

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 10 DEC 1985

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor, on 12th November, 1985, commencing at 7.30 p.m.

PRESENT: Councillor G.G. Michael, President, and Councillors 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 F.Y. Denne.

- 598 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the apology be accepted.

Pastor Paul Bonython on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the Meeting.

CONFIRMATION OF MINUTE

- 599 RESOLVED on the motion of Councillor Sheridan seconded by Councillor McMahon that the Minutes of the Ordinary Meeting of Council held on 8th October, 1985, having been circulated amongst the members of Council be confirmed.
- 600 RESOLVED on the motion of Councillor McMahon seconded by Councillor Stubbs that the Minutes of the Special Meeting of Council held on 6th November, 1985, having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

1. LOCAL GOVERNMENT ANNUAL CONFERENCE

"Together with Councillors Denne, Durrington, Horrex, Stanley and Stevens, I attended the Local Government Annual Conference at Cooma, which commenced on Monday, 28 October, 1985.

The opening Address was delivered by The Hon. Kevin Stewart, M.P., Minister for Local Government. In his Address he stated - the conference came at a time when local government can look forward to some significant developments, of which the most important in the long term, is the intention of the New South Wales Government to legislate to obtain constitutional recognition for local government - that while rate pegging as a government initiative may have restricted the capacity of some councils to achieve the desired levels of revenue obtained from rating, it is also true that many councils have used rate pegging as an excuse for not diversifying their revenue-generating activities - in respect of financial autonomy, many councils with the potential to increase revenue

through entrepreneurial activities, shy away from such ventures, yet through such ventures a council can often utilise its existing powers to gain greater financial autonomy - that an Omnibus Bill to amend the Local Government Act in a number of ways is expected to come before the present session of Parliament and, amongst the more important matters dealt with in the Bill, are a proposal to:

- . permit a council to provide control and manage in any public reserve under its care, control and management, recreation areas;
- . provide that public reserve land may be leased for any public purpose (subject to Ministerial consent and planning controls);
- . allow a centralised pensioner confirmation service to be established in order to verify the eligibility of pensioners for rate rebate;
- . permit a council to determine for itself which associations and organisations it shall join;
- . provide the maximum rate of interest that councils may charge on overdue rates to enable periodic adjustments to be made in accordance with current interest rates;
- . require each council to prepare an annual report of its operations, income and expenditure;
- . require councils to take into account when considering a building application the likely effect of the building on adjoining properties; and
- . empower councils to lend money at such rates of interest and subject to such terms and conditions as may be agreed upon to any body or organisation for the purpose of providing a settlement for aged persons or any associated nursing home.

In the current session of Parliament there is to be the introduction of a state-wide licensing system for caravan parks to be administered by councils, the aim of the legislation being to regulate the use of caravan parks and camping grounds and control the various forms and types of accommodation permitted in such designated areas.

The announcement that a number of proposed amalgamations would not proceed at this stage, however, in announcing these the Minister indicated that he did not rule out the possibility of submissions being made in the future by individual councils or the prescribed number of electors of a particular local government area to have a boundary proposal considered. A copy of the Minister's speech has been distributed with the business paper.

The conference considered some 127 resolutions in the areas of inter-government relations, boundaries and amalgamations, finance and economic development, roads, traffic and communications, management and structure, employment and industrial relations, planning development and the environment, housing, community development, health and public services, fire protection and services, and noxious plants and vermin.

A proposed motion from Liverpool City Council to alter the definition of rural land under Section 118 of the Local Government Act to rationalise the existing position and reduce the considerable difficulties that occur in assessing whether a property is wholly or mainly used for the purposes stated in the current definition, was narrowly lost. There was support for the State Government proposal for deferred payment for rates for pensioners subject to adequate assistance to councils to meet cashflow problems resulting from the introduction of the system, support for the provision of short term, low interest loans to councils to enable them to undertake entrepreneurial activities, expression of concern at the inclusion of the consumption tax in the preferred option for the reasons of the additional expense to local government as a purchaser of goods and services, that the traffic route lighting subsidy scheme be placed on a statutory footing to ensure that it would be continuously available. The motion requesting the Minister to issue a statement allowing councils to reimburse child care expenses to Councillors and Alderman to whom it deemed to be necessary was lost. In relation to local government elections it was passed that local government elections be compulsory for residents, that they be conducted under the proportional representation system, that Councils should have the discretion whether or not to follow up prosecutions for non-voters, that where an extraordinary vacancy occurs within 12 months of the next scheduled election the vacancy not be filled until the ordinary election and that local government shall continue to conduct its own elections using roles prepared by the Federal and State Electoral Commissioners.

In regard to this last matter, there was considerable debate over the matter of the State Electoral Office conducting all elections, this matter being supported by this Council's delegates, however, lost during final voting.

With local government being a significant employer under the Apprenticeship Scheme and with the possible establishment of Regional or Sub-regional Groups, the motion was passed requesting the Association to examine the feasibility of implementing and co-ordinating an Apprenticeship Scheme involving all councils throughout New South Wales.

In relation to planning, the Minister for Planning and Environment will be requested to introduce amending legislation to allow councils to require a contribution towards costs where works or services are provided by necessity in advance of development, to require consultation with councils in the development of group homes, that Section 126 of the Act be amended so that it provides a minimum penalty for breach of the Tree

Preservation Order and that the State Pollution Control Commission be requested to undertake or to commission an indepth study of modern methods of waste disposal, such as Sulo bins used by many councils, with particular respect to the effect of the use of these bins on recycling on visual pollution and the cost to the community.

As indicated, there were many matters debated and Councillors who did not attend are invited to read the business paper for the conference at their leisure.

During the conference the election was held for Executive Members of the Local Government Association of New South Wales and it is with great pleasure that I inform Council of the re-election of Clr. John Horrex to the Executive. Other members elected in this Region included Alderman L. Kelly of Blacktown, Alderman K. McKinnon of Parramatta, Councillor B. Mullane of Baulkham Hills and Alderman Percival of Campbelltown.

A copy of the communique issued as a result of the conference is enclosed for Councillors' information."

Councillor Horrex advised that, in relation to the election for executive members, Councillor Graham Gard of Holroyd sought re-election and not Alderman K. McKinnon of Parramatta as stated in the Presidential Minute.

- 601 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the information be received.

2. STAFF MATTERS - LETTER FROM RICHMOND & DISTRICT CHAMBER OF COMMERCE.
A7/21, P155/12

"I have received the following letter from the Richmond and District Chamber of Commerce that includes a complaint against a member of staff.

"I wish to advise that at the recent general meeting of our Chamber held on 9 October 1985, the controversial matter of car parking facilities in Richmond was again the subject of considerable discussion.

During the course of the discussion our members were advised that Council had allocated certain funds, which our members believed were earmarked for car parking to the acquisition of a womens cottage in Bosworth Street.

Subsequent to that a motion was moved and carried that Council be advised that at a committee meeting of our Chamber held on 3 July 1984, Mr. Garry McCully the then Town Planner, misled our Executive as to the availability of use of funds allocated specifically for parking, in order to gain support from our Chamber for the Council's current proposals in regard to car parking facilities and to not oppose those proposals in favour of deck parking.

In view of the above we request that this letter be tabled at the next Council meeting and that appropriate action be taken in regard to the matter raised".

In regard to the complaint I have asked the Shire Clerk for a report and he has stated as follows:

"In July 1984 I attended a Committee Meeting of the Richmond Chamber of Commerce with the main discussion taking place being the matter of parking in the Richmond commercial area. At that stage, Council had adopted a plan to provide additional on-ground parking in the block surrounded by Windsor, Bosworth, March and West Market Streets. Some members of the Chamber's Executive indicated a preference to proceed with deck parking on the two existing car parks. I indicated that in the overall interests of the future development of the Richmond commercial area it was desirable to obtain as much land area as possible, establishing on-ground parking, with the second preference being for the decks that could be provided at a later date.

At the time of the meeting the Council had neither provided funds for the acquisition of land, nor the construction of car parking, but rather had adopted the principle of parking areas being provided in the area stated. I do not recall any specific discussion regarding the use of funds allocated specifically for parking, nor did I seek to gain the support of the Chamber for the car parking proposals. I would have indicated the sources of funding available for property acquisition and car parking construction, their limits and provided advice to the members on the commercial area's future development in order that they may determine their priorities for parking in the town.

The allocation of part of one of the properties, including an existing residence, for the Women's Cottage, was a matter determined by Council in 1985 and was not a matter of consideration in July 1984".

I have investigated the matter as required and find no reason for action against the member of staff. The Chamber of Commerce will be advised accordingly."

The Shire President advised that a letter had been received at the close of business today from the Richmond & District Chamber of Commerce asking that their previous letter be withdrawn. He stated that he had advised that the letter had been received too late to be included in the Agenda for this evening and that it would appear in the next business paper under Section B letters. The President also stated that the Shire Clerk had been instructed accordingly.

602 RESOLVED on the motion of Councillor Stevens seconded by Councillor McMahon that the information be received.

NOTICE OF MOTIONBy Councillor R.P. Stubbs

- 603 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that a report be prepared on the extent to which the proposed Castlereagh Expressway, with a connection to Bells Line of Road, would satisfy the Shire's need for a by-pass of Windsor, Richmond and North Richmond, and whether it should be Council's preferred option; the report to include investigation of the effect on the Tourist Information Centre and business/tourism generally, and pollution readings be included in the study for the by-pass.

GENERAL PURPOSE COMMITTEE MEETING - 22ND OCTOBER, 1985SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATION - ITEM 13 - MR. J. MICALLEF - LOT 1 DP 711272 TERRACE ROAD, NORTH RICHMOND - ESTABLISHMENT OF A POULTRY FARM AND MARKET GARDEN. DA 335/85

See Item 8 - Planning - Late Report.

SHIRE PLANNER'S REPORT - ITEM 6 - APPLICATION FOR REZONING TO PERMIT THE ESTABLISHMENT OF A GUEST HOUSE AND RESTAURANT AND IN CONJUNCTION WITH THIS THE SALE OF CRAFTS AND SECOND HAND TOYS - LOT A FP 349803 AND LOT 17 DP 13541 OLD BELLS LINE OF ROAD, KURRAJONG (ADJACENT TO "COLLECTORS THEATRE"). DA 444/85

- 604 RESOLVED on the motion of Councillor McMahon seconded by Councillor Sheridan that -
- (a) Council support the preparations of a Local Environmental Plan for the establishment of a Guest House and Restaurant at Kurrajong.
 - (b) The revision of Hawkesbury Local Environmental Plan, 1984, include the incorporation of tourist uses as a permissible use with consent in appropriate villages and towns, e.g. Kurrajong, Kurrajong Heights, Kurmond, Windsor, Richmond, Bilpin, Wilberforce, Pitt Town and St. Albans.

SECTION 3 - FINANCE

SHIRE CLERK'S REPORT - ITEM 4 - TERMINATION PAY - R.G. HILLYARD. 26

- 605 RESOLVED on the motion of Councillor McMahon seconded by Councillor Durrington that this matter be deferred.

- 606 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the report of the General Purpose Committee Meeting held on 22nd October, 1985, as recorded on pages 1 to 30 of the Minutes of the General Purpose Committee be adopted with the exception of:

Section 2 - Development

Development Application - Item 13 - Mr. J. Micallef - Lot 1 DP 711272 Terrace Road, North Richmond - Establishment of a Poultry Farm and Market Garden. DA 335/85

Shire Planner's Report - Item 6 - Application for Rezoning to Permit the Establishment of a Guest House and Restaurant and in Conjunction With this the Sale Of Crafts and Second Hand Toys - Lot A FP 349803 And Lot 17 DP 13541 Old Bells Line of Road, Kurrajong (Adjacent to "Collectors Theatre"). DA 444/85

Section 3 - Finance

Shire Clerk's Report - Item 4 - Termination Pay - R.G. Hillvard. 26

which have been considered by Council - See Minute Nos. 604, 605 and 654.

HOLLANDS PADDOCK DEVELOPMENT COMMITTEE - 5TH NOVEMBER, 1985

- 607 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the Minutes of the Holland Paddock Development Committee held on 5th November, 1985, as recorded on page 1 of the Minutes of the Hollands Paddock Development Committee be adopted.

SHIRE CLERK'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. HAROLD R. BUSHBY & CO - PROPOSED RESUMPTION OF LAND FOR CAR PARKING - RICHMOND. 306-310 WINDSOR STREET, RICHMOND. 4597w

- 608 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Durrington that Notice of Intention to Resume property 306-310 Windsor Street, Richmond, be served on Mr. F.J. Dirago and Mrs. M.F. Bolous with the period for lodging of objections being 30 days.

