAJONG. L123

Mr. S.H. Chinner has expressed interest in leasing land adjoining his property in Singleton Road, East Kurrajong. His intention is to clear the land of rubbish and undergrowth, mow the existing grass and establish the planting of native shrubs. No existing natural formation of bush rock or established growth will be disturbed and no shed or structure will be erected.

The subject land was dedicated to Council for road reserve at the time DP 556534 was registered. Singleton Road is under the control of the Department of Main Roads and the proposal was referred to that authority for comment. The Department has advised that there would be no objections to the lease of the land to Mr. Chinner, providing it does not prejudice any future Department of Main Roads proposals.

Mr. Chinner's tenancy would be subject to yearly review and rest on correspondence. The proposal would significantly improve the appearance of the property and it is felt that it should be agreed to.

IT IS RECOMMENDED THAT permission be granted to Mr. S.H. Chinner for use of the road reserve dedicated as part of Deposited Plan 556534 at an initial rental of \$50 subject to yearly reviews with the agreement to rest on correspondence.

2. ANNUAL LEAVE. S1/8P

Application is made for one week's annual leave from Monday, 2nd September to Friday, 6th September inclusive.

3. COMMUNITY & CULTURAL CENTRE - MONTHLY LETTINGS. C51/3

As required under Ordinance 26, Clause 9, hereunder are details from the Hall Letting Register for July, 1985.

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	Rehearsal	Windsor High
2nd	Rehearsal	Macquarie Towns Junior Symphony Orchestra
2nd/3rd	Concerts	Windsor High
6th	Concert	* Windsor High
6th	Wedding	* L. Wickens
8th	Meeting re. Handicapped	* Hawkesbury Shire Council
9th	Rehearsal	Macquarie Towns Junior Symphony Orchestra
10th	Meeting, Joint Councils River Committee	* Hawkesbury Shire Council
11th	Immunisation Clinic	* Hawkesbury Shire Council
13th	Ball	* St. Paul's Grammar
14/23/28th	Deb's Practice	Hawkesbury Shire Council
15/22/29th	Fashion Parade Practice	* T. Strain
16th	Rehearsal	Macquarie Towns Junior Symphony Orchestra

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
16th	WSROC Tourism Study Meeting	* Hawkesbury Shire Council
17/24th	Ball Rehearsal	Scottish Pipe Band
18th	Dance	Wilberforce Primary
18th	Heritage Committee Meeting	* Hawkesbury Shire Council
18th	Farewell - Mr. E. Lavender	* Hawkesbury Shire Council
19th	Dance	* Parents Without Partners
23rd	Rehearsal	Macquarie Towns Junior Symphony Orchestra
24th	Concert	Windsor Primary
24th	Macquarie Towns Festival Committee Meeting	* Hawkesbury Shire Council
27th	Ball	* Scottish Pipe Band
30th	Practice	Macquarie Towns Junior Symphony Orchestra
30th	Meeting - Pre-school Govt. Grants	* Hawkesbury Shire Council
31st	Meeting	Sister City Committee
		* Paying Function

IT IS RECOMMENDED THAT the report be received.

4. RENEWAL OF INSURANCE POLICIES 1985-86. I112

Council has received quotations for the renewal of insurance policies from the following insurance brokers:

Bain Dawes (Aust.) Pty. Ltd.	\$167,506.24
Local Government Insurance Services	\$172,690.61 approx.
Laing, Abraham & Associates Pty. Ltd.	\$158,092.23

The Local Government Insurance Service has not been able to provide quotations for all of Council's insurance policies, although more than two weeks were allowed to obtain these costs, therefore, their quotation is unacceptable.

The lowest quotation, provided by Laing, Abraham & Associates Pty. Ltd. is \$21,500 less than the 1984/85 premium. In addition, extra benefits to Council which were previously excluded in the insurance policies have been included in the renewal proposal resulting in anticipated direct savings to Council.

IT IS RECOMMENDED THAT Council accept the quotation submitted by Laing, Abraham & Associates Pty. Ltd. and issue a letter authorising them to finalise the insurance renewals on behalf of Council.

5. LOCAL GOVERNMENT AND COMMUNITY DEVELOPMENT CONFERENCE - CANBERRA - 18-19TH JULY, 1985. C48

The first national conference organised by the Federal Office of Local Government and the Australian Council of Local Government Associations was attended by representatives from Local Governments in all States and Territories, Commonwealth and State Governments and the Australian Council of Social Services.

The conference focused on the perspectives of Local Government's involvement with community development. Specific reference was made to funding of community services raised in the following reports.

- . National Inquiry into Local Government Finance.
- . Advisory Council for Inter-government Relations Report on Responsibilities and Resources of Australian Local Government.
- . Local Government Minister's Task Force Draft Report on Community Development, Human Services and Local Government.

Attention was also given to programs which at present, are drawing together Commonwealth, State and Local Government in provision of human services.

- 1) The Home and Community Care Program.
- 2) The Children's Services Program.

Community Services and Local Government

Consideration is being given to alternative methods of funding which will provide greater flexibility for Local Government:-

- 1) providing for Local Government a co-ordinating role in the delivery of human services, with funding subject to conditions, constraints and evaluation;
- 2) a broad-banded funding program to allow for integration of community based projects;
- 3) through negotiated agreements between Governments and Local Government.

The possibility of more direct links between the Commonwealth and Local Government arising from the National Inquiry into Local Government Finance, was also addressed at the conference by the Minister, Hon. T. Uren, in his emphasis on the value of regional organisations of Councils. While the program of the Conference created the opportunity for Local Government to hear the views of Federal and State Governments, it is clear that more effective means have to be developed, to both allow for the diversity in Local Government and at the same time, present a cohesive position so that Local Government will not be disadvantaged in negotiations over the provision of human services.

IT IS RECOMMENDED THAT the report be received.

6. COMMUNITY ARTS OFFICER'S REPORT - JULY

Macquarie Towns Festival

The Festival programme is ready for the printer.

Posters have been printed for main events, and with blank spaces for overprinting of other events.

Promotion and publicity has begun in all local newspapers.

The RAAF has appointed a new representative to the Committee. The banners advertising the Festival will be re-painted and erected on the RAAF radar towers at Clarendon.

Further sponsorship has been obtained from Hawkesbury Newspapers, Commonwealth Bank Windsor and Richmond and a Chairman's Award from Councillor Stubbs.

A major attraction at the Colonial Sports Day will be the Macquarie Towns Novice Triathlon.

Macquarie Towns Acquisitive Art Exhibition

Entry forms have been printed and distributed. The exhibition will open at 8pm on Saturday 19th October.

Festival Artists Project

Four local Artists have commenced a project with schools in the area making banners, puppets, costumes etc., for the childrens mardi gras and parade within the Festival.

Mall Promotions

During July performances were given by Tim Gow and Keven Shanley, Windsor Pipe Band and Fungo Chutney (Clown and mime artist). August bookings are Ralph Daines Dixieland Band on 3rd August and Russell and Sharon Ann Bowman with a country and western band on 24th August.

IT IS RECOMMENDED THAT the report be received.

7. WISEMANS FERRY COMMUNITY HALL COMMITTEE. C45/21, D64

There are four (4) groups working together to obtain support for the construction of a suitable community building in Wisemans Ferry.

1. Wisemans Ferry Hall/Pre-school Committee
2. Wisemans Ferry Health and Resource Panel
3. Forgotten Valley Mobile Resource Unit
4. Wisemans Ferry & Districts Senior Citizens

The organisations have identified the need for a pre-school, a community hall and office space for community service facilities.

In 1984 Hornsby Shire Council allocated land for the building. An earlier organisation going back to 1926, the "Wisemans Ferry Memorial Hall Trust" recently sold a block of land. The proceeds of this sale \$14,000 have been designated towards the construction of the proposed centre.