REPORTS1. ADVICE FROM THE DEPARTMENT OF LOCAL GOVERNMENT. C44/1; C50/1

- 609 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the information be received and the installation be proceeded with.

2. COMMUNITY PROJECT OFFICERS REPORT. C43/10

- 610 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that Council provide an advance to the Management Committee for the establishment of new Child Care Centres. Such advance to be repaid to the Council as funds become available and within twelve months.

3. BICENTENARY LOCAL GOVERNMENT INITIATIVE GRANTS. C40/13

- 611 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that the Bicentenary Community Committee be informed that Council favours the expenditure of the Local Government Initiative Grants in the following way:

\$29,850 on community festivities
\$100,000 on landscape features throughout the Shire

and that the Committee be asked to endorse the above allocation.

Further, that the Committee be asked to report to Council on the manner in which it intends to spend the funds proposed to be allocated to it and the Bicentenary Park Committee be consulted in respect to the landscaping features throughout the Shire.

4. HAWKESBURY FAMILY DAY CARE MONTHLY REPORT - OCTOBER, 1985

- 612 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received.

5. PROPOSED ACQUISITION - GROSE VALE SCHOOL SITE. B28/17, S196

- 613 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council acquire Lot 2 DP 703967 from the Department of Education for \$30,000 and a further report be presented on the management of the building once Council has obtained ownership.

All necessary documents to be completed under the Seal of Council.

6. COMMUNITY ARTS OFFICER'S REPORT - OCTOBER

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

7. SITE FOR POSSIBLE GOVERNMENT OFFICE BLOCK. C51/1

- 615 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the information be received.

8. CHILD CARE CENTRE, McGRATHS HILL - ACQUISITION FROM DUNSTAN. C43

- 616 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that the offer to purchase lots 1, 2 and 3 Plimsoll Street, McGraths Hill, for \$36,000 be confirmed, with Council to meet the cost of subdivision to create the lots for acquisition. All necessary documents to be completed under Seal of Council.

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

Heritage Advisory Committee

The Shire President advised that Item 9 on Page 4 of the Minutes should read "Mr. McManus advised that the Heritage Council has approved the restoration of Andrew Thompson's grave."

- 617 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received subject to the amendment in the Heritage Advisory Committee Minutes.

10. STAFF MATTERS - RESIGNATIONS. S81/8P

- 618 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the resignations be received, with regret, and a reference be provided under Seal of Council.

11. CONTRACTS AND DOCUMENTS FOR EXECUTION. H105-17a

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

Deed of Agreement between the Australian Bicentennial Authority and Council.

12. COMMUNITY & CULTURAL CENTRE - MONTHLY LETTINGS. C51/3

- 620 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report be received.

13. REPORTS REQUESTED BY COUNCILLORS

- 621 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report is received.

ENGINEERING

CORRESPONDENCE

1. MOTORCYCLE RIDERS ASSOCIATION OF N.S.W. LTD. - 3RD ANNUAL HAWKESBURY M.R.A. TOY RUN. 625-202

- 622 RESOLVED on the motion of Councillor Durrington seconded by Councillor Rotherham that approval be granted to the Motorcycle Riders Association of New South Wales Limited to conduct a Toy Run on 21st December, 1985, traversing the route, as stated, and use Richmond Park, Richmond, subject to the Association obtaining Police Department approval to the proposed route and complying with appropriate standard conditions regarding usage of the reserve.

2. LITTLE ATHLETICS ASSOCIATION OF N.S.W. - McQUADE OVAL, WINDSOR. 625-203

- 623 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that approval be granted for use of McQuade Oval, Windsor, by the Little Athletics Association of N.S.W. each Friday evening during 6.00 p.m. - 9.00 p.m., unless otherwise required for some special function/activity, subject to standard conditions regarding usage of reserves and undertaking to pay for electricity used.

3. LANDS OFFICE - L.B. & B.V. MARSHALL, PORTION 74, PARISH WONGA. 15927-0

- 624 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the information be received.

4. AUSTRALIA DAY & HISTORICAL EVENTS COMMITTEE - PLAQUE UNVEILING.
H105; 5190

- 625 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the temporary closure of George Street, Windsor on Friday 6 December be approved between Bridge and Baker Streets between the hours of 5.00 pm and 8.00 pm. and that the owners/occupiers of the properties affected be notified.

5. RICHMOND COMMUNITY NURSING HOME - CAROLS BY CANDLELIGHT, RICHMOND PARK. 625-202

- 626 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that approval be granted to the Richmond Nursing Home to hold Carols by Candlelight at the Richmond Park on the evening of 15th December, 1985.

6. WINDSOR CHAMBER OF COMMERCE - CAROLS BY CANDLELIGHT, MCQUADE PARK.
A7/20; 625-203

- 627 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that approval be granted to Windsor Chamber of Commerce to conduct Carols by Candlelight at McQuade Park at 8.00 p.m. 7 December, 1985.

REPORTS

1. COMMONWEALTH EMPLOYMENT PROGRAMME - JOLOR SCHEME 1986, GRANT 1986 - \$76,000. G95/30

- 628 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that application be submitted for a grant.

2. GROSE RIVER BRIDGE & APPROACHES. B24/6

- 629 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Dunn that the consultants be authorised to proceed with the preparation of final plans.

3. GILLS ROAD, CENTRAL COLO. 5296c

- 630 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the owner of Lot E (FP 432950) be advised to prepare a plan for the removal of the fruit trees clear of the road reserve.

That no further action be taken until the full effect on access to Gills Road from the reconstruction of the Colo River Bridge and road approaches is determined.

4. FIRE CONTROL OFFICER'S REPORT. B26/7

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

5. STATE EMERGENCY SERVICES LOCAL CONTROLLER. S206

- 632 RESOLVED on the motion of Councillor Durrington seconded by Councillor Dunn that Council re-nominate Mr. Peter Minturn as S.E.S. Controller for the forthcoming period.

6. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

7. T.C. PUNNETT & ASSOC. (N.S.W.) PTY. LTD. - SUBDIVISION APPLICATION - CNR. BELLS LINE OF ROAD AND PITT LANE, NORTH RICHMOND. S84/68

- 634 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the linen plan and 88B Instrument be re-executed under Council Seal.

8. TENDERS - EXTENSION TO AMENITIES AND VERANDAH, RICHMOND EX-SERVICEMENS SPORTING COMPLEX. 625-220

Item 15 of the Shire Clerk/General Manager's Supplementary Report was considered at this stage.

The Shire Engineer reported on discussions held with Mr. McAlastar this afternoon who indicated that he could start the operation in two weeks with final completion in six weeks.

The Shire Engineer felt that this was somewhat unreasonable and optimistic as he considered the job would take in the order of ten weeks.

He stated that, at this stage, he was not in a position to recommend against the lowest tenderer.

- 635 RESOLVED on the motion of Councillor Dunn seconded by Councillor McMahon that the tender in the sum of \$47,760 be awarded to Mr. C. Bagnara.

9. S.E.S. LOCAL CONTROLLER'S REPORT. S205

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

10. TENDERS PILING WINDSOR WHARF. C51/24

- 637 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that fresh tenders be invited for two separate items - one for the supply and delivery of the timber piles and another for the driving and capping of the piles with an option for the tenderer to combine the two.

11. PUBLIC WORKS

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

12. ROAD CLOSURE APPLICATION, HANLONS ROAD, BILPIN. R190/13, 665-801

- 639 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council raise no objection to the closure of the Crown road being Lots 2 and 3 DP 708702 Hanlons Road, Bilpin.

13. SUBDIVISION LOT 1 DP 231448 CATTAI ROAD, PITT TOWN - APPLICANT: CRAIG & RHODES CONSULTANTS PTY. LTD. - OWNER: MARN-LEE PTY. LTD. S85/101

- 640 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the application to subdivide Lot 1 DP 231448, Cattai Road, Pitt Town, creating 6 rural allotments be approved subject to:
- 1-7. Standard Conditions (subdivisions) i, iii, v, vi, vii, ix, and x.
 - 8-12. Standard Conditions (Road opening) i, iv, vi, vii, and viii.
 13. The construction of a new rural road with a seal 5.5m wide on a 6.1m pavement. The turning circle is to have a sealed radius of at least 12m.
 14. The pavement design being based upon geotechnical reports which shall be lodged with and form part of the road design.
 15. The concurrence of the Department of Main Roads to Engineering design plans for work to be carried out within Cattai Road. Such approval is to be obtained prior to commencement of roadworks.
 16. Compliance with the requirements of Development Consent 304/1985.
 17. The construction of a suitable access along the proposed right of way to the requirements of the Shire Engineer.
 18. No construction shall be carried out on the top bank of the Hawkesbury River, without the prior consent of Council and the Department of Public Works.
 19. The submission of works as executed drawings.
 20. All plans be relevant to AHD and a permanent level reference mark be established to the requirements of the Shire Engineer.

14. METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD - EASEMENT FOR SEWER -
CLOSED SECTION HAM STREET, SOUTH WINDSOR. M134/11

- 641 RESOLVED on the motion of Councillor Stevens seconded by Councillor Horrex that a Deed of Transfer of pipe and an easement for sewer rising main 6 metres wide in the closed section of Ham Street from the M.W.S. & D.B. to Council be completed and executed under the Seal of Council for a nominal consideration of \$1.00 in each case.

15. TENDERS - EXTENSION TO AMENITIES AND VERANDAH, RICHMOND
EX-SERVICEMEN'S SPORTING COMPLEX. 625-220

See Minute No. 635

HEALTH AND BUILDING

1. BUILDING APPLICATIONS. B25

- 642 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received.

2. CODE OF PRACTICE FOR THE MANAGEMENT OF COMPANION ANIMALS IN SHELTERS
AND POUNDS. D63/1

- 643 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that the Department of Local Government be advised that Council objects to the draft Code of Practice for the Management of Companion Animals in Shelters and Pounds as in items 1 - 9 and 11 as set out in the report and supports item 10.

3. EARTH WEEK POSTER COMPETITION. C46/2

- 644 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the information be received.

4. 1985 SPRING GARDEN COMPETITION. C46/1

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

5. RECREATION VEHICLES ACT, 1983. P160/74

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

PLANNINGREPORTS1. YOUTH RECREATION OFFICER'S REPORT. C45/24

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

2. SECTION 65 CERTIFICATE - ESTABLISHMENT OF MOTOR SHOWROOMS AND ASSOCIATED FACILITIES, CNR. WINDSOR ROAD AND CURTIS ROAD (WINFORD MOTORS PTY. LTD.) 326/84

- 648 RESOLVED on the motion of Councillor Stevens seconded by Councillor Nicholson that the report be received.

3. PUBLIC MEETING - KURRAJONG HEIGHTS DRAFT DEVELOPMENT CONTROL PLAN. DA 316/83

- 649 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that a report on the likely cost implications to Council for roads and drainage in the central area of the "release" be prepared to enable further consideration of the draft plan.

4. HOLLANDS PADDOCK DEVELOPMENT COMMITTEE. P155/15.

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

5. REMOVAL OF SAND AND SOIL - CROWN LAND ADJACENT TO MACQUARIE PARK. F84/5, 625-16

- 651 RESOLVED on the motion of Councillor Stevens seconded by Councillor Durrington that no legal action be taken against Mr. Gough. However, he is to be advised of the seriousness of the matter and that Council is concerned about the actions taken. Mr. Gough is to be further advised that an account for royalties payment will be submitted to him in the near future.

6. DEVELOPMENT APPLICATION - McDONALDS PROPERTY PTY. LTD. - ZONING: RURAL 1(b) HAWKESBURY LEP, 1984 - ERECTION OF A McDONALDS RESTAURANT. DA 289/85

- 652 RESOLVED on the motion of Councillor McMahon seconded by Councillor Stubbs that approval be granted subject to compliance with the following conditions:

- 1-11. Standard Conditions (Development Applications).
1, 3, 7, 8, 9, 18, 19, 21, 25, 28, and 29.
12. Submission of a schedule of building materials/textures and colours to the satisfaction of the Shire Planner.
13. Submission of details of proposed advertising signs/structures for the approval of the Shire Planner.