As the proposed facility will help meet the needs of residents from four (4) Local Government Areas, the Hall Committee has approached Gosford, Hornsby, Baulkham Hills and Hawkesbury Councils requesting financial assistance.

The total cost of the proposed building is estimated at \$200,000. Methods of funding are also suggested:-

- 1) Requesting a contribution of \$50,000 from each Council.
- 2) As a C.E.P. project with Councils being requested to share the costs of materials used in construction.
- 3) Preparing a submission to the Office of Child Care (\$120,000) to meet the Pre-school needs. This would increase overall costs by \$20,000 to meet the building requirements of the Office of Child Care. Funding to be sought from the Department of Leisure, Sport and Tourism, from Arts grants with the balance being made up with grants from the four Councils.

Shire Clerk/General Manager's Report

Ord. 13/8/85

A meeting is to be called by Hornsby Shire Council to bring together all groups, including Councils, to discuss the proposals.

IT IS RECOMMENDED THAT:

1. The report be received.
2. The Committee be advised of Council's support for an application to the Office of Child Care to fund the construction of a Multi-purpose Child Care Centre.

8. CONTRACTS AND DOCUMENTS FOR EXECUTION. S13/22

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

Discharge of Mortgage Hawkesbury Community and R.S.L. Homes Trust
Lot 4 March Street, Richmond

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

1. Management Executive Committee
2. Prospect County Council
3. Bushfire Captains Report
4. Heritage Advisory Committee

IT IS RECOMMENDED THAT the report be received.

10. REPORTS REQUESTED BY COUNCILLORS

Set out on the attached pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

REPT NO	FILE NO REP DATE	SUBJECT REFERRED TO	REPORTS REQUIRED BY COUNCIL - STATUS - AS AT 07-Aug-85 ACTION	COMMENT	COMP DATE
00003	3 08-Nov-83	Traffic Diversion SP	Report on RAAF traffic in Percival St & Richmond Rd; closure Dight/Percival Sts; and overall Richmond traffic patterns	Awaiting information from D.M.R.	
00007	7 31-Jan-84	Road Works SE	Report on upgrading corner Stahls,Smith, Oakville Roads and removal of grass to improve visibility. (Refer item 40 also)	Investigation Completion of design anticipated December 1985	
00008	8 13-Mar-84	Bicentenary SP	Feasibility study be undertaken on estab of Museum of Industry and Commerce for Bicentenary Celebrations	Discussion Report to Ordinary Meeting	
00009	9 13-Mar-84	Water Supply SE	Report on present position regarding the possible extension of water supply to Grose Vale and Grose Wold areas	Waiting Awaiting Section 94 advices from MWS&DB	
00013	13 15-May-84	Rates payment DSC	Report on feasibility of Council rates being paid by acceptable credit cards	Report Under consideration For Report Ref 57	
00019	19 12-Jun-84	Community Develop DSC	Obtain information on the constitution and function of Community Development Boards and make available to Councillors	Investigation Further letter sent to S.A. Awaiting reply.	
00028	28 09-Oct-84	Recreation SP	Report on suitability, availability, and funding riverfront land for recreation at North Richmond.	Investigation Report pending further discussion with D.E.P.	
00034	34 13-Nov-84	Noise Policy M/D SP	Policy for development related to noise forecasts for the RAAF Base Richmond	Investigation Policy being prepared	
00040	40 11-Dec-84	Roundabouts SE	Report on roundabout at corner of Broos, Smith, Stahls and Oakville Roads.	Investigation Completion of design anticipated December 1985	

REPT NO	FILE NO REP DATE	SUBJECT REFERRED TO	REPORTS REQUIRED BY COUNCIL - STATUS - AS AT 07-Aug-85 ACTION	COMMENT	COMP DATE
00050	50 09-Apr-85	Steam Trains SP	Approach to State Rail Authority to have Follow-up steam trains on local lines for tourist attraction.	Awaiting reply from State Rail Authority Report to O.M.	
00054	54 09-Apr-85	Swimming Pools SE	Report to next G.P. Committee on future use of swimming pool in Bowen Mountain Park.	Report deferred until formation of Management Committee	
00057	57 09-Apr-85	Coded Billing TREA	Report on possible adoption of coded billing system similar to Prospect Council	Report to G.P. Committee Ref. 13	
00064	64 14-May-85	Swimming Centres SHS	Further report on Option 2 for provision of pool heating	Report to G.P. Committee-October	
00066	66 14-May-85	Kerb & Guttering SE	Investigation on construction of a ramp outside the SES building George Street, Windsor	Report to G.P. Instruction for work issued	∞
00069	69 14-May-85	Development Appl. SP	Report on D.A. Fees- whether it is prudent to waive fees	Report to G.P. Committee -August	
00070	70 11-Jun-85	Road Improvements SE	Report on feasibility of improving intersection of Blaxland Ridge, Comleroy, Cabbage Tree & Bowen Mountain Rds	Under investigation for report	
00071	71 11-Jun-85	Waste Disposal SHS	Report on waste disposal operations	Report to G.P. Committee- October	
00074	74 11-Jun-85	Long Service SHS	Report on implications of building and construction industry Long Service Payments Bill	Awaiting information for Report	
00075	75 11-Jun-85	Mobile Vending SP	Report on mobile vending	Awaiting copy of judgement from Land & Environment Court	

CROSLT V01.01

HAWKESBURY SHIRE COUNCIL

PAGE: 3

REPT NO	FILE NO	SUBJECT	REPORTS REQUIRED BY COUNCIL - STATUS - AS AT 07-Aug-85	ACTION	COMMENT	COMP DATE
	REP DATE	REFERRED TO				
00078	78 09-jul-85	Holland Carpark SE	Report on effectiveness of present Siting of traffic barriers- Hollands Paddock Car Park & possible reopening	Report	Awaiting advice from Prospect County Cnl	
00080	80 09-Jul-85	Boat Ramp SE	Report on operation of the boat ramp at the Peninsula	Report	Report to G.P. Committee- August	

ENGINEERINGCORRESPONDENCE1. UPPER HAWKESBURY POWER BOAT CLUB - GOVERNOR PHILLIP PARK - APPLICATION FOR CLOSURE. 625-202

Requesting closure of Governor Phillip Park to allow the above Club to conduct the Joe Smith/Tony Ryan Memorial Day race on 8th September, 1985.

(S.E. - The above event is conducted annually and no objection is held to the proposal. Appropriate arrangements will be made regarding provision of toilet facilities and additional garbage receptacles. In the past the Association was required to pay 30% of net gate receipts to Council.

In view of this and the following requests, in Items 2 and 3, a report on the use of the ramp will be presented to the Council meeting.)

IT IS RECOMMENDED THAT approval be granted to the application by the Upper Hawkesbury Power Boat Club for exclusive use of Governor Phillip Park on 8th September, 1985, with the Association paying 40% of net gate receipts to Council.

2. NEW SOUTH WALES WATER SKI ASSOCIATION - BRIDGE TO BRIDGE WATER SKI CLASSIC. 625-205

Requesting permission for exclusive use of Governor Phillip Park from noon 23rd November, 1985 to 6.00pm 24th November, 1985 to conduct the "Anchor Wetsuits" 25th Bridge to Bridge Water Ski Classic, with entry fees of \$4.00 per adult and \$1.00 per child.

(S.E. - The above event is conducted annually and no objection is held to the proposal. Appropriate arrangements will be made for provision of toilet facilities and additional garbage receptacles will be provided. In accordance with past practice, the Association to pay 40% of net gate receipts to Council.)

IT IS RECOMMENDED THAT approval be granted to the application by the New South Wales Water Ski Association for exclusive use of Governor Phillip Park, from noon 23rd November, 1985, to 6.00pm 24th November, 1985, with the Association paying 40% of net gate receipts to Council.

3. DRAG BOAT RACERS OF AUSTRALIA LIMITED - GOVERNOR PHILLIP PARK - APPLICATION FOR CLOSURE TO PUBLIC. C51/25, 625-205

Requesting permission for use of Governor Phillip Park on 15th September, 1985 (22nd September, 1985), 3rd November, 1985 (17th November, 1985), 9th February, 1986 (16th February, 1986), and 6th April, 1986 (13th April, 1986), dates in brackets being alternative dates should meeting set down for original date be cancelled due to inclement weather. Requesting closure of the Park to the public on the above dates, with the Club to charge a spectator fee of \$4.00 per adult for admission to the above events.

(S.E. - Subsequent advice has been received from the Club that the above dates do not conflict with any proposed events to be conducted by the Upper Hawkesbury Power Boat Club. No objection is held to the above proposal, and appropriate arrangements will be made regarding provision of toilet facilities and rubbish receptacles.

The company will also be requested to provide proof of their public risk policy.

These events have been supported in the past but it is now considered that, unless it is a major Australian or State Championship event, arrangements should be made to allow the general public access to the boat ramp with admittance charges being separately collected by the organising body.

This is the current situation in respect to a normal club day organised by the Power Boat Club.)

IT IS RECOMMENDED THAT permission be granted to the Drag Boat Racers of Australia Limited for use of Governor Phillip Park on 15th September, 1985, 3rd November, 1985, 9th February, 1986, and 6th April, 1986 (22nd September, 1985, 17th November, 1985, 16th February, 1986 and 13th April, 1986, if required), on the basis that 30% of net gate receipts be paid to Council; on the basis that the public be given access to the boat ramp and car park.

ENGINEERINGREPORTS1. FIRE CONTROL OFFICER'S REPORT - 1984/85 FIRE SEASON. B27/6

The 1984/85 fire season proved to be one of the busiest for Brigades for several years due to a number of potentially serious fires being deliberately lit during days of high risk.

A total of 494 fires were recorded during the period 1st July, 1984, to 30th June, 1985, which have been classified under the following headings:

Bush/grass	231
Hazard reduction	110
Buildings	21
Motor Vehicles	65
False Alarms	49
Other	18
	494

Major Fire Incidents (Buildings)

<u>Building Type</u>	<u>Location</u>	<u>Damage</u>	<u>Cause</u>
House	Brahma Road	Partial	Electrical fault
House	Blaxlands Ridge Road	Partial	Electrical fault
House	Water Ski Parade	Destroyed	Unknown
House	Cemetery Road	Destroyed	Unknown
House	Blaxlands Ridge Road	Destroyed	Unknown
House & Workshop	Tizzana Road	Destroyed	Suspected arson
House	Spinks Road	Destroyed	Electrical Fault
House	Fisher Road	Destroyed	Suspected arson
Hay Shed	Springwood Road	Destroyed	Spontaneous combustion
Two Sheds & Stable	Putty Road	Destroyed	Wildfire
Two Sheds	Oakville Road	Destroyed	Illegal "Burn off"

Major Fire Incidents (Bushland)

<u>Location</u>	<u>Area</u>
Old East Kurrajong Road, Glossodia	24 ha
Mogo Creek, St. Albans	70 ha
South of Gorrick Creek, St. Albans	80 ha
Howes Creek, East Kurrajong	100 ha
Putty Road, East Kurrajong	80 ha
Gorrick Run, St. Albans	400 ha
East of St. Albans Common	1,200 ha
Grassy Hill, Colo Heights	450 ha
Wallaby Swamp, Colo Heights	250 ha
Wheelbarrow Ridge Road, Lower Portland	240 ha
Titas Road, Blaxlands Ridge	650 ha

Bush Fire Brigade Attendances

Bilpin	8	Kurrajong Heights	12
Blaxlands Ridge	31	Lower Macdonald	9
Colo Heights	30	Lower Portland	26
East Kurrajong	58	Mountain Lagoon	2
Ebenezer	26	Oakville	95

Bush Fire Brigade Attendances

Freemans Reach	36	St. Albans	5
Glossodia	51	Tennyson	13
Grose Vale	20	Upper Colo	4
Grose Wold	53	Wilberforce	64
Headquarters	10	Yarramundi	19
Kurrajong	42		

Total Brigade man hours at fires - 8,499 1/2

Fire Control Officers after hours involvement

Fires - 388

Training/meetings - 184

Total Fire Bans - 14 (December, 1984 - March, 1985)

Training during the year covers the subjects of use and application of foam making equipment, use and operation of chain saws, driving heavy vehicles and control room operations.

The Basic Training Programme initiated by the Bush Fire Council of N.S.W. is well under way with some 350 members expected to complete the course before the next fire season.

The Bush Fire Council annual fire school is to be held at "Yarrawood" at Yarramundi in August this year. Mr. R. White of Lower Macdonald Brigade has been selected to attend.

The usual pre-season vehicle maintenance and safety check programme has commenced and it is anticipated that all major bush fire equipment will be serviced and any necessary repairs carried out prior to the Summer months.

The double bay bush fire station at Grose Vale was completed by Council in June last year. An opening ceremony was arranged by the Brigade to mark the occasion with the Shire President, Councillor G. Michael, officiating.

The present prolific fuel accumulation in the Shire offers a potentially dangerous fire situation for the coming season and, in order to provide for some village protection, several major hazard reduction proposals, previously postponed due to unfavourable weather conditions, are currently planned for Mountain Lagoon, Bowen Mountain, Grose Vale, Blaxlands Ridge, Kurrajong Heights, Upper Colo, Grose Wold, Oakville and Yarramundi.

Current weather patterns indicate that these works may not be carried out before the end of August.

IT IS RECOMMENDED THAT the Fire Control Officer's report for the 1984/85 fire season be received.

2. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S85/65 Applicant: F.W. Bullock
 Owner: F.W. Bullock
 Land: Portion 5 Psh Bilpin, Bells Line of Road, Bilpin
 Subdivision creating two lots, each being not less
 than 20 hectares

- S85/12 Applicant: D. Matthews & Associates
 Owner: D. McDougall
 Land: Lot 93 DP 259897 & Lot 11 DP 203975 West Portland Road, Ebenezer
 Subdivision creating two lots, the smaller having an area not less than 1.19 ha
- S85/68 Applicant: T.C. Punnett (N.S.W.) Pty. Ltd.
 Owner: G.M. Evers, K.P. Bennett, T.C. Punnett & Associates
 Land: Lots 19, 25, 26 & 27 DP 17917 Cnr. Bells Line of Road & Pitt Lane, North Richmond
 Subdivision creating three lots of area 1728m², 1004m² and 519m² respectively with 101.2m² being dedicated for road purposes.

IT IS RECOMMENDED THAT the report be received.

3. PUBLIC WORKS

ROAD RECONSTRUCTION

M.R. 184 Windsor Street, Richmond

Work has commenced with placement of the kerb and gutter along the southern side in progress.

M.R. 155 Bosworth Street and Castlereagh Road

Improvement to the Lennox Street intersection by widening and construction of kerb and gutter is being undertaken by the Department of Main Roads with assistance from Council.