7. DEVELOPMENT APPLICATION - HAWKESBURY SPORTING CLUB PTY. LTD. - LOT 1
DP 536078 BEAUMONT AVENUE, NORTH RICHMOND - REZONING OF LAND FOR MEDIUM
DENSITY HOUSING. DA 502/85

Councillor McMahon declared an interest in this matter.

- 653 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that Council prepare a draft Local Environmental Plan to alter the zoning of the subject land as proposed and that the Department of Environment and Planning be advised that, in Council's opinion, an environmental study is not required prior to the preparation of the plan.

8. POULTRY FARM TERRACE ROAD, FREEMANS REACH. DA 335/85

- 654 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the information be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 10/1985. C44/2
2. CARNIVALE 85. - APPRECIATION. C40/9
3. MINISTER FOR EMPLOYMENT - YOUTH EMPLOYMENT SCHEME. G95/35
4. WINDSOR PRE-SCHOOL ASSOCIATION - MINUTES. C43/4
5. VARIOUS COUNCILS - ELECTION OF OFFICERS. C50
6. RICHMOND GOLF CLUB LIMITED - ANNUAL REPORT & BALANCE SHEET. L127/1
7. WINDSOR CHAMBER OF COMMERCE - SECURITY PATROLS IN WINDSOR MALL. A7/20, S/98/1
8. MINISTER FOR LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES, THE HON. MR. TOM UREN - AUSTRALIAN CONSTITUTIONAL CONVENTION. L128
9. MR. M. COULTER - POSITION OF DEPUTY SHIRE PLANNER. S1/8P
10. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF N.S.W. - N.S.W. STATE BUDGET 1985/86 AND MEDIA RELEASE. C44/2; P182.
11. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION - NEIGHBOURHOOD WATCH SCHEME FOR GLOSSODIA AREA. A7/34; C45/31.
12. HAWKESBURY INTERAGENCY - MINUTES. C45/1
13. DEPT. LOCAL GOVERNMENT & ADMINISTRATIVE SERVICES - REQUEST FOR FINANCIAL ASSISTANCE. G95/39.
14. LANDS OFFICE - HAWKESBURY SHOWGROUND - RESERVE 97055 AT CLARENDON. . 3837-2W

15. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENTS TO ORDINANCE NO. 23. C44/1.
16. THE LIVESTOCK & GRAIN PRODUCERS' ASSOCIATION OF NSW - RESTRAINT ON LOCAL GOVERNMENT EXPENDITURE & THE SETTING OF THE 1986 LOCAL GOVERNMENT RATE. R186
17. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - RECLASSIFICATION OF COUNCIL. S205/26
18. L.G. MACDONALD & CO - INTERIM AUDIT. A8/1

The Deputy Shire Clerk tabled the Auditor's Report.

19. STATE RAIL AUTHORITY OF NEW SOUTH WALES - EAST RICHMOND COMMUTER CAR PARK. P155/9, R185/10
 20. KURMOND PUBLIC SCHOOL - APPRECIATION. C46/2
 21. FLOOD MITIGATION AUTHORITIES OF N.S.W. - MEETING WITH THE MINISTER FOR RESOURCES AND ENERGY. F84/6
 22. HAWKESBURY VALLEY MARATHON CLUB - HAWKESBURY HILLS ENDURANCE RUN. A5, 625-213
 23. HON. KEVIN STEWART, M.P., MINISTER FOR LOCAL GOVERNMENT. P182
 24. COLO HEIGHTS RESERVE COMMITTEE - MINUTES. 625-10
 25. NORTH RICHMOND PARKS COMMITTEE - MINUTES OF MONTHLY MEETING. 625-9
 26. THE INSTITUTE OF MUNICIPAL MANAGEMENT - 1986 NATIONAL SEMINAR. C48
- 655 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that letters 1 to 26 in this section be received and appropriate replies forwarded where necessary.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to the level that the number and frequency of house robberies and vandalism in the Shire had reached, and state that some preventative measures are now needed.

- 656 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stanley that Council does all it can to bring about an increase in the number of police and police patrols in this Shire.

Councillor McMahon asked if the Engineer could confer with Mr. Pollard concerning the drainage in front of his property in McMahons Road which is to be sealed.

The Shire Engineer stated that Mr. Pollard had approached Council on the matter and that he would follow this up further.

Councillor Sheridan expressed concern about the engineering workforce in relation to the mowing of the parks and reserves and asked how did the Engineer expect to cope with the present machinery and if he wanted some contract assistance.

The Shire Engineer referred to the difficulties being experienced after the recent rain and storms. He stated that the department had coped with the work in the inner centres of the Shire with major plant. However, their biggest problem was tidying up work with the small mowers and they were behind their schedule in that field in a number of areas.

Councillor Stevens asked if the Traffic Committee could look at the intersection of Crooked Lane and Douglas Road. He said there is a need for a centre line there.

Councillor Stubbs asked if consideration could be given to another section in the Shire's next directory which could include such names as Green Hills, Bullridge, Enfield and Newtown.

Councillor Durrington asked if Council had guidelines or specifications for a nuclear fall out shelter that people may wish to build.

The Shire Health Surveyor stated that these are available if required.

Councillor Durrington referred to large pot holes in Stahls and Bocks Roads; also in Wolseley Road.

Councillor Rotherham asked if the Engineer could arrange for an inspection of the recently finished parking area at the Kurmond shops. He stated that it seemed to him that two or three more parking spots could be provided opposite the Antique and Sandwich Shops. He stated that he felt the "No Standing" signs are unnecessary.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The Meeting terminated at 9.09 p.m.

Submitted to and confirmed at the Meeting of Council held on 10th December, 1985.

..... President

NOTICE OF MOTIONS

ORDINARY MEETING - 10TH DECEMBER, 1985

By Councillor C.J.Stanley:

1. That, in conjunction with the Department of Main Roads, Council staff prepare a report on the traffic congestion that occurs in the Macquarie/Bridge Streets location and that the report address the capacity of Bridge Street and the South Creek Bridge and the future potential for widening in this location.
2. Council adopt the principle of establishing a foundation for excellence in junior sport. The foundation to comprise membership from Service Clubs, local business houses and Council. The foundation would offer forms of encouragement to junior sportspersons from High Schools within the Shire and Riverstone High School to which a great number of Shire residents attend.

At the initial stage, in order to establish the necessary administrative framework, it is suggested a Council Officer liaise with the various organisations and later an honorary co-ordinator be invited to look after the ongoing functions.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 26th November, 1985, commencing at 9.30am.

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.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 31st October, 1985, be received and the revised estimates of cost adopted.

CORRESPONDENCE

ITEM 1: (File R190/35)

CORRESPONDENT: MR. PETER MORRIS, MINISTER FOR TRANSPORT

SUBJECT: FEDERAL LOCAL ROAD FUNDING ARRANGEMENTS

Forwarding further advice regarding funds available in 1985/86 under the Federal Government allocation to New South Wales for roadworks.

Advising that an additional amount of \$17,808 has been provided to this Council under the Australian Bicentenary Roads Development Programme.

S.E. REPORT

Council's allocation has been voted to Leets Vale - Webbs Creek Road, with current expenditure above funding provided to date, based on a total allocation of \$650,000 under this programme. Total grant so far allocated is now \$537,808.

Recommendation

That the advice be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 2

ITEM 2: (File 625-203)
CORRESPONDENT: ROTARY CLUB OF WINDSOR
SUBJECT: MCQUADE PARK, WINDSOR - HERITAGE WEEK FUN RUN

Requesting permission to conduct the Club's annual Heritage Week Fun Run on Sunday, 13th April, 1986. Proposed route: assemble McQuade Park, Windsor, at 10.00am, proceed down Greenway Crescent, Cornwallis Road, Cupitts Lane and return to McQuade Park via the same route.

S.E. REPORT

Council, at its meeting held in December, 1982, resolved that group bookings not be made for McQuade Park, amongst others, however, it is considered that Council might grant permission for use of the Park by the Club, subject to the Club observing certain standard conditions regarding usage of reserves. Appropriate arrangements will be made regarding provision of additional rubbish receptacles for the proposed function.

Recommendation

That approval be given to the Rotary Club of Windsor for use of McQuade Park, Windsor, to conduct its Heritage Week Fun Run on 13th April, 1986, subject to appropriate standard conditions for usage of reserves.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Nicholson asked that the Rotary Club of Windsor be also advised that this is the day that the Centenary of the Hawkesbury Show will be held.

ITEM 3: (File 625-9)
CORRESPONDENT: NORTH RICHMOND PARKS COMMITTEE
SUBJECT: NAMING OF THE NORTH RICHMOND OVAL

Requesting Council give consideration to naming the North Richmond Oval the "Turnbull Oval" in memory of the late Mr. R.B. Turnbull.

S.E. REPORT

The Hawkesbury Historical Society has advised its agreement to the request.

Recommendation

The Oval at North Richmond Park be named Turnbull Oval and the Geographical Names Board be advised accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 3

ITEM 4: (File S83/80)
CORRESPONDENT: W. WILSON
SUBJECT: DEED OF AGREEMENT RELEVANT TO COMPLETION OF ROADWORKS

Forwarding a Deed of Agreement to ensure application of asphaltic concrete and erection of guide posts as a subsequent operation.

S.E. REPORT

The Deed has been reviewed and adequately protects the position of Council.

Recommendation

That the Deed of Agreement be approved and Council's Seal applied to the relevant documents.

Councillor Horrex declared an interest in this item.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190-26; 15372, 15377)
CORRESPONDENT: CROWN LANDS OFFICE
SUBJECT: ROAD OPENING APPLICATION.
BI-CENTENNIAL ROAD LINK - LEETS VALE

Advising that investigations have now been completed and that it is proposed to:

- (a) Resume and Dedicate as Public Road, Lots 1,2 & 3, DP 47755.
- (b) Establish as road and declare Public Road Lot 4 DP 47755.
- (c) Declare Public Road Lot 5 DP 47755 and further that Council may now proceed to negotiate with the affected owners towards settlement of compensation.

S.E. REPORT

The above application refers to the opening of a new road through properties owned by Messrs. Weedon & Volman, J.P. Hennelly and vacant Crown Land. The respective owners have previously consented to the road opening application. Gazettal action is anticipated on 22 November, 1985.

DP 47755 is displayed for Council's information.

Recommendation

In respect of the Road Opening as shown in DP 47755, that upon gazettal as a Public Road, Council negotiate with the respective landowners towards settlement of compensation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File B28/8)

CORRESPONDENT: GROSE WOLD VOLUNTEER BUSH FIRE BRIGADE

SUBJECT: TOILET BLOCK - GROSE WOLD STATION

Offering to undertake construction of the toilet block to be attached to the brigade's station using voluntary labour.

S.E. REPORT

In addition to a saving in cost through use of voluntary labour, further economy will be achieved by the brigade organising a number of trades that have to provide very small sections of the work.

Funds amounting to \$2,000 have been allocated for this project in this year's programme and the brigade is prepared to commence work immediately so as to achieve substantial progress this year, and is confident the work will be completed within the budget figure.

Recommendation

That approval be given to the Grose Wold Volunteer Bush Fire Brigade to undertake the construction of the toilet block addition to the Grose Wold Fire Station.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted

ITEM (File S83/80)

APPROVED BY COUNCIL: W.D. & B.L. WILSON

FOR INFO: N.C. & A.G. JOHNSON, PT. POR 63 & 64 PARISH OF
PITT TOWN - SUBDIVISION DEVELOPMENT INTO 29
RESIDENTIAL ALLOTMENTS WITH NEW ROAD AND RURAL
RESIDUE.

Requesting a review of Council's headworks charges in respect to the subdivision and the adjacent allotments subsequently sewered as a result of the nearby reticulation mains.

Advising that the sewer costs were \$163,132 as it was necessary to install a main under Pitt Town Road along Wolseley Road to Council's 225mm main in Plimsoll Street.

S.E. REPORT

Council in approval to the subdivision listed in the conditions of approval Condition 3 "Satisfactory arrangements being made with the Council for the provision of sewerage to the subdivision".

Condition 22 "The payment to Council of a contribution in respect of existing carrier mains pump station and rising mains into which sewage from this subdivision will discharge"; and Condition 23 "That any fee or charge which has been adopted by Council on an annual basis shall be paid at the amount current at time of payment".

The developer in respect to these proposals submitted plans that provided for the installation of the carrier main as described and the headworks contribution has been assessed in accordance with the current Council rate.

It should be noted that the option was taken by the developer to proceed on the basis of a sewer cost component above the average rate.

It may have been possible for the developer to have negotiated with Council for the installation of the carrier main along Wolseley Road as works to be supplied by Council against the headworks charge. No such action was taken until advice was given as to the current headworks charge.

If Council wishes to now negotiate on the matter, credit against the headworks charge could be given for the cost of the carrier from the western side of Pitt Town Road on the basis of the contract rates for this work being comparable with Council's assessment of the cost.

These figures have been requested from the developer but if found to be in excess of the contribution, no credit should be allowed against those properties that have been connected outside the residential zone.

Recommendation

That the contribution required under Condition 22 of the conditions of approval for subdivision be reduced by the cost of installation of the carrier main provided external from the subdivision subject to:

- (a) The rates for this section of the sewer reticulation work being approved by the Shire Engineer.
- (b) No credit being given towards other work in this regard.

and that the contribution be paid in respect to the five (5) allotments external from the residential zone.

Mr. W.D. Wilson addressed the Committee.

Councillor Horrex declared an interest in this item.

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. THE PROSPECT COUNTY COUNCIL - TRIMMING OF TREES IN NEAR VICINITY OF POWER LINES. R190/29

Advising that Council will be undertaking a follow-up programme where ground line clearing has been carried out, to ensure that sucker regrowth is kept well under control and not permitted to grow back into the power lines.

B2. BOARD OF FIRE COMMISSIONERS - MUSEUM OF FIRE. F83/1

Advising that the Museum will be relocated from Circular Quay to the old power house in Penrith during January, 1986. Advising that the Museum will become a major focus for education in fire prevention and fire safety for the whole community. Welcoming any enquiries or ideas and assistance in making this project a success. Requesting Council to pass this information on to the bush fire brigades in its area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File R190/13/22)

SUBJECT: ROAD CLOSURE/PURCHASE APPLICATION - PORTION
74, PARISH OF BILPIN - APPLICANT: MRS. M.
RENNISON

The applicant seeks to close and purchase the Reserved Road within Portion 74, which is surrounded by Wollemi National Park off the northern end of Hanlons Road, Bilpin. A letter has been submitted from the National Parks & Wildlife Service stating that the Service would not raise any objections to the closure. As the road is not a public road Council is not entitled to compensation if the road is closed. The application has been advertised and no objections received.

A plan of the proposal will be displayed at the meeting.

Recommendation

1. That subject to the applicant completing a satisfactory undertaking to consolidate the road after closure and purchase with Portion 74 Parish of Bilpin, Council raise no objection to the closing of the non-public road, having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. That the applicant be required to undertake to pay all Council's costs and fees involved in the undertaking to consolidate and subsequent consolidation of lots.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File R190/13/21)

SUBJECT: ROAD CLOSURE AND PURCHASE APPLICATION - SALMON
ROAD, SOUTH WINDSOR - TRUSTEES OF THE ROMAN
CATHOLIC CHURCH FOR THE ARCHDIOCESE OF SYDNEY

The part of Salmon Road sought by the applicants contains an area of approximately 570sq.m. near Rifle Range Road. The adjoining parts of Salmon Road have been closed preparatory to the re-development of the area in accordance with the development control plan, but this has now become redundant as the church has purchased the adjoining properties for the purpose of establishing a school.

Salmon Road is a public road and Council is entitled to compensation for its closure and purchase. No offer has been made by the applicants and it is considered a valuation should be obtained by Council to establish the amount of compensation.

The proposal has been advertised and no objections received. A plan will be displayed at the meeting.

Recommendation

1. No objection be raised to the closing of Salmon Road situated between Portions 293, 307, 351 and 352, Parish of St. Matthew, having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. The amount of compensation to be ascertained by valuation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-31)

SUBJECT: THE BREAKAWAY, FREEMANS REACH - 1985 N.S.W.
TRIATHLON CHAMPIONSHIPS

Correspondence has been received from Ramon Sporting Promotions Pty. Ltd. requesting use of the Breakaway, Freemans Reach, on 7th-8th December, 1985, and certain roads in the Shire to conduct the 1985 N.S.W. Triathlon Championships.

The company has given certain assurances regarding conduct of the above event, and approval has been granted for use of The Breakaway and roads within the Shire, subject to certain conditions. Appropriate arrangements will be made for provision of additional toilet facilities and rubbish receptacles.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File G95/15)

SUBJECT: CAPITAL ASSISTANCE PROGRAM 1985/86

The N.S.W. Department of Sport and Recreation has invited applications for financial assistance to develop sporting and recreation facilities from community groups and local government authorities.

It is suggested that the following projects be submitted in priority order to the Department of Sport and Recreation.

*Approved Nutzi
18/12/85*

<u>Priority</u>	<u>Organisation</u>	<u>Project</u>	<u>Total Cost</u>
1	Hawkesbury Shire Council	Amenities Block Woodbury Estate, Glossodia Council half cost	\$ 36,000
2	Hawkesbury Netball Assoc.	8 additional courts and building improvement	\$125,480

Request that Council contribute \$12,740. If successful Council will have to vote their share of the funds. Club to contribute \$50,000.

3	Hawkesbury Shire Council	Floodlighting Icely Park, Richmond	\$ 24,000
4	Cattai School P & C Association	Re-surface tennis court and supply 2 practice cricket pitches	\$ 8,400

Association to contribute \$3,000. Request \$5,400 from Department of Sport and Recreation.

5	Richmond Tennis Centre	Re-surface 6 tennis courts and some repairs	\$ 59,760 \$ 29,888 (Centre)
---	------------------------	---	------------------------------------

Contribution to be raised by loan.

6	Glossodia Soccer Club	Floodlighting Woodbury Estate Council half cost	\$ 24,000
7	Hawkesbury District Cricket Association	Construction of building and improvements Richmond Ex-Servicemen's Sporting Complex Council half cost	\$ 30,000
8	Windsor Cricket Club	Provision of 2 cricket fields and 4 hockey. Palmer St, Windsor.	\$ 12,950

Club \$5,000 - request \$6,500. Council to contribute \$1,500.

9	Bilpin Playgroup Club	Playground Area	\$ 2,373
---	-----------------------	-----------------	----------

Club \$400.00 - request \$1,273. Seeking to contribute \$700 at later date.

10	Kurmond School P & C Association	Multipurpose Courts	\$ 16,000
----	-------------------------------------	---------------------	-----------

Association - \$2,800; Department of Education - \$3,300 - request Council contribute \$2,800. Council funds not available for this project.

11	Colo Heights Reserve Committee	Floodlighting and surface for youth club	\$ 54,000 (Quote not supplied)
----	-----------------------------------	--	--------------------------------------

No funds supplied by Committee. Council funds not available for project.

Recommendation

That the report be adopted and applications forwarded in priority order to Department of Sport and Recreation.

COMMITTEE'S RECOMMENDATION

THAT ITEM 10 BE given priority No. 2 with the wording "Council funds not available for this project" to read "subject to permanent public access", Item 9 be given priority No. 3 with the balance to follow in order, and applications be forwarded to the Department of Sport and Recreation.

ITEM 5: (File R190/13/24)

SUBJECT: ROAD CLOSURE APPLICATION - COMLERoy ROAD,
BLAXLANDS RIDGE.
APPLICANTS: C.D. & P.P. NIEMACK

The land, the subject of this application, is adjacent to No. 204 Comleroy Road, which is currently being sold. A survey carried out in conjunction with the sale revealed that the residence is only about 4.5 metres from the road boundary, which is on a widened section of Comleroy Road. The original fence line, outside the widened boundaries, was used in determining the set back for the residence, resulting in the current problem.

The area affected stands well clear of the existing road formation and any future road improvements. A plan will be displayed at the meeting.

The application has been advertised and no objections received to date, although the objections can be received up to 3 December, 1985. Should any objections be received, they will be reported to the Council.

The applicants have offered an amount of \$350.00 as compensation for the area of approximately 315 square metres, which is considered reasonable given that this land is surplus to Council's requirements for road purposes.

Recommendation

1. That Council raise no objection to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.

2. The amount of \$350.00 as offered by the applicants be accepted as compensation.
3. The applicants be required to make satisfactory arrangements with Telecom in respect of telephone lines on the property.
4. The applicants be required to consolidate the section of closed road with Portion 96 and complete a satisfactory undertaking in this regard and bear all costs involved in this regard.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 12

Report of the Local Traffic Committee Meeting held at the Council Chambers, Windsor, on Monday, 18th November, 1985, at 10.00am.

PRESENT: Councillor J.E. Nicholson, Chairman
Sgt. G. Drady, N.S.W. Police
Sgt. B. Paks, N.S. W. Police
Mr. G. Smith, Department of Main Roads
Mr. W. Readon, Department of Motor Transport
Mr. J.R. Gilmore, Shire Engineer
Mr. G. Ponton, Executive Planner

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 402/85)
APPLICANT: CENTRALCOAST SHOPPING CENTRES PTY. LTD.
LAND & LOCATION: POR 119, 230 & 339 PARISH OF ST. MATTHEW, CNR.
RACECOURSE ROAD & RICHMOND ROAD, CLARENDON
SUBJECT: CONSTRUCTION OF 71 UNIT MOTEL WITH PUBLIC
RESTAURANT AND OFF-STREET CAR PARKING

Referred from previous meeting.

Comments received from Department of Main Roads. Comments from N.S.W. Police to be forwarded prior to Council's General Purpose Committee Meeting to be held on 26th November, 1985.

Committee's Recommendation

That the advice be received.

CORRESPONDENCE

ITEM 1: (File T225, S196/23, 665-353)
CORRESPONDENT: WINDSOR SOUTH PUBLIC SCHOOL
SUBJECT: CHILDREN'S CROSSING - CHURCH STREET

Requesting a review of the location for the crossing and suggesting that the crossing should be at the main gate of the school in the centre of the block.

(This letter was forwarded to the Traffic Authority of N.S.W. with a copy to Council.)

Committee's Recommendation

That the 'Children's Crossing' be relocated to the middle of the block adjacent to the main gate.

ITEM 2: (File R190/2)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: PEDESTRIAN CROSSING - GEORGE & CHRISTIE
STREETS, WINDSOR

The following report by the Shire Engineer to Council requesting consideration of the relocation of the pedestrian crossing to a point just south of Tebbutt Street and north of Dight Street was referred to the Local Traffic Committee:-

"as requested, an investigation on the construction of a ramp outside the SES building in George Street, Windsor, has been carried out.

The height of the existing kerb in this location varies between 270 to 330mm, where the normal height is 150mm. To construct a ramp with the required 300mm clear space from the boundary line to the start of the ramp and be able to achieve the maximum grade of the footpath 100mm at the boundary line in this vicinity. In doing so, it would be necessary to adjust a concrete manhole, Telecom cables and pits as well as the reconstruction of 65 square metres of asphaltic concrete footpath. The cost of carrying out this work is estimated at \$3,000 (minimum).

It is felt that considerable advantage could be gained by relocating the position of the present pedestrian crossing in front of the SES to a location between Tebbutt and Dight Streets,

Although this location is between two "T" intersection, whereas the previous location had one "T" intersection adjacent to it, the proposed location is a much more open situation allowing better visibility than exists at the current location where advertising structures and parked vehicles close by tending to confuse the situation. (A plan will be displayed at the Meeting).

Windsor Public School and St. Matthews School have been contacted regarding the proposed relocation of the crossing and have indicated they would be in favour of the action."

The N.S.W. Police indicate that the existing crossing has proved a safe location.

Committee's Recommendation

That the matter be referred to the next meeting of the Committee.

ITEM 3: (File 665-268, T225)

CORRESPONDENT: PITT TOWN PUBLIC SCHOOL

SUBJECT: TRAFFIC CONGESTION - BUCKINGHAM STREET, PITT
TOWN - 3.30PM SCHOOL DAYS

This matter was deferred from last meeting.

The site inspection has still to take place.

Committee's Recommendation

That the matter be referred to the December meeting of the Committee.

ITEM 4: (File S207/5)

CORRESPONDENT: TRAFFIC AUTHORITY OF N.S.W.

SUBJECT: ACCIDENT STATISTICS

Accident statistics for Quarter ending 31st March, 1985 - Accidents 142, Killed 1, Injured 118.

Committee's Recommendation

That the information be received.

ITEM 5: (File 665-1226)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: CURVE - LONDONDERRY ROAD NEAR SOUTHEE ROAD

Requesting that the existing "Chevron" signs delineating the curve be replaced with the larger size signs - Council to provide.

Committee's Recommendation

That the larger size "Chevron" signs around the curve be provided.