Australian Bicentenary Road Development Programme

The connection has been established between Webbs Creek and Leets Vale. Boundary establishment and land matters are continuing. The final programme of works has been issued under the total grant as follows:

<u>Item No.</u>	<u>Description of Works</u>	<u>Amount</u>
1.	Plant Transfer	2,000
2.	Clearing 10 ha @ \$1,100	11,000
3.	Supply, Lay & Bed pipe culverts	
	(a) 375mm - pipe 76m @ \$70.00	5,320
	(b) 450mm - pipe 283m @ \$80.00	23,440
	(c) 525mm - pipe 75m @ \$85.00	6,375
	(d) 600mm - pipe 30m @ \$90.00	2,700
	(e) 750mm - pipe 49m @ \$130.00	6,370
4.	Construction culvert Headwalls 20m ³ @ \$350	7,000
5.	Construction culvert sumps 12m ³ @ \$400	4,800
6.	Earthworks - Sandstone Rock	
	Cut to fill 115,000m ³ @ 3.6	414,000
7.	Construction catch drains 4,700m @ \$1.50/m	7,050
8.	Supply and place Guide and Culvert posts.	
	290 @ \$10.00 each	2,900
9.	Bitumen seal selected lengths	
	6,200m ² @ \$8.00/m ²	49,600
10.	Safety fencing 1,000m @ \$15.00/m	15,000

<u>Item No.</u>	<u>Description of Works</u>	<u>Amount</u>
11.	Fencing 1,200m @ \$5.50	6,600
12.	Acquisition of property item	29,000
13.	Survey, etc., item	17,000
14.	On Cost	40,145
Total		650,300

1984/85 Local Roads Programme

(a) Avondale Road

Earthworks and gravelling are well advanced on reconstruction from Pitt Town - Dural Road through to the existing bitumen.

(b) Terrace Road, North Richmond

Work has commenced on the reconstruction of the road shoulder north of Beaumont Avenue adjacent to the kerb and gutter.

J.O.L.O.R. Programme

Work is proceeding on the construction of the concrete invert in the Hobartville drainage channel between Luttrell Street and Harold Avenue.

Guide post replacement and associated work is being undertaken in the North Richmond - Tennyson area.

RESEALING

Crag, Currawong and Red Gum Crescents, Bowen Mountain and Duffy Avenue, Grose Vale.

MAINTENANCE

Gravelling, grading and patching included work on M.R. 182 (Sackville Road), roads at Agnes Banks, Freemans Reach, Pitt Town and Wilberforce; George Street, Windsor; Tennyson Road, Whitmore Road and Millers Road, Maraylya; Ashtons Road and Nutmans Road, Grose Wold; Springrove Lane, Kurrajong; Kurmond Road and Wire Lane.

OTHER WORKS

Gravelling of the temporary car park adjacent to the main shopping complex at North Richmond.

Provision of pram ramps and footpath reinstatement at the traffic lights Lennox and East Market Streets, Richmond.

Reconstruction and sealing part of Boomerang Drive, Glossodia.

PARKS AND GARDENS

Maintenance attention has been reduced with work commenced on the tree planting programme. Tree pruning is continuing. The gardens at Richmond Library have been completed.

Floodlights have been erected at the Windsor Rugby League field.

Shire Clerk's Report

Ord. 13/8/85

Remarking of the car park and direction signs at the boat ramp, Governor Phillip Park.

NATURAL AREAS ENHANCEMENT SCHEME

Work has commenced with construction of the courtyard area opposite Fitzgerald Street and clearing along the river bank.

BUILDINGS

Tourist Information Centre

Construction and installation of the roof is proceeding.

McGraths Hill Neighbourhood Centre

Construction of the car park, footpath and turfing has been attended to.

Hobartville Child Care Centre

Work has commenced on the car park, sewer connection and landscaping of the grounds.

General

Staff are assisting with the alterations to the offices at the Council Chambers.

The playground fencing has been erected at the Glossodia Community Centre.

SEWERAGE

Average daily flow for July was 2,080 kl. Repairs were made to the sludge pump at the works.

Installation of the replacement ladder at Pump Station K (Clarendon) and replacement of a faulty float switch at Pump Station J (Pitt Town).

Clearing of eight (8) mainline sewer chokes and three (3) blockages on Council property.

SUBDIVISIONS

The following subdivisional works have been undertaken by developers over recent weeks.

Industrial Subdivision - Curtis and Railway Road North. Work included kerb and gutter to existing road frontage, construction of cul-de-sac named Hannabus Place and associated drainage works.

Residential Subdivision - off Pitt Town Road, McGraths Hill. Building platform and drainage have been completed. Roadworks and sewerage reticulation are in progress.

Small Residential Subdivision - Rose Street, Wilberforce. Kerb, gutter, sealed shoulder and drainage work.

Small Residential Subdivision - King and Church Street, Wilberforce. Kerb, gutter, sealed shoulder and drainage work.

Small Residential Subdivision - Elizabeth and Campbell Streets, North Richmond. Kerb, gutter, sealed shoulder and drainage works.

Rural Subdivision - Buckingham Street, Pitt Town. Rehabilitation of open roadside drain and installation of larger and deeper culvert under Buckingham Street.

Rural Subdivision - Edith Black Road, Blaxland Ridge. Extension of all weather pavement and road culvert.

Small Residential Subdivision - Church Road, Pitt Town. Road works in progress.

IT IS RECOMMENDED THAT the report be received.

4. GLOSSODIA COMMUNITY HALL - RELOCATION OF DEMOUNTABLE BUILDING TO BLAXLANDS RIDGE. C45/18, S196-2

The construction of the Glossodia Community Hall adjacent to the neighbourhood shopping centre has been completed. Construction was by day labour and sub-contract and has been completed at a cost of \$181,982. This compares favourably with the preliminary estimate of May, 1984, of \$174,400. Additional works included connection to the town water supply, landscaping and adjustment to accommodate the varied site.

Plans have been prepared to provide for the relocation of the former hall to Blaxlands Ridge for use by the Colo Wilderness Mobile Resource Unit. Discussions have also been held with the Blaxlands Ridge Volunteer Bushfire Brigade regarding the proposal. The building will be made available for community use.

Funding of the scheme is being provided from the development of Council's South Windsor Industrial Estate. The work is estimated to cost \$40,000 including water storage tank, septic tank disposal, pathways and fencing with an allowance of \$5,000 for furniture.

The plan will be displayed at the meeting and action will now be taken to move the building to the designated site.

IT IS RECOMMENDED THAT the report be received.

5. AUSTRALIAN LAND TRANSPORT PROGRAMME - DISTRIBUTION OF LOCAL ROAD FUNDS. R190/35; C44/2

With regard to the request from the State Minister for Roads to the Commonwealth Minister for Transport to change the arrangements for distribution of Commonwealth Local Road Funds, advice has been received from the Department of Main Roads further detailing the proposal.

This advice states -

"Despite the fact that the Minister met with the Presidents and Vice Presidents of the Local Government and Shires Associations and indicated the deficiencies with the current arrangements and the basis of his proposals, it is clear that there is a considerable degree of misunderstanding of the Minister's proposal.

Consequently, the Commissioner for Main Roads has requested that I write to you and indicate both the problems with the existing arrangement and the benefits that will flow not only to Local Government but to the State generally, if the change in distribution formula as proposed by the Minister is accepted by the Commonwealth.

The main problem with the existing formula is that it does not ensure that funds are available for roadworks of the highest priority. As a consequence of the inflexibility of a formula distribution the available funds cannot be allocated to works of the greatest needs.

It is for these reasons that a change is needed to the existing arrangements. To achieve this necessary change it is proposed that of the available funds 50% within urban areas and 41% within rural should be directed towards projects on a needs basis. The factors to be considered in the determination of need have not been categorised and will depend upon further consultation with Local Government and the needs expressed by Councils in their proposals. It is recognised that Councils have ongoing commitments in respect of their roads and it is for that reason that Councils will receive half the available funds as primary grants distributed under the existing formula.

To facilitate an assessment of needs Councils have been requested to develop an ongoing five year programme of works in order to ensure that benefits from the available funds are maximised and resources are directed to projects of greatest need.

The Commissioner has also asked that I point out a number of features of the proposed scheme which have been misinterpreted by certain Councils:

1. Council's autonomy in setting its priorities will not be affected.
2. There will be no decrease in the total amount of money available to Local Government for local roads.
3. The existing apportionment of funds between urban and rural areas will remain the same.
4. The allocation for State instrumentalities will remain the same.

Further, the proposal will have the following advantages:

- . deletion of the existing two year waiting period for a "Bridge Subsidy" grant in the rural sector;
- . considerable reduction in the existing waiting period for "Special Subsidy" works in the urban areas;
- . removal of restrictions in the usage of funds for maintenance works under the "primary grant" allocation; and
- . the possibility of funding eligible works of major dimension previously considered too costly to fund.

The acceptance of the Minister's proposals would ensure that more of the projects in your Council area which are in urgent need of funds will be able to be funded. The Commissioner, therefore, is confident that if the proposed amendments are accepted, then the deficiencies of the local road system can be better addressed and substantial progress made to provide a more efficient system."

The Local Government Association has expressed its concern regarding the proposal and undertook a survey of councils to determine their response to the Minister's proposals. The result of the survey is as follows:

	<u>Rural Councils</u>	<u>Urban Councils</u> (Newcastle, Sydney, Wollongong - Statistical Divisions)
Support for the Minister's Proposal	Nil	8
Opposition to the Minister's Proposal	124	35

In respect to the matter, the Local Government Association have recommended that Council respond to the Divisional Engineer, Department of Main Roads as follows:

- "1. That the proposed road funding formulae change is opposed, giving reasons and the likely impact on Council of its introduction.
2. That it would not be possible for Council to prepare a five-year program of projects based on needs without details of criteria to be used by the Department to assess needs.
3. Express concern about the proposal that funds for such projects be matched by Council on an equal basis."

Concern is expressed in relation to the determination of priorities for the "special projects" allocation of the overall funds; and the advice, as detailed further in this report, of the intention that Councils will be required to match these grants on a 1:1 funding arrangement.

A basis of the proposed change is to reflect the need for roadworks in the high growth areas such as the western area of Sydney, the central coast and the Blue Mountains and, it is believed, takes into account representations made by W.S.R.O.C. for additional funding for the western region with emphasis on the need for funding of works on heavy traffic roads classified as sub arterials where the cost is the responsibility of the local council.

A request has been received from the Divisional Office of the Department of Main Roads for submission of a five year rolling programme and the Divisional Engineer has advised -

"The Commonwealth Government has recently announced The Australian Land Transport Programme for the five year period 1985/86 to 1990/91.

This programme is covered by the Australian Land Transport (Financial Assistance) Act 1985 which came into effect on 1st July, 1985.

As the new Act is specified for a five year period, it is proposed that each Council prepare a schedule of Special (Local Roads) Projects on a needs basis as a "five year priority programme" which could be undertaken over the period 1985/86 to 1990/91.

It is proposed that for these special projects, Councils will be required to provide matching funds on an equal basis. This is the existing arrangement for Special Subsidy Works.

Whilst the acceptability of the proposal would be determined on the basis of the cost of the proposal and the extent of benefit to the community, proposals would not be included in a current year's programme of works until the plans, specifications and estimate of cost have been approved.

Works proposed by Councils would be assessed and compete with projects around the State on a needs basis. In the assessment "needs" will encompass safety, route capacity, level of service, population growth and development."

It is considered that the special allocation could be allocated to backlog works where high priority is given to traffic volume, traffic facilities programmes through pavement strengthening of existing heavily used roads with loss to programmes that provide for provision of dust free surfaces on roads in country areas.

Although the proposals are aimed at the provision of additional funds, councils could be embarrassed in meeting grants on a matching basis.

Careful consideration is needed to Council's response as to the direction where funds should be allocated as in some areas the build up of traffic through the road hierarchy network emphasises the use of the arterial road system.

IT IS RECOMMENDED THAT the Department of Main Roads be advised -

- (a) That provision be made for close consultation with Council in determination of the allocation of funds.
- (b) That any major change in the funds allocated to this area would restrict progress in upgrading the road system.
- (c) That prior to adoption of any proposal, the view of those councils within the division be fully assessed.
- (d) That the advice of the Minister of Transport (Commonwealth) be sought as to his consideration to the proposals.

6. MR. F. CRINO, LOT 14 DP 546556, CHISHOLM PLACE, WINDSOR. S85/20

In about 1970, the Housing Commission carried out the development of Meehan and Harris Streets. In the course of this action, Council obtained title to a parcel of land approximately 45m x 9m as access to and site of sewage pumping station D.

In 1981, Council created a Right of Way over the access section to benefit the rear land.

In 1984, a new owner of the rear land obtained development consent to a dwelling on the land and now seeks the creation of an easement for services such that water, power and telephone may be connected.

In 1985, by subdivision S85/20, the same owner seeks to adjust boundaries such that residential Lot 14 DP 546556 Chisholm Place is enlarged to 4 ha and Lot 10 DP 246385 reduced to 12 ha.

In course of carrying out service to the sewage pumps, it is necessary for the crane truck to stand in the accessway and unavoidably obstruct access to the proposed new residence - this was previously of little significance because the Right of Way was only very occasionally used to move livestock.

In the changed circumstances, it would be realistic for the crane truck to pass through the access to pump station D and stand to work on a small section of the 12 ha residue.

Also, there are two sewer pumping mains under existing Lot 10 DP 246385 which have not previously been regularized by creation of easements.

IT IS RECOMMENDED THAT -

- (a) Mr. Crino be requested to create 'easement for sewer' 4m wide and variable over the pumping mains as laid, widened to 24m x 24m adjacent to pumping station D.
- (b) In consideration of the above, Council create an "easement for services" over the "Right of Carriageway" recorded as Lot 12 DP 617662.
- (c) The Common Seal of Council be affixed to the relevant documents.
- (d) The applicant be responsible for costs.

7. BLIGH PARK ESTATE. P160/46A

Contracts have been entered into by the Land Commission of New South Wales under the terms of the Bligh Park Estate Joint Venture memorandum of understanding, to the lowest tenderers in respect of the following works within Precinct 3.

- 1. Road and Drainage Works -
J.K. Williams Contracting P/L -
Contract Price \$199,744.90.
Completion period 12 weeks.
Contract date of completion - 28th September, 1985
- 2. Sewer Reticulation -
Conwal Excavating Co. P/L -
Contract Price \$53,709.
Completion period 6 weeks.
Contract date of completion - 30th August, 1985

Servicing is at present being carried out within Precinct 2, with water and gas servicing being completed and electricity and telephone about to be commenced.

One house is now occupied within Precinct 1 with a further 36 houses under construction. Seven houses are under construction within Precinct 2.

IT IS RECOMMENDED THAT the information be received.

8. GOVERNOR PHILLIP PARK - OPERATION OF BOAT RAMP. C51/25, 625-205

In conjunction with water sports held adjacent to the park, the public ramp may be closed about 14 times per year for functions organised by the following groups:

Hawkesbury Rotaract Club
 Upper Hawkesbury Power Boat Club
 N.S.W. Water Ski Association
 Drag Boat Racers of Australia Ltd.

Closure is on the basis of either exclusive use of the ramp and park or on joint use allowing public access. Permission is given to the organisations for the charging of admittance fees subject to payment of a proportion of the receipts to Council to defray costs incurred by Council in providing additional facilities and cleaning of the area.

The total closure of the park is advertised in the local paper and the operator at the ramp utilises a blackboard to advise the public of closures ahead of the date of the event. Notwithstanding, there can be inconvenience to the general public in that they are often not aware of the action that has been taken until they arrive at the park. As a consequence of the holding of organised events, there are advantages to the area through the influx of visitors and the promotion of the area, whereas representations have been made regarding problems of noise and traffic as a result of the change to the normal pattern.