ITEM 6: (File 665-119, 665-1352)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: STOP SIGNS - INTERSECTION MILEHAM & ARGYLE
STREETS, WINDSOR

Submitting details of a traffic count showing that the predominate traffic movement is along Argyle Street and requesting relocation of the "Stop" signs to give priority to traffic along Argyle Street. A site inspection was made.

Committee's Recommendation

That the "Stop" signs be relocated to Mileham Street with priority to Argyle Street traffic.

That "No Standing" signs be provided in Mileham Street south side of the intersection through to the "Bus Stop" zones.

That "No Standing" signs be provided in Argyle Street east side to mark the 6m prohibition zone.

That two trees on the north eastern corner be removed to improve sight distance for traffic.

ITEM 7: (File S196/26, B26/1, 665-1362)

CORRESPONDENT: DEPARTMENT OF MOTOR TRANSPORT

SUBJECT: BUS ZONE - WINDSOR HIGH SCHOOL

Submitting a request on behalf of Hawkesbury Valley Bus & Coach Service for extension of the bus zone in Mulgrave Road outside the school.

Committee's Recommendation

That the "Bus Zone" Mulgrave Road outside the Windsor High School be extended 30m to the north.

That the turning bay opposite the school be zoned "No Standing - School Days".

The meeting closed at 11.03am.

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 streetalignment 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. 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.
35. 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.
14.
 - a. A contribution of \$840 per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned residential land (excluding Urban Development Programme land).
 - b. A contribution of \$725 per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned rural land.
 - c. A contribution of \$572 per additional dwelling being the contribution for community facilities as a consequence of residential flat development (both Class A and Class B).

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 474/85)
APPLICANT: MRS. K. XERRI
OWNER: MR. J. & MRS. K. XERRI
LAND & LOCATION: LOT 97 DP 219848 PANORAMA CRESCENT, FREEMANS REACH
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL 1(b1) ENVIRONMENTAL
APPLICATION: USE PART OF THE EXISTING DWELLING AS A HOME OCCUPATION FOR THE PURPOSES OF A BEAUTICIAN
ADVERTISING: ADJOINING OWNERS NOTIFIED - NO OBJECTIONS RECEIVED

S.P. REPORT

The applicant proposes to use a room within the existing dwelling house for a beautician. Adjoining owners were notified with no objections being received.

The application complies with the definition of home occupation and may be approved.

Recommendation

The application be approved subject to the following conditions:

- 1-5. Standard conditions (DAs) 1 (for any alterations), 18, 19, 33 and 35.
6. The hours of operation be limited to 9.00am to 5.00pm weekdays and 8.00am - 1.00pm Saturdays.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 452/85)
APPLICANT: MR. G. SUTCLIFFE
OWNER: MR. G. SUTCLIFFE
LAND & LOCATION: LOT 22 SECTION X, NO. 22 JAMES STREET, SOUTH WINDSOR
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RESIDENTIAL 2(a)
APPLICATION: EXISTING GARAGE TYPE STRUCTURE TO BE USED FOR THE ESTABLISHMENT OF A HOME INDUSTRY BEING FOR LIGHT WELDING
ADVERTISING: ADVERTISED AND ADJOINING OWNERS NOTIFIED WITH COMMENTS BEING RECEIVED FROM JOHN PAINE ROSS & CO. ACTING ON BEHALF ON H. LAZARUS

S.P. REPORT

The submission proposes the establishment of "home industry" being for welding truck turntable components. The subject land is regular in shape and is considered adequate to contain the development.

The proposal was advertised and adjoining owners were notified with one objection being as follows:-

"Our client objects to the application for a home industry by Mr. Sutcliffe on the grounds that such light welding industry will create noise and fumes which are unacceptable to our client in a residential area. We understand that the work Mr. Sutcliffe wishes to carry out includes grinding, spray painting associated with light welding work which our client also objects to on the same grounds.

Our client is concerned that once a precedent is set then the industry carried on by Mr. Sutcliffe will only expand and the noise and fumes will become worse, and he feels that such light industry should be carried on in a properly constructed factory situated in the industrial area of town."

In response to this objection Mr. Sutcliffe has submitted a statement detailing the following:

".... at this point in time I anticipate that the grinding manufacture of such components will be kept to a minimum. Spray painting will not be necessary and will not be carried out on the premises."

The proposal, as submitted, conforms with the definition of 'home industry' contained in the instrument and may be approved. It is considered that such approval should be limited for two years due to the nature of the proposal in order that the impact of the amenity of the area can be assessed with further extensions being allowable if the development is considered satisfactory at the time.

Recommendation

- 1-3. Standard conditions (DAs) 1, 21 and 32.
4. The consent be valid for two years from the date of consent. At the expiration of this period the applicant shall make application for further time extension.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE not approved for the following reasons:

1. The proposed home industrial use is one not suited to a residential area by virtue of the types of machinery involved and is one likely to cause nuisance to nearby residents, particularly due to electrical interference.
2. The proposal is not in the public interest.
3. The proposal is one that should be established in an industrial zone.

Note Book
8/12/85 gln done

ITEM 3: (File DA 478/85)
APPLICANT: ELDERS PASTORAL
OWNER: N.J. JOHNSON
LAND & LOCATION: LOT 4 DP 513000 PITT TOWN ROAD, MCGRATHS HILL.
WEST SIDE OF ROAD. DIRECTORY D1 MAP 27A
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984.
RURAL 1(b) & MAIN ROAD WIDENING 8(C)
APPLICATION: TO CONTINUE EXISTING USE OF PREMISES FOR THE
SALE AND DISTRIBUTION OF PROPRIETARY RURAL
SUPPLIES - SEED, FEED, FERTILISERS, VETERINARY
PRODUCTS, RURAL FENCING ETC.
ADVERTISING: NOT EXHIBITED

S.P. REPORT

The submission proposes the continuation of the approved established use of the premises as a produce store under split management - Elders Rural managing proprietary lines - Millers Produce managing bulk feed supplies.

There is no proposed change in the character of the development merely an internal arrangement to provide expertise in the phases of the overall use.

There would normally not be a need to issue a new consent, however, this is required for an administrative arrangement between the proposed operators.

The application may be approved subject to compliance with conditions of consent number 141/1982 issued on 20th April, 1982.

Recommendation

That development consent be granted to the continued use of existing premises as a produce store subject to compliance in all respects with consent number 141/1982.

The application was withdrawn.

ITEM 4: (File DA 407/85)
APPLICANT: S. & L. CALABRESE
OWNER: P. & V. COMITO
LAND & LOCATION: SUITES 1 & 2, FIRST FLOOR, LOT 1 DP 552413,
CNR. GEORGE & ARGYLE STREETS, SOUTH WINDSOR
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
BUSINESS 3(a)
APPLICATION: PLACE OF PUBLIC AMUSEMENT - USE OF COMMERCIAL
PREMISES AS A 'BILLIARDS CLUB'
ADVERTISING: LOCAL PRESS AND LETTERS TO ADJOINING OWNERS.
OBJECTIONS RECEIVED FROM:
- MRS. P.M. DUNSTON, SOUTH WINDSOR
- MRS. S. STACEY, SOUTH WINDSOR
- MR. J.F. & MRS. M. PYE, SOUTH WINDSOR
- MR. M. PARSONS, SOUTH WINDSOR
- MR. & MRS. G.A. BYRNE, SOUTH WINDSOR
- MR. P. & MRS. K. BOZZINA, SOUTH WINDSOR
- MR. & MRS. R.B. PITT, SOUTH WINDSOR
- WINDSOR SOUTH PUBLIC SCHOOL P & C
- PETITION CONTAINING 56 SIGNATURES, THE
MAJORITY OF WHOM ARE EITHER LOCAL RESIDENTS
OR MEMBERS OF THE SOUTH WINDSOR BUSINESS
COMMUNITY

S.P. REPORT

The application seeks Council approval for the use of the existing first floor commercial premises as a billiards club. The property is located at the northern extremity of the South Windsor commercial area with pedestrian access being gained from Argyle Street. The floor area of the club will be occupied by six full-sized billiard tables, two small billiard tables, two video machines, change counter and male and female toilets.

Following public exhibition 8 individual submissions and a petition containing 56 signatures have been received. A number of the signatories to the petition presently lease shops within the South Windsor shopping centre.

Reasons for objection are on the basis of the following:

- billiard halls attract drug addicts and alcoholics and become a meeting place for an undesirable element;
- a liquor store is situated underneath the premises and will attract patrons of the club;
- facilities such as proposed are already available at the Windsor R.S.L. Club;
- proposal will exacerbate existing parking problems;
- development would be better suited to an area which is not so close to residential development and should be contained on a much larger commercial or industrial site;
- detrimental effect on existing amenity of the area;
- aged residents live in close proximity to the premises;
- proposal will result in people shopping elsewhere;
- innocent people will be placed at risk;
- harassment of shopkeepers and their patrons.

Although there has been considerable public objection to the proposed development, particularly on the grounds of undesirable elements congregating in or around the subject premises, such objection does not constitute grounds for refusal in that it pre-supposes problem situations that may not eventuate. Council would not be justified in refusing the application unless such matters as zoning, planning principles and amenity considerations established a sound basis for such a course of action. In this instance the premises are located within an existing commercial zone and the proposed use complies with the relevant provisions of Council's planning scheme.

The Courts have previously held that a refusal based on general social and moral grounds is beyond the scope of a determining authority.

However, Council must be cognizant of the amenity of the locality and the proximity of residential zones, particularly for uses that are proposed outside normal commercial hours of operation and which may affect residential amenity.

The shopping centre of South Windsor is of a neighbourhood type with few uses outside the hours of 8.00am to 6.00pm. The uses that extend to late night hours are the Chinese and Pizza Restaurants and the T.A.B.

The location has exposure to additional residential development than do other uses in the zone being on the end of the commercial zone and having 2 street frontages. For this reason injury to the adjacent residential amenity may occasion without restriction on hours of operation.

It is considered that a billiards club is sufficiently different from the restaurant uses and other commercial uses in the zone such that approval should contain special restrictions on hours of operation.

Recommendation

Approval be granted to the establishment of a billiards club subject to compliance with the following conditions:

- 1-7. Standard conditions (DAs) 1, 18, 19, 21, 28, 29 and 34.
8. The subject premises shall be maintained in a clean condition at all times to the satisfaction of the Shire Health Surveyor.
9. The premises shall not be open or in operation before 12 noon nor after 10.00pm Monday to Saturday with no use on Sundays and public holidays.

Mrs. L. Calabrese addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending an inspection to be held desirably prior to the next meeting of Council.

ITEM 5: (File DA 414/85)
APPLICANT: WINDSOR CONGREGATION OF JEHOVAH'S WITNESSES
OWNER: JEHOVAH'S WITNESSES N.S.W.
LAND & LOCATION: LOT 1 DP 387267, NO. 82 PITT TOWN ROAD, PITT
TOWN. EAST SIDE ROAD, DIRECTORY E10 MAP 11
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(b)
APPLICATION: THE ERECTION OF AN ECCLESIASTICAL CENTRE FOR
JEHOVAH'S WITNESSES
ADVERTISING: NO SUBMISSIONS RECEIVED AS A RESULT OF
NOTIFICATION TO NEARBY LANDOWNERS

S.P. REPORT

The submission proposes the erection of an ecclesiastical centre incorporating an auditorium to seat 250 persons together with amenities and a residence for a caretaker.

The subject land is wholly affected by flood, however, the centre is proposed to be sited on that part of the land above the 1 in 20 year flood frequency level and the proposed structure is depicted as having an elevated floor.

The plans submitted with the application indicate parking for 35 vehicles which satisfies Council's Development Plan controlling off-street parking, however, it is considered appropriate that an adequate area be designated to accommodate informal parking for overflow vehicles on special occasions. Adequate land is available and the applicants have indicated their agreement.

The proposed centre should be resited to provide a minimum setback of 20 metres to the main road alignment.

The proposed development is permissible within the zone and may be approved.