Council policy has been to give support to the organisations using the area subject to payment of a fee to meet extraordinary costs.

With the park still in the early stages of development, these special events highlight the need for further facilities and amenities in the area and create a demand for parking areas well above the normal requirement.

With on-site control of the area and collection of fees at the boat ramp by contract operation, the contractor suffers a loss of revenue. There is, therefore, a need to obtain a satisfactory balance between the special use of the area and the service provided to the general public. It is, therefore, proposed that unless the event is of major significance, e.g. the tradition and national importance of the "Bridge to Bridge" ski classic, that the ramp remain open to the public for use with spectator visitors directed to alternate parking areas.

It will be essential for a high level of co-operation to be established between Council, the contractor and the organising body for special events to maintain satisfactory access for the public launching of boats at the ramp.

IT IS RECOMMENDED THAT the following guidelines be adopted for the use of Governor Phillip Park and the boat launching ramp by sporting bodies.

1. For events of national importance, with high spectator appeal, that the boat ramp be closed with 40% of the nett takings remitted to Council, together with Council's additional costs in cleaning the area.
2. For other approved events, that the boat ramp remain open to the public and any collection of admittance charges be arranged clear of the access road. In these cases, 30% of the nett takings to be remitted to Council together with Council's additional costs in cleaning the area.
3. All applications to be subject to Council determination.

Shire Clerk/General Manager's Report

Ord. 13/8/85

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of July, 1985. Applications received during July 1984 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
46 (56)	New Dwellings	\$2,422,499	(2,728,636)
52 (34)	Additions to Dwellings	351,162	(367,211)
1 (3)	Residential Flat Buildings	40,000	(712,000)
12 (49)	New Buildings other than Residential	1,861,200	(386,815)
4 (2)	Additions to Buildings other than Residential	128,758	(43,000)
14 (8)	Swimming Pools	135,795	(64,900)
- (-)	Additions to Dwellings - Dual Occupancy Unit	-	-
<u>129 (152)</u>		<u>\$4,939,414</u>	<u>(\$4,302,562)</u>

Building applications received up to the end of July, 1985. Approvals for the corresponding period during 1984 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
329 (307)	New Dwellings	\$15,896,814	(14,245,091)
362 (201)	Additions to Dwellings	2,366,837	(1,500,136)
10 (9)	Residential Flat Buildings	610,000	(1,077,290)
97 (241)	New Buildings other than Residential	5,970,186	(5,792,935)
28 (38)	Additions to Buildings other than Residential	1,037,938	(1,416,432)
66 (35)	Swimming Pools	585,889	(244,147)
3 (5)	Additions to Dwellings - Dual Occupancy Unit	197,250	(151,000)
<u>895 (836)</u>		<u>\$26,664,914</u>	<u>(\$24,427,031)</u>

IT IS RECOMMENDED that the report be received.

2. DOMESTIC GARBAGE INDUSTRY SAFETY COMMITTEE. G90

As referred to in the General Circular No. 7/1985, the Domestic Garbage Industry Safety Committee, which comprises representatives of the Transport Workers' Union of Australia (NSW Branch), Federated Municipal & Shire Council Employees' Union of Australia (NSW Division), Waste Disposal Contractors' Association and Local Government & Shires Associations of New South Wales, has devised a standard for safe working practices for the industry as follows:

- (i) That each employer establish local Occupational Health & Safety Committees in accordance with the Occupational Health & Safety Act and its regulations.
- (ii) That local Occupational Health & Safety Committees adopt a code of safety.

As a guide, the Committee has prepared a code of safety which can be adapted to suit local requirements.

- (iii) That local Occupational Health & Safety Committees consider the method of collecting garbage having regard to all stated Court cases within the Industry.

Code of Safety

Objective - To establish, maintain and enforce a safe working system for the domestic garbage collection industry.

Safety Practices

- (i) All vehicles used in the collection, transportation and disposal of waste shall be of high visibility and fitted with a flashing light visible from all points around the vehicle.
- (ii) All employees to wear suitable high visibility clothing with reflective material.
- (iii) No loose fitting clothes to be worn.
- (IV) Employees to wear suitable footwear.
- (v) Employees are not to enter back of vehicle while the motor is running, e.g. hopper area, cleaning operations.
- (vi) Employees are not to place hands in bin while it is being emptied. Be-tidy bins shall be constructed with external handles.
- (vii) Employees are to keep clear of lifters when hydraulics are engaged.
- (viii) Offsiders to guide collection vehicle while reversing.
- (ix) Offsiders not to ride on back of truck while it is reversing.
- (x) Driver to be aware of location of offsiders at all times.
- (xi) Offsiders are to watch traffic movement around the collection vehicle.
- (xii) Offsiders are not to cross in front of collection vehicle.

- (xiii) Offsiders are not to ride on outside cabin of collection vehicle for excessive distances.
- (xiv) Driver to remain in cabin while vehicle is in use when practicable.
- (xv) Employees are to keep clear of backdoor while tipping.
- (xvi) Garbage receptacles are not to be placed on the road or road shoulder when practicable.
- (xvii) Planning of garbage runs shall take cognisance of traffic, weather and other safety issues.
- (xviii) No obstruction to natural hearing to be used, eg. ear muffs, radio headphones and the like.
- (xix) First Aid Kits are to be carried in each truck.
- (xx) Safety Education Program in relation to the Domestic Garbage Collection Industry.

Council's Safety Committee has adopted the foregoing standards and suitable clothing with reflective material and First Aid Kits are currently being obtained for use by employees.

IT IS RECOMMENDED THAT the report be received.

PLANNINGREPORTS

*Michael
Cox (acting)
16/8/85*

1. PROPOSED AMENDMENTS TO STATE ENVIRONMENTAL PLANNING LEGISLATION. P160/69

The proposed amendments to State Environmental Planning Legislation were reported to Council's meeting of 11th June, 1985 (Item 2, Shire Planner's Report). At the time of reporting, the Bill had only been available a short time and consequently it was not possible to fully examine its contents. Since the June report, officers of the Planning Department have had the opportunity to attend a number of forums where the provisions of the Bill have been discussed in detail.

The Environmental Planning and Assessment (Amendment) Bill, 1985, was tabled in Parliament on 23rd April. It contains provisions which will allow a council to approve developments which are currently prohibited under a local environmental plan. It also contains provisions relating to the power of the Minister, environmental assessment regulations for Government agencies, contributions for amenities and services, the appointment of planning administrators and miscellaneous matters.

Following thorough consideration of the Bill, a number of concerns have been noted.

Prohibited Development Application Procedures

An application for prohibited development will proceed along the following path. The council receives the application. If it is of only local significance and is not referred to the Minister, the council decides whether or not to process it. If it decides not to process the application that is the end of the matter.

If the council decides to proceed with the application, the next step is to advertise the application, notify affected persons and receive public submissions. At this point, the public, in addition to the normal right to make a written submission, has the power to require the council to hear an oral submission, or to hold a public hearing.

When the council finally grants consent to the prohibited development, it may be subject to a second public challenge in that a person who has made an earlier submission may appeal to the Court against the merits of the project's approval. The applicant may appeal against the attached consent conditions, but not against a refusal.

The final consent to the prohibited development, whether this be the council decision in uncontested cases, or the court decision in contested ones, will be gazetted as an amendment to the environmental planning instrument.

It is intended that the "prohibited development" process be used in place of the local environmental plan making process in every case where an amendment to an existing planning instrument is necessary for a development proposal to proceed.

The new provisions will be of great benefit in terms of savings in time and administrative costs for the processing of minor, straightforward and non-controversial changes to the planning scheme. On this aspect the new provisions are to be commended.