Recommendation

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

- 1-11. Standard conditions (DA) 1, 2 (35), 7, 9, 18, 20, 25, 26, 27, 28 and 34.
12. The floor level to the centre and all habitable spaces shall be at or above R.L. 16m on Australian Height Datum.
13. The proposed centre and all ancillary development being sited not less than 20m to the main road frontage of the land.
14. The provision of an adequate area sufficient to provide informal parking to accommodate overflow parking of vehicles on special occasions.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*dec
16/12/85*

ITEM 6: (File DA 408/85)
APPLICANT: HAWKESBURY CHRISTIAN LIFE CENTRE
OWNER: J. GERBER
LAND & LOCATION: LOT 2 DP 500414, NO. 42 WINDSOR ROAD,
VINEYARD. NORTH SIDE ROAD. DIRECTORY B3 MAP
30
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(b) & MAIN ROAD RESERVATION 8(c)
APPLICATION: THE ERECTION OF A CHURCH MEETING PLACE
ADVERTISING: OBJECTION FROM R. CUSBERT OF VINEYARD

S.P. REPORT

The submission proposes the erection of a church building containing an auditorium seating 250 persons and amenities as an additional use to the established approved church hall standing on the land.

The proposed building generates a demand for 25 car parking spaces additional to the 10 spaces required by condition 5 of consent number 40/1985 issued 15th February, 1985, in respect to the existing temporary church building.

Access to the development is proposed by way of a driveway from Brennans Dam Road over adjacent land in the ownership of the Electricity Commission which driveway should be located not less than 90m from the re-alignment boundary of Windsor Road and be provided with splays to Brennans Dam Road to the requirements of Council's Engineer. Elcom has agreed to this access in the previous application.

One objection has been received from an adjoining owner on the grounds of possible noise nuisance because of the siting of the structure in close proximity to his dwelling.

The siting of the proposed church building is dictated by flood constraints on the land. Disturbance to the neighbour could be minimised by the establishment of a dense vegetation screen on the common boundary to provide a visual barrier.

Traffic generated by the development would exceed the capacity of Brennans Dam Road in its present construction and it is considered appropriate that the applicant be responsible for at least half road construction for a distance of 100m from the intersection with Windsor Road. This is particularly required to give traffic entering Windsor Road a hard stand area to prevent wheel spin on acceleration. This is generally as suggested by the Department of Main Roads and the Local Traffic Committee.

All vehicular access to the development should be denied from Windsor Road.

The development is permissible within the zone and may be approved.

Recommendation

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

- 1-11. Standard conditions (DA) 1, 2 (25 additional, a total of 35), 3 (to accommodate overflow of vehicles on special occasions), 7 (such barrier being sufficient to prevent movement of vehicles to or from Windsor Road), 9, 18, 19, 25, 26, 28 and 34.
12. The establishment of a dense vegetation screen on the common boundary with the adjoining Lot 3 such as to provide a maximum of privacy to the adjacent dwelling.
13. All vehicular access to the development being restricted at all times to the driveway from Brennans Dam Road, which driveway shall be located not less than 90m from the intersection with Windsor Road.
14. Half road construction of Brennans Dam Road for a distance of 100m from the intersection with the re-aligned Windsor Road to the requirements of Council's Engineer.
15. Compliance in all respects with the conditions of consent number 48/1985 issued 15th February, 1985, in respect to the existing temporary church structure.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File P155/2)
APPLICANT: K. SMITH (HAWKESBURY BICYCLE HIRE)
OWNER: HAWKESBURY SHIRE COUNCIL
LAND & LOCATION: LOT C DP 413535, CNR. KABLE STREET AND THE TERRACE, WINDSOR
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
SPECIAL USES 5(a) - CAR PARK
APPLICATION: USE OF TWO CAR PARKING SPACES WITHIN EXISTING COUNCIL CAR PARK FOR THE HIRE OF BICYCLES
ADVERTISING: NOT REQUIRED

S.P. REPORT

The applicant presently operates a bicycle hire service from part of existing commercial premises situated on the corner of George and Baker Streets, Windsor.

The hire service commenced operation in September, 1985, and since that time the operators have found that their present location does not afford them adequate exposure to tourist traffic. They consider that a more suitable location would be in the vicinity of Howe Park and the Hawkesbury River. In this regard, the applicants wish to conduct the hire service from two car parking spaces in Council's car park on the corner of The Terrace and Kable Street.

It is intended to operate the business on Sundays, public holidays, and during school holidays.

Use of the car park during school holidays will result in conflict with "shopping" traffic, however, the hire service will provide tourists and residents with a pollution-free means of travelling to the many historical features/buildings situated within Windsor and its environs. Because of the conflict with shopping traffic, it is considered that the footpath area between the two entry points to the car park on The Terrace frontage could be utilised during school holidays.

The service will make a valuable contribution towards tourism within the Shire.

The hire service on Sundays and Public Holidays will be operated from two spaces adjacent to Council's toilet block and appropriate rental fees are considered to be:

- (1) Sundays & Public Holidays - \$10 per day for use of car park
- (2) School Holidays (including Sundays & Public Holidays) - \$50 per week for use of footpath

It is considered appropriate that the footpath use be for a trial period only.

Recommendation

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

1. Payment of rental to Council on the following basis:
 - (a) Sundays & Public Holidays - \$10 per day for use of two parking spaces
 - (b) School Holidays (including Sundays & Public Holidays) - \$50 per week for use of footpath on The Terrace between the two entrances of the car park.

Satisfactory arrangements in this regard shall be made with Council.

2. This approval is limited to the use of two car parking spaces only with the nominated spaces being located adjacent to Council's toilet block.
3. The applicant shall display a sign at the subject premises which indicates that the riding of cycles within the Windsor Mall is prohibited.
4. Cycles shall be stored in a manner which does not interfere with the movement of pedestrian and vehicular traffic.
5. In order that the impact of the proposal on the car park and footpath may be assessed, this consent is limited to a period of 12 months from the date of approval.
6. Standard conditions (DAs) 18.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA 457/85)
APPLICANT: R.E., J.L. & A.E. DAVEY
OWNER: MR. D.J. & MRS. B.J. IRELAND
LAND & LOCATION: PT. PORTION 17, PARISH WONGA, CHASELING ROAD,
WISEMANS FERRY
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(a) ENVIRONMENTAL
APPLICATION: RECREATION ESTABLISHMENT FOR THE HIRE OF
CANOES
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO SUBMISSIONS
BEING RECEIVED

S.P. REPORT

This is a permissible use within the zone, and the Maritime Services Board raises no objection to the establishment subject to the confinement of activities to Webbs Creek.

Toilet facilities are available at the Webbs Creek ferry, about 500m distant from the subject proposal.

Recommendation

- 1-3. Standard conditions (DA) 3, 18 and 19.
4. The proposed activity to be confined at all times to Webbs Creek only in accordance with the requirements of the Maritime Services Board.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Elizabeth 16/12/85

ITEM 9: (File DA 436/85)
APPLICANT: BLAKOZ PTY. LTD.
OWNER: BLAKOZ PTY. LTD.
LAND & LOCATION: LOT 2 DP 31098, NO. 1 ANSCHAU CRESCENT,
WINDSOR. NORTH WESTERN CORNER OF ANSCHAU
CRESCENT AND ROSS STREET, DIRECTORY D3, MAP 26
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RESIDENTIAL 2(a) ENVIRONMENTAL PROTECTION AREA
APPLICATION: ALTERATIONS AND ADDITIONS TO THE EXISTING
NURSING HOME
ADVERTISING: NOT REQUIRED BY COUNCIL'S POLICY

S.P. REPORT

Council is in receipt of an application seeking its consent to undertake minor alterations and additions to the existing nursing home in Ross Street, Windsor. The additions involve the erection of an ambulance and holding bay, two utility rooms and toilets on the north eastern side of the building; an extension to the Matron's existing flat; and conversion of the existing garage on the south eastern side of the building into a laundry store.

The building, known as Anschau House, is currently covered by an Order under Section 130 of the Heritage Act, 1977. The proposal has been referred to the Heritage Branch of the Department of Environment and Planning who has approved the alterations and additions; as well as to Council's Heritage Advisor who considers the proposal to be in keeping with the character of the existing building.

The proposed ambulance and holding bay, when constructed will be 700mm from the road alignment. This does not comply with Council's building setback requirements, however, the existing buildings on the site are, at particular locations, 900mm and 1700mm from the street alignment. Consequently, to maintain a continuous building line and considering the shape of the property, the 700mm setback is considered to be justifiable in the circumstances.

The proposed alterations and additions are permissible under Hawkesbury Local Environmental Plan, 1984, and may be approved.

Recommendation

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

1-6. Standard conditions (DAs) 1, 7, 8, 10, 18 and 21.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA 516/85)
APPLICANT: P. MERRIMAN
OWNER: P. MERRIMAN
LAND & LOCATION: LOT 2 DP 251248, NO. 362 SPINKS ROAD,
GLOSSODIA
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION: DEVELOPMENT OF A BIRD AVIARY BEING AN "ANIMAL
ESTABLISHMENT"
ADVERTISING: ADJOINING OWNERS NOTIFIED - NO OBJECTIONS
RECEIVED

Dec 16/12/85

S.P. REPORT

This application seeks Council's approval for the erection of a bird aviary having dimensions of 21 metres by 8 metres. The aviary will be located to the rear of an existing dwelling house.

The proposal was advertised by letter to adjoining owners with no objections being received.

The subject area is essentially "rural-residential" in character with dwellings on adjoining land not being located in close proximity to the proposed aviary.

The applicant intends to keep doves and finches; such a use is considered to be compatible with surrounding rural land uses.

Recommendation

Approval be granted subject to compliance with the following conditions:

- 1-3. Standard conditions (DAs) 1, 26 and 34.
4. Cages shall be cleaned on a regular basis and all wastes disposed of to the satisfaction of the Shire Health Surveyor. Details to be submitted with the building application.

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. ALCORN LUPTON NICHOLSON, VALUERS ON BEHALF OF BORAL. DA 502/85

Given 16/12/85

Objecting to the proposed rezoning of part of the Hawkesbury Sporting Club land at North Richmond on the basis that their future extraction proposals may be prejudiced by the proximity of housing.

S.P. REPORT

The objection was received after the exhibition period and too late for reporting to Council at its Ordinary Meeting of 12th November, 1985. The matter has yet to be statutorily advertised and a letter has been sent to the correspondent indicating that their comments will be taken into consideration at that time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1:

(File E78)

SUBJECT:

SAND EXTRACTION - PITT TOWN

The Pitt Town sand deposit has been identified in Sydney's Extractive Industry Regional Environmental Study as one of only three significant sources of "fat" (clayey) sand in the Sydney Region. It has the potential of supplying approximately eight million tonnes of construction and mortar sand to the local market.

Council has previously been advised that the forthcoming draft Regional Environmental Plan for Sydney's Extractive Industry would support, in principle, extraction of the Pitt Town deposit. At the current time, the majority of the deposit is zoned Rural 1(a3) and Rural 1(b), with extractive industry a prohibited form of development.

The Department has now advised that it wishes to expedite the extraction of the resource independent to the gazettal of the REP for extractive industry. Therefore it has requested that Council prepare a local environmental plan to make extractive industry a permissible use subject to consent.

The Department indicates that it supports this course of action for the following reasons:

- "(i) pressure for urban development: already 38 percent of the resource has been sterilized due to the construction of dwelling units over the deposit. If extraction does not commence in the near future, the resource will be completely sterilized;
- (ii) shortage of sand: there has been an increasing shortage in the supply of construction sand in the region for the following reasons:
 - the unsuccessful attempt by Monier to extract 900,000 tonnes of sand from Freemans Reach
 - increased uncertainty as to the likelihood of further approvals to extract sand and gravel from the Hawkesbury/Nepean River in the light of the SPCC's call for a moratorium on extractive activity between Yarramundi and Cattai Creek
 - the limitation on the amount of sand that can be extracted from the Penrith Lakes Scheme due to the high ratio of gravel to sand currently extracted from the deposit. As it is uneconomic and impractical to stockpile large amounts of gravel, the amount of sand that can be extracted at any one time depends on the market demand for gravel and the ratio of gravel to sand at the point of extraction.

In response to this shortage a number of companies have expressed interest in extracting the deposit at Pitt Town;

- (iii) uncertainty for residents: following our letter to Council on 1st April, 1985, it is our knowledge that residents have been advised that no further development or building applications will be approved that would further sterilize the sand deposit. This has created some confusion as extraction of the deposit remains a prohibited development."

In relation to the third point raised by the Department, The Planning Department has not advised residents in the terms described but is assessing all development and building applications in the area with a view to maintaining the integrity of the resource. To date no building or development applications have been refused as a consequence of these assessments.

As a pre-requisite to a draft local environmental plan, the Department considers that a "Land Use Management Examination" should be undertaken to assess the environmental impact of extraction and to provide a co-ordinated approach to extraction and rehabilitation at Pitt Town.