However, for any proposals which involve some degree of controversy there is potential for administrative delays and costs far in excess of the current procedures involved in the local environmental plan process. In this regard there are a number of anomalies in the new legislation when compared to the local environmental plan process, including the public's right to make an oral submission without a previous written supporting statement and the public's right to a third party appeal to the Land and Environment Court.

The Bill provides the Minister with the power to exempt matters from the provisions of the prohibited development process. To date there has been no indication of the matters which may be exempted.

Council will be burdened by significant administrative costs in relation to any proposal which has an element of controversy. However, no provision has been made for consideration of this in the development fee structure.

Part 5 of the Environmental Planning and Assessment Act, 1979

The proposed amendments clarify the meaning of "activity" under Part 5 of the Act. It is of concern that the entire works programmes of councils will now fall within the provisions of Part 5 and hence require councils to consider the environmental impact of projects.

Section 94

It is most pleasing that the proposed amendments include provisions to allow councils to levy S.94 contributions retrospectively. The amendments also provide that the Minister has power to specify the amenities or services for which levies may be charged, the maximum value of the levies and the facilities which may or may not be accepted as a material public benefit.

Appointment of a Planning Administrator

Concern should be expressed at the removal of any right to a hearing prior to the appointment of a Planning Administrator.

✓ IT IS RECOMMENDED THAT Council make a submission to the Minister indicating that:-

1. Council should have the right to decide whether an application is considered by way of the new prohibited development process or by local environmental plan.
2. Amendment of the local environmental plan in the prohibited development process is superfluous.
3. Council should have power to charge additional fees for applications for prohibited development.
4. Oral submissions regarding a prohibited development application should only be made on the basis of a previous written submission.
5. Appeal by an applicant or third party in relation to a prohibited development matter be to a public inquiry rather than the Land and Environment Court.
6. The right to a hearing prior to the appointment of a Planning Administrator be maintained.

LIBRARYREPORTS1. CHILDREN'S BOOK WEEK 1985

Children's Book Week was held this year from 20th to 27th July, with the slogan being "Book Banquet".

There was a dramatic increase in the numbers of children visiting both Windsor and Richmond libraries and the Librarian for Children's Services, Cheryl Harris, was kept very busy.

A similar programme to last year was used; with an introduction to the library and its services, a talk about Book Week prize winners, a story suitable to the age group present, a look at the library's displays and finally an appropriate film.

The number of children visiting the libraries was:

1,083 at Windsor

692 at Richmond

as well as primary schools and one high school class visits, a playgroup with parents in attendance visited the library. Also the Librarian visited a primary school and provided a programme to 400 children.

In total 2,175 children were addressed by Mrs. Harris and Book Week activities were extended across two weeks to allow for such a full programme.

IT IS RECOMMENDED THAT the report be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. DEPARTMENT OF ENVIRONMENT AND PLANNING - WESTERN SYDNEY AREA ASSISTANCE SCHEME 1984/85. G95/2, G95/3

1. Advising that Council has been unsuccessful in obtaining a grant for the replacement of existing vehicle of Colo Wilderness Mobile Resource Unit and for the replacement of existing vehicle of local education resource network. ✓
2. Advising that Council has been unsuccessful in obtaining a grant for improvement suitability for Council acquired hall for use by a variety of community groups.

2. THE SCOUT ASSOCIATION OF AUSTRALIA, WINDSOR SCOUT GROUP - APPRECIATION. A5

Expressing appreciation for Council's donation towards the Group's Funds.

(S.C. - The donation was equivalent to the Sewerage Charges.)

3. HAWKESBURY CO-OPERATIVE SOCIETY LIMITED - REGISTRATION WITH THE DEPARTMENT OF CO-OPERATIVE SOCIETIES. 626-6

Advising that the Richmond Collective was registered as Hawkesbury Co-operative Society Limited on 31st May, 1985. This registration enables them to enter into a formal lease agreement with Council regarding Macquarie Park House.

4. THE SYDNEY HOME NURSING SERVICE - APPRECIATION. A5

Expressing appreciation for Council's donation. Advising that the money will provide necessary equipment for patients and help finance the cost of running their Service.

(S.C. - Registrations close on 16th August. Council has provided a donation to this organisation each year.)

5. OFFICE OF THE MINISTER FOR THE ARTS - CARNIVALE '85. C40/9

Advising that Council's application for a Carnivale grant has been successful, and that the amount of the grant is \$500.

6. AUSTRALIA COUNCIL - APPLICATION FOR FUNDS. G95/8

Advising that the Community Arts Board has approved a grant of \$2,000 towards the fees of artswomen for festival projects for Hawkesbury Shire Council. Forwarding conditions and requirements attached to this grant.

7. PREMIER AND MINISTER FOR THE ARTS - APPLICATION FOR GRANT. G95/11

Advising that Council has been successful in obtaining a Special Grant of \$8,000 to satisfy special needs which cannot be met from funds provided through the per capita subsidy.

(C.L. - This grant is to improve the basic library service to children and young adults.)

8. HAWKESBURY INTERAGENCY - MINUTES OF MEETING. C45/1

Forwarding a copy of the minutes of their meeting held on Tuesday 2nd July, 1985.

9. WINDSOR PRE-SCHOOL MANAGEMENT COMMITTEE - MINUTES OF MEETING. C43/4

Forwarding a copy of the minutes of their meeting held on 17th July, 1985.

10. SAMAKA (AUST.) PTY. LTD. - APPRECIATION. L125/11

Expressing appreciation for Council expediting the installation of the ISYS Library system. In particular, the efforts of Mr. Poulson, his contributions, long hours and outstanding competence in the role of Librarian have been a major factor in this installation.

11. ATTORNEY GENERAL (TERRY SHEAHAN) - COSTS AND PROCEDURES IN THE LAND AND ENVIRONMENT COURT. L122

Advising that a legal assistance scheme to benefit Councils would appear an unlikely outcome. Further advising that as to the Court's procedures in dealing with technical evidence, experience in the Land and Environment Court and other tribunals shows clearly that the addition of technical experts to the judicial decision-making process does not speed up that process; in fact it tends to lengthen it.

12. DEPUTY PREMIER AND MINISTER FOR HEALTH - ST. JOHN OF GOD HOSPITAL. 2141C

Acknowledging receipt of Council's letter supporting a submission by the St. John of God Hospital for funding.

13. MR. J.R. GILMORE - APPOINTMENT AS SHIRE ENGINEER. S1/8P

Confirming his acceptance of the appointment to the position of Shire Engineer.

14. SENATOR JOHN MORRIS - NEW OFFICE. C50

Advising that he has recently opened an office at Macarthur Mews, 31b Fennell Street, North Parramatta, which will be open between 9am and 5pm each week day.

15. AUSTRALIAN SISTER CITIES ASSOCIATION - ANNUAL CONVENTION - 29TH SEPTEMBER/2ND OCTOBER. C48.4

Forwarding copy of the Minutes of the First Annual General Meeting of the Association held on 6th November, 1984, and advising that the 1985 Convention will be held at Albury from Sunday 29th September to Wednesday 2nd October.

(S.C. - Would members of Council wishing to attend please advise Mrs. Pye as soon as possible in order that the necessary arrangements can be made. Registrations close on 16th August.)

16. MRS. M. OVERMYER, O.A.M. - APPRECIATION. A5

Expressing appreciation to Council for its congratulations and best wishes on her receipt of the O.A.M. in the Queen's Birthday Honours. Thanking Council for being supportive to the needs of local charities.

17. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 7/19851. Impounding of Shopping Trolleys2. Bush Fire Fighting Fund - Reimbursement Claims

A member council has expressed its concern at reimbursement of claims made on the Bush Fire Council, for payment out of the Bush Fire Fighting Fund. Until 1979, councils were reimbursed the full cost of actual expenses incurred in the first six monthly period where the expenditure was on applicable maintenance, repairs and running expenses involved in bush fire activities. However, since that time arbitrary reductions have been made due to "limitation of available funds."