The burden of cost in preparing such a report should not be with Council. The Department suggests that companies interested in extracting the deposit should prepare the Land Use Management Examination as the information contained therein would be similar to that which would be needed in the preparation of an environmental impact statement.

The contents of the examination would need to include:

- the amount of material to be extracted
- the duration of the extraction period
- a staged extraction with progressive rehabilitation
- impacts on ground water
- noise to surrounding residences and the public school
- dust and vibration
- transportation
- visual disamenity
- disposal of tailings
- drainage
- protection of wetlands and heritage items
- location and extent of buffer zones and access routes
- construction of bund walls and tree planting to screen operations
- restoration and final land use.

Should Council agree to this approach the Department suggest that a meeting be held between Council, the Department, the Department of Mineral Resources and interested companies to discuss the preparation of the Land Use Management Examination, and issues of planning importance including the Pitt Town by-pass.

Council previously considered the Pitt Town sand deposit in relation to a Release Strategy for Residential and Industrial land. The report indicated that:

"An extension to the existing village of 242 ha is recommended due north of the town. This includes the area of the mineral sands deposit and village of Vermont. The entire release area is surrounded by the flood plain.

Within the area some 2,000 lots could be created with areas of 1,000 square metres each.

Water supply to the area would need to come from Windsor with the economics of this being well within the scale of the release and would require a 5-6 year lead time. Council would need to make provision for the additional sewerage capacity within its existing system.

The Department of Mineral Resources and Development has indicated its desire to see mineral sands extracted prior to subsequent residential development. It has recently informed of a plan being prepared to indicate the management by which the sands could be extracted in an organised pattern with resultant residential development.

Release Strategy

The release of this land is entirely dependent on policy decisions relating to the mineral sands extraction, second airport and development of the north/west sector.

Inclusion and development of the area for residential purposes is recommended in conjunction with the planned removal of the mineral sands."

The report was adopted by Council at its meeting of 8th September, 1981.

The experience of officers of the Planning Department and indeed Council over the past 12 months would tend to bear out the point that there is a shortage of construction sand in the Sydney Region.

The ability of Breen Sands at Pitt Town to operate on a 24 hour basis as well as the numerous inquiries received for further extractive approvals suggest there may be a shortage of sand suppliers. This is also the experience of the Department of Environment and Planning and the Department of Mineral Resources.

Any support for the extraction of sand from Pitt Town must only be on the basis that the environmental impacts will be ameliorated to a satisfactory level. Other issues of planning importance are the final land use of the area extracted and the Pitt Town by-pass.

On the basis of the regional demand for construction sand it is considered that the preparation of a local environmental plan as requested could be supported, however, that this support be subject to the preparation of a Land Use Management Examination at the proponent company's expense.

To enable the matter to proceed a Committee consisting of officers of the Planning and Engineering Departments together with a representative of the Department of Environment and Planning and Department of Mineral Resources should be constituted to liaise with the proponents and other government authorities during the preparation of the Land Use Management Examination. The Committee would be required to regularly report back to Council on the progress of the Land Use Management Examination and negotiations with relevant

government authorities. It is considered that this is required prior to preparation of a local environmental plan as, at this time, the matter is one of regional importance and not properly one for preparation by the Local Authority. At the conclusion of preparation of a management plan an assessment can be made of the progress of the R.E.P. and a decision on an L.E.P. can be made accordingly.

Recommendation

That Council:

1. Support the preparation of a land use management plan prior to the preparation of a local environmental plan.
2. Advise the Department of Environment and Planning that, in the Council's opinion, a "Land Use Management Examination" should be prepared at the proponent's expense, with liaison between relevant Government departments and Council.
3. Endorse the formation of a Committee comprised of representatives from the following:
Hawkesbury Shire Council
Department of Environment and Planning
Department of Mineral Resources

The purpose of the Committee would be to liaise with the proponents and relevant government authorities during the course of the preparation of the Land Use Management Examination.

4. Advise the Department of Environment and Planning and the Department of Mineral Resources of the above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Agreed / *10/12/85*

ITEM 2: (File P160/24/b)

SUBJECT: DRAFT DEVELOPMENT CONTROL PLAN - CARAVAN PARKS
AND CAMPING AREAS

Council will be aware of recent development applications by Roberts seeking consent for the establishment of a 30 site caravan park at Mulgrave and by McErlane seeking extension to the La Vina Caravan Park at Vineyard. The processing of these applications has highlighted a need of review of Council's existing Caravan Park Code adopted at the amalgamation of the two former councils in 1981.

Since the adoption of the code a number of trends have emerged which have contributed to an increase in demand for caravan accommodation in the Shire. These include escalating costs of conventional housing, the squeeze placed on the rental sector and the effects of a down turn in the economy due to interest rates etc. A new code has been formulated by way of a draft development control plan which seeks to have development standards which, when implemented, will lead to an improved lifestyle for caravan park occupants.

Council will be aware of the Maher report tabled in State Parliament in 1979 which makes recommendations to the Government to have the provisions of the Local Government Act amended to, among other things, provide for permanent occupancy in caravan parks in certain circumstances. To date no firm action has been taken by the Government on the Maher report, however, should it be implemented certain provisions of the draft development control plan may have to be altered to suit. The draft plan in its present format recognises already some areas of concern in the Maher report, particularly in relation to amenity and services for park dwellers.

The draft plan specifies site and design requirements in relation to park size, individual sites, setbacks, buffers and open space. The vehicular access and parking section of the plan outlines requirements for the provision of access, roadways and resident and visitor car parking. Building requirements are outlined and include toilet, ablution, laundry and community facilities. Requirements in relation to water, sewerage, drainage, refuse collection, lighting, power supply and fire protection are specified in the services section of the draft plan. In the final management section, licensing registration, layout and animal restrictions are given. The draft plan does not make any major departures from the existing code but rather refines and updates it in the light of current trends for caravan parks.

Recommendation

That, pursuant to Section 72 of the Environmental Planning and Assessment Act, Council resolve to prepare a draft development control plan for the control of caravan parks and camping areas within the Shire.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P160/75)

SUBJECT: TOURIST DIRECTIONAL SIGNS

Council, at its meeting on 13th August, received information regarding tourist directional signs and resolved that a further report be prepared.

Compilation of data has been undertaken for the preparation of the policy, however, discussions with WSROC have revealed that a Regional Tourist Sign Policy is currently being prepared by them. It is anticipated that consultants employed by WSROC will complete their collection of data by the end of November. The Policy is not expected to be officially endorsed by the Regional Council until the beginning of next year. A copy of WSROC data is being obtained for assessment and accordingly it is believed that the adoption of a Council Policy should be deferred pending this assessment.

NO ACTION

It is anticipated that a Policy will be available for Council's consideration early in 1986.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160)

SUBJECT: DEVELOPMENT CONTROL PLAN - NORTH RICHMOND
COMMERCIAL CENTRE

Council will be aware of the development control plan adopted some time ago for development of the business zones at North Richmond. The original control plan indicated road widening to Pitt Lane of 2.5m on its western side from Bells Line of Road to Riverview Street.

Subsequent advice from the Traffic Authority of New South Wales suggested alteration of the Pitt Lane traffic function so that there would be no egress into Bells Line of Road from Pitt Lane with Pitt Lane being used for in only from Bells Line of Road. Cars travelling along Pitt Lane towards Bells Line of Road can exit through the car parking strip along the front of the existing and proposed developments. Because of this alteration the road widening was not required and this was recognised by the recent approval of the new shops on the corner of Bells Line of Road and Pitt Lane which have been built over the land previously required for road widening.

The development control plan information which is shown as statutory information on Council's 149 Certificates, is required to be formally deleted.

Recommendation

Council alter the development control plan for the commercial zone at North Richmond by the deletion of the requirement for road widening to Pitt Lane.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA 326/84)

SUBJECT: MOTOR SHOWROOM AND ASSOCIATED FACILITIES, LOT
6 DP 634414 AND PART PORTION 173, PARISH OF
ST. MATTHEW - CORNER WINDSOR AND CURTIS ROADS

As reported to Council's meeting of 12th November, 1985, a Section 65 Certificate for this draft local environmental plan was issued by the Director and contained in a letter received by Council on 22nd October, 1985.

*✓ memo to Council
for discussion
of new L.
17/12/85*

*Michael
16/12/85*

In accordance with the procedures contained in Section 66 of the Act, the draft local environmental plan was placed on public exhibition from Wednesday, 30th October to Friday, 15th November.

Public Submissions

As a result of this exhibition, twelve (12) submissions have been received. A summary of these submissions is as follows:

1. N.J. Johnson "I have owned land at Windsor Road, Vineyard, since 1965 I hereby object strongly to the application as I still have land for sale in the original zoning - this zoning being of a size adequate to prevent further ribbon development."
2. G.H. & N.C. Johnson Indicates that support would constitute bad planning and be morally unjust. Objects to rezoning of land until motor village is fully developed.
3. Windsor Chamber Notes that relocation of Winford Motors, "is an essential ingredient for the Central Business District of Windsor to survive". Expresses support for the rezoning.
4. Mrs. C. Honeman Objects to rezoning on the basis that the land is large enough to accommodate many business ventures. Indicates matter provides a precedent.
5. Muirs Motors (Ryde) Pty. Ltd. Asks for advice as to the possibility of having sites outside the designated area rezoned for automotive industries.
6. Messrs I. & J. McIntyre Objects to any rezoning on the grounds of allowing piecemeal development along the Windsor Road and impact on development rate of motor village.
7. P. Tosti Objects to any rezoning as it would be contrary to motor village.
8. Chris Heyer's Kingswood Import Centre Indicates as follows:

"The land was purchased as rural property at \$27,500 per acre. No other motor industry people attended or made a bid for the property.

The land was purchased by Winford Motors with the intention to build a motor vehicle outlet on the property.

At the time of purchase of the above property, the motor village was planned by Council.

We purchased land in the motor village as there was no other land available for this purpose and were informed by Council that if a motor vehicle outlet was to be built, it had to go in the designated area."

We paid \$35,000 per acre because it was designated, motor village.

Adjoining land is available to purchase or lease for the Winford operation to be placed in the village.

9. Horder Bros.P/L. Supports rezoning. Indicates that their present Windsor area with Hollands Paddock added will allow for another major retail development.
10. R.E.T. Enterprises Pty.Ltd., Supports rezoning on grounds of standard of proposed development, as a catalyst of more suitable development in Vineyard area and means of establishing vitality in the Windsor downtown.
11. W. Gordon Taylor Holdings Ltd., Supports rezoning on grounds it will compliment the area and act as a catalyst.
12. Mrs. E. Williamson Objects to rezoning as motor village has not been fully utilised.

Council has previously received letters concerning the application from Forge Windsor (objection) in addition to letters from most of the parties which responded to the public exhibition.

OTHER MATTERS

(i) Windsor By-Pass

During the course of this draft local environmental plan there has been further interest shown in proposals for a Windsor By-pass, mainly as a result of increasing congestion in Macquarie Street during peak tourist traffic flows. As a result of this interest, and indeed the desirability of an effective by-pass, the matter has been raised with the Department of Main Roads.

The relevance of this proposal to the subject application is that the land forms part of the original by-pass route that deviated from the Windsor Road just west of Groves Avenue and then proceeded south and west across South Creek to Macquarie Street at Forbes Street.

In February, 1983, the Department of Main Roads advised that the proposed deviation had been abandoned. The result of recent discussions with the Department is that there is no change in attitude toward the by-pass proposal.

The Department of Main Roads has previously advised that it has no objection to the proposal as presented, and requests that it be subject to dedication of Lot 21 DP 220279 (frontage of Part Portion 173) for road widening.

(ii) Advice from the Department of Environment and Planning

It has been previously reported that the Director was of the opinion that, "the certificate (s.65) should be issued to enable this draft Local Environmental Plan to go on exhibition."

The letter from the Department accompanying the certificate contained a number of points which require comment.

Firstly, the letter advised that, "the Director is only issuing a certificate because the site represents an isolated anomaly in the general vicinity." This statement is applicable to the southern side of Windsor Road between Park Road and Curtis Road but would not apply to the opposite side or to the pattern of land use in the McGraths Hill/Vineyard area generally. Secondly, the letter indicates that, "Council should also give consideration as to the future of the area zoned 3b(2) under Amendment No. 13 to Hawkesbury LEP, 1984 (the motor village) in the event that the proposed development does not proceed in the manner envisaged."