Councils consider it unfair that local government is apparently being expected to incur additional and unbudgetted expenditures.

3. Theatres and Public Halls - Licensing4. Regional Social Development Programs

The Premier of N.S.W. announced on 19th June the continuation of the Western Sydney Area Assistance Scheme (WSAAS).

The Associations would be pleased to receive comments from Western Sydney councils in the extension of WSAAS.

5. Code of Practice - Sydney County Council and Local Government Association

6. Infestation of European Carp

Several councils have expressed their concern about infestation of N.S.W. waterways by European carp. There has been a considerable amount of correspondence between the Associations and the Department of Agriculture, with the Department saying that there does not appear to be a problem in regard to the fish "crowding out" native species and that as time passes natural forces will ensure a balance between native and carp species. There is no known biological control agent which could be safely used to reduce carp populations.

7. Beaches - Development and Maintenance

A member council has drawn attention to a State Government program for "Beach Improvement Works" under which funds are made available for car parking, recreational structures, landscaping of beach areas and minor dune stabilisation etc.

It appears funds are not provided for direct beach improvements such as anti-erosion and sand nourishment works. The council seeks information from other councils with similar problems. Consideration will then be given to developing a joint approach to government to obtain funds for these works.

8. Audit Fees - 1984

Over the last several years there have been a number of complaints regarding the level of audit fees.

The 1983 Shires Conference resolved to seek amendment of Section 211(3) of the Act to permit a council to advertise and appoint its auditor annually; and of Section 211 to allow calling of tenders for audit.

The Minister for Local Government has now advised he is unable to accede to the request and suggests discussions with various professional auditing/accounting bodies to formulate joint proposals for his consideration.

On the basis of the discussions between the Associations and the Auditors Committee it was agreed the Associations would endorse the scale of fees proposed by the Auditors Association for the 1984 Audit, which continues the 1983 audit fees increased by a CPI factor.

(D.S.C. - Council pays the audit fees in accordance with the scale of charges.)

9. Natural Disaster Relief Arrangements (NDRA)

The Associations have recently become aware of proposals by the Commonwealth to alter natural disaster relief arrangements. Following discussions between officers of the ACLGA and the Federal Department of Finance, it is now known that a policy decision was taken in April 1984 to make the 'business activities' of public authorities ineligible for Commonwealth assistance as from 1st July, 1985. Discussions are now taking place between the Commonwealth and State Governments on how best to implement this decision.

At a meeting on 6th June, 1985, between the ACLGA and the Department of Finance the following matters were agreed upon:

- . road and bridge assets will remain eligible for assistance;
- . the Department of Finance will examine use of the Tax Commissioner's definition of 'business undertakings' and communicate with ACLGA on this matter;

- . further discussions will take place as the new arrangements evolve;
- . the ACLGA will seek to provide estimates of damage costs to 'business undertakings' (however defined) in order to provide a better assessment of the proposed changes; such estimates to be available for consideration in forming the 1986/87 budget; and
- . although the new arrangements will apply as from 1st July, 1985, the guidelines will not be fixed at that stage and will be developed in the light of problems identified and better information being provided.

10. Use of Automatic Flushing Systems

The Associations Joint Water Supply and Resources Committee has received material from a number of manufacturers about systems for automatic flushing urinals which are designed to significantly reduce water consumption. The Committee was of the view that the devices could be of assistance during droughts and in times of general water shortages.

11. Buffer Zones Around Treatment Works

The State Pollution Control Commission advises inter alia ...

"The Commission has been asked by a number of authorities to express its attitude towards establishment and preservation of buffer zones around water pollution control and waste water treatment works.

We believe that there is no odour or noise control technique as reliable as an effective buffer zone, since this provides for dilution and dispersion of any offensive odour, attenuation of offensive noise levels and reduction of visual impact, without reliance on operational controls. Moreover, it renders such works more environmentally acceptable.

Specifically, so as to provide the most effective control over both offensive odour and noise, we recommend that, where practicable, buffer zones around such plants be provided, maintained or increased in width according to the principles set out below.

So that offensive noise is not received at the nearest premises, we recommend that a minimum buffer zone of 500 metres width be maintained between the noise generating facilities of the plant, e.g. pumps, blowers, compressors, etc. and the premises.

In regard to offensive odours, we recommend that a minimum buffer zone of 400 metres width be maintained between sewage treatment process units or open reticulation headworks and any developments.

We point out, however, that the provision of the above specified buffer zones might not preclude the necessity to also provide ancillary noise and/or odour control measures in some instances. Moreover, in other cases, wider buffer zones may be required, notwithstanding the provision of ancillary control measures. It is recommended that the need for buffer zone widths in excess of 500 metres for noise control or 400 metres for odour control, be determined in each case on the basis of meteorological advice concerning the most likely movement of stable drainage flows, having regard to the site topography."

12. Local Employment Initiatives

The N.S.W. Minister for Employment recently announced that the N.S.W. Government "will establish a Local and Regional Employment Initiatives Program to develop, support and encourage employment initiatives which have the potential to reach self-sufficiency. ...He said it would allow the Government far greater flexibility in responding to the problems of unemployment."

It is also noteworthy that the Federal Minister for Local Government and Administrative Services has approved funding to the N.S.W. Ministry of Employment for a study of "municipal enterprises" and their employment creation potential.

13. National Taxation Summit14. International Youth Year

Enclosing the July 1985 edition of "Back Chat", a special newsletter produced by the National IYY Secretariat.

15. Closure of Motor Registry Facilities Provided by Police16. Argentine Ant Eradication Committee

"Discussions are currently being held between the Department of Local Government and the Department of Agriculture as to the future functioning of the eradication of Argentine Ants in N.S.W.

It is expected that the burden of responsibility for Argentine Ant Control will rest upon the individual landowner under the Plant Diseases Act, and councils could be relieved of any statutory requirement to contribute funds to the presently constituted Eradication Committee. However, where a council is the landowner it would have financial responsibility as landowner.

Pending any change to administrative control the Committee has been engaged in the past year only on check surveys; and in the current year 1985-86 councils will not be asked to contribute the hitherto statutory contribution."

18. BLUE MOUNTAINS CITY COUNCIL - 50TH ANNUAL LOCAL GOVERNMENT SPORTING COMPETITION. C40/5

Extending an invitation to members of Council and staff to attend and participate in the 50th Annual Local Government Sporting Competition to be held at Katoomba on 11th and 12th October, 1985, followed by a Tug-of-War competition and a Fun Run on Sunday, 13th October, 1985.

19. THE LANDSCAPE CONTRACTORS ASSOCIATION OF N.S.W. LIMITED - '1985 CIVIC AWARD'. A9

Advising that Council's project has been a finalist in the Landscape Contractors Association of N.S.W. Limited '1985 Civic Award' and the winner will be presented with the 'Civic Award' certificate at the Hilton International on Friday, 16th August, 1985.

20. THE RETURNED SERVICES LEAGUE OF AUSTRALIA, WINDSOR - WAR MEMORIAL AREA.
A5

Advising that at a recent meeting of the Windsor Sub Branch, appreciation was expressed for the excellent manner in which the War Memorial Area was prepared for the Anzac Day services.

21. MR. B. UNSWORTH, MINISTER FOR TRANSPORT - FAIREY ROAD LEVEL CROSSING,
WINDSOR. 665-606

Referring to the provision of automatic warning equipment at the Fairey Road level crossing, Windsor. The cost of the proposed improvements, including associated roadworks, is estimated at \$115,640 and Mr. Unsworth has approved of the project being financed initially from the Special Level Crossing Fund. It is expected the work will be completed by October, 1985.

G.M. McCully,
Shire Clerk/General Manager