The perceived impact of the Winford Motors' proposal on the viability of the motor village has been the subject of a number of submissions.

Recommendation

That the draft local environmental plan in respect of Lot 6 DP 634414 and Part Portion 173, Parish of St. Matthew, be submitted to the Department pursuant to Section 68 of the Act for final gazettal procedures.

Mr. N. Johnson and Mr. Chris Heyer addressed the Committee.

Councillor Horrex declared an interest in the application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA 431/85)

SUBJECT: AMENDMENT OF DEVELOPMENT CONSENT TO ALLOW
CONTINUATION OF EXTRACTIVE INDUSTRY, FREEMANS
REACH ROAD, FREEMANS REACH

An application has been received from Whatley Sands Pty. Ltd. for a three year extension to two development consents for the extraction of sand and gravel at Freemans Reach. The subject land is:-

Pt. Lot 3 DP 538611 Freemans Reach Road
Pt. land in DP 85885 Freemans Reach Road
Pt. land in DP 67760 Freemans Reach Road

Part of this land (DP 67760 and Pt. Lot 3 DP 538611) has been the subject of recent unauthorised use for extractive industry, and is reported elsewhere.

Colo Shire Council, at its meeting of 13th January, 1970, approved, subject to a number of conditions, Stage 1 of a proposal from Quarries Pty. Ltd. to "load and market sand from above water level" on those lots being "between the western perimeter of Portion 96 and the generally south eastern perimeter of Portion 484 Parish of Wilberforce"

*McGrath
26/12/85*

Council at its meeting of 10th June,, 1974, approved "Stage 2" of the Quarries proposal "to win, process and market sand and gravel from below water level". Colo Shire Council by letter dated 29th April, 1976, extended these consents up to 21st September, 1985. The land the subject of this application is part of these existing consents.

The proposed excavation area is generally between the existing high water mark, or the high water mark as determined by the Lands Department in 1974 (whichever is the point furthest away, from the existing water line) and the high bank. This area generally corresponds to the "old channel" of the river.

The applicant indicates that extraction from the top of the bank to a depth below water line of 8 metres would yield the following quantities:

Part Lot 3 in DP 538611 - 90,000 tonnes
Part land in DP 85885 - 67,500 tonnes
Par land in DP 67760 - 90,000 tonnes

The matter has been brought to the attention of the Department of Public Works which has advised that further sand and gravel extraction from Freemans Reach, downstream of Cupitts Lane, should not be permitted until the potential impact of flow characteristics on river bank stability is identified by appropriate engineering studies. The Department's advice was conveyed to the applicant.

Council's attitude to the Department's advice was resolved at its meeting of 12th November, 1985, to the effect that the State should fund the hydraulic models required by the Department of Public Works.

On the basis of the advice received from the Public Works Department, in particular its specialist Rivers and Ports Branch, the application should be refused.

Recommendation

1. The application be refused on the grounds of the potential for excessive scour and overbank velocities in the vicinity of Cordners Corner.
2. Financial support towards legal costs be sought from the Public works Department in the event of the matter being determined before the Land and Environment Court.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA 22/85)

SUBJECT: HEALTH FARM - HANLONS ROAD, BILPIN - Z.S.
PROJECTS PTY. LTD.

At its meeting on 12th November, 1985, Council approved the modification of Condition 1 of a development consent issued in respect of the above proposal.

*GRAHAM
Michael
16/12/85*

The applicants have now requested further modification of this condition.

Their submission states in part:

"In respect to the modification sought for Condition No. 1 of Development Consent, we have been advised of the General Purposes Committee recommendations. These accept the owner's offer to carry out road reconstruction himself but unfortunately increases considerably the extent of work required.

During subsequent discussions with Mr. Gilmore in regard to clarifying certain requirements, mention was made of an alternative cash contribution. Such would be of considerable benefit to our client's cash flow arrangements. Payment of a contribution after the Health Resort has been built and operating for twelve or more months, is a more manageable arrangement, than funding the road concurrently with the buildings.

As Mr. Gilmore advised that Council may be interested in such an alternative, we submit the following:

Modification Now Sought

Condition No. 1 to read:

- Payment by the Development Owners of a contribution of \$50,000 towards the reconstruction and upgrading of 1274 metres of Hanlons Road.
- The above payment sum of \$50,000 to be based as at June, 1986, and thereafter index to construction cost rise and fall formula.
- Such payment to be made at the time of upgrading.
- Such upgrading to be carried out within the period defined as being not sooner than 12 months nor later than 36 months after occupation of the Health Resort.
- A Deed of Agreement to give binding effect to the above shall be entered into by the Owners (or successors to the title) and Council.

Reasons for Modification

1. Of benefit to the Owners particularly in respect to cash management arrangements as before explained.
2. Of benefit to Council in a number of possible areas:
 - Direct control of construction
 - This control would permit Council to increase the standard of construction (with additional Council funds) over and above that 100mm of gravel pavement offered, wherever it might be deemed necessary to better suit actual traffic conditions, e.g. from the Juice Factory to Bells Line of Road
 - This cash contribution, in providing the opportunity to delay construction for a few years, may present Council with another Development along Hanlons Road capable of also providing a road contribution."

The altered condition as resolved at Council's meeting of 12th November was generally as requested by the applicants at the time except for 100mm thickness requirement of road base instead of 75mm; the work to be done at occupation of building instead of 3 months after occupation and that Council would not reimburse the costs of culverts and headwalls.

The modification now proposed is not considered acceptable as there is no guarantee even with a deed of agreement, that the operators will be in a financial position to contribute at some time in the future.

The only solution is for the roadworks commensurate with the development's traffic generation to be provided either prior to occupation of the development if to be constructed by the developer or for a cash contribution to enable Council to perform the works with payment prior to occupation of the development.

Therefore, remaining at issue is the standard of construction.

The altered condition as resolved on 12th November, 1985, was assessed by the Engineering Department as the suitable construction standard required to enable subsequent sealing. This is still the standard required to enable Council to do the sealing and therefore the conditions should stand.

Recommendation

That Council adhere to its altered condition in respect of roadworks as resolved at its meeting of 12th November, 1985.

Mr. Mander Jones addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 68A/488/69)

SUBJECT: UNAUTHORISED EXTRACTIVE OPERATIONS - FREEMANS REACH ROAD, FREEMANS REACH

A two stage development consent for the extraction of sand and gravel from the old river channel at Freemans Reach, generally between the current high water mark and the top of the bank, was issued by the former Shire in 1970 and 1974. The development consent involved most of the river front properties adjoining the northern side of Freemans Reach.

A time limit condition of consent restricted extractive operations up until 21st September, 1985.

Notwithstanding this time limit condition of consent, Whatley Sands Pty. Ltd. continued extracting material beyond 21st September on two parcels of land. As a consequence, Council's solicitor was instructed to take the necessary action to cease the unauthorised operations. Subsequently, Whatley Sands Pty. Ltd. provided an undertaking to cease all extractive operations from Saturday 9th November, 1985. This undertaking was accepted on the basis that it would avert significant legal costs to Council in pursuing an injunction.

*NO ACTION
Mick 10/12/85*

Following the acceptance of this undertaking, Whatley Sands Pty. Ltd. have been supplied with a list of requirements in relation to the restoration of the properties and of Council's expenses in the matter to date.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*Note Book
27/12/85*

ITEM 9: (File DA 372/85)

SUBJECT: APPLICATION TO ERECT A DWELLING - LOT 16
FRANCIS STREET, RICHMOND, ADJACENT TO "CLEAR
OAKS"

On 25th July, 1985, Council received a development application seeking consent to the erection of a dwelling on the land which has frontage to Onus Lane and Francis Street and is one block removed from "Clear Oaks".

Schedule 13 of Council's Planning Scheme requires that consent shall not be granted without the concurrence of the Director of the Department of Environment and Planning and that he "shall take into account the effect that the development will have on the historic nature of the house known as "Clear Oaks".

The design of the building by Robert Pont, Architect, was referred to the then Heritage Advisor, Robert Staas, on 1st August, who inspected the site that day and commented as follows:

"Site inspected by Heritage Advisor 1st August, 1985 - considered satisfactory subject to constraints on colour of walls and roofing."

The matter was forwarded to the Department of Environment and Planning on 12th August along with required documentation requesting the Director's concurrence. On 24th September a follow-up letter was sent requesting its advice. On 27th September advice was received indicating that the Department required an extension until 11th October to assess the proposal.

On 18th October the Department of Environment and Planning advised that the matter was referred to Lester Tropman for investigation and report and that advice would follow. The Department indicated that Mr. Tropman proposed, inter alia, an alteration of roof design.

On 30th October the Director's concurrence was received subject to the following conditions.

- (i) The roof line be modified to be hipped rather than gable-ended as shown in the sketch plan;

- (ii) The roofing material be similar in colour to that of "Clear Oaks" and the existing dwelling on the adjoining Lot 17;
- (iii) Landscaping be carried out to reduce the impact of the scale of the building; and
- (iv) The building materials to be used are to be approved by Hawkesbury Shire Council prior to construction.

Conditions 2, 3 and 4 are acceptable. Condition 1 requires a redesign of the building. A conflict has arisen between the views of different architects as to the suitability of the proposed building for the site. The applicant and his client, Mr. G. Rhodes, do not wish to alter the design of the proposed building - stating that the building does not detract from "Clear Oaks".

Mr. Tropman, when requested to do an assessment by the Department of Environment and Planning, did not know of Mr. Staas' comments, however, notwithstanding those comments, is not prepared to offer any different advice from that already given.

Administratively, it is unusual and not desirable from Council's point of view to have the Department of Environment and Planning referring matters directly to the Heritage Advisor. Requests for such advice should be referred to the Shire Planner who is responsible under the terms of the contract for overseeing and directing his duties. Had the Department of Environment and Planning referred the matter to Council then the advice of the then Heritage Advisor could have been reiterated.

An assessment of the site and of "Clear Oaks" indicates the relationship between "Clear Oaks" and the subject land to be tenuous. The scale, form and roof pitch of "Clear Oaks" is indistinguishable when viewed from both Francis Street and Onus Lane due to the density of trees and vegetation surrounding "Clear Oaks". These trees and vegetation have in recent years acted to greatly decrease the visible curtilage of "Clear Oaks". Furthermore, the two duplexes and dwelling immediately adjacent to "Clear Oaks" bear no similarity whatsoever in terms of scale, form and roof pitch to "Clear Oaks".

It is considered that the modification of roofline of the proposal from gable ended to hipped roof design as requested by the Director is unjustified and that Mr Pont's design is satisfactory.

Plans and photographs will be available for inspection by the Committee.

Recommendation

That Council support the design of the proposed dwelling as prepared by Robert Pont, Architect, and request the concurrence of the Director as a matter of urgency.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE1. ACCOUNTS PAIDCOMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	46140 - 46919	4,750,224.53
Trust	3222 - 3292	1,324,988.87
Main Roads Trust	262317 - 262318	320,000.00
		6,395,213.40

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

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

3. CORRESPONDENCE

ITEM 1: (File B23/31)

CORRESPONDENT: NATIONAL AUSTRALIA BANK

SUBJECT: RENEWAL OF LOAN NO. 224

The former Colo Shire Council borrowed the above loan in 1981, to be renegotiated on 30th December, 1985, with principal outstanding of \$65,000.

The National Australia Bank has offered Council a loan of \$65,000 repayable over four (4) years based on a ten (10) year repayment period. The interest rate to apply will be that as set at the date of Governor's approval. (Currently 16.5%.)

The bank has indicated that Council may anticipate a renewal loan at the end of the four (4) year term.

Recommendation

The offer be accepted and an application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 44

ITEM 2: (File DA 409/84)

CORRESPONDENT: TORTUGA PROPERTIES PTY. LIMITED

SUBJECT: PEDESTRIAN ACCESS - WINDSOR MALL TO WINDSOR
TOWN CENTRE

Advising that, although it was not a condition of Council's development approval, the Company had agreed to be responsible for construction of the pedestrian access mall between George Street and the Centre.

Further advising that the basis of negotiation with Council officers at the time was that the Company would be responsible for forming up of the pathway and providing a concrete pavement, but should Council require brick paving such as currently has been laid in the George Street Mall, the extra cost would be at Council's expense.

Confirming that construction of the shopping centre is virtually complete so that unless negotiations can be completed with the respective owners very shortly, the matter would need to be treated as a separate entity rather than just part of the construction of the centre, and there would be a greater pro rata cost factor involved.

Stating that, in addition to the greater cost caused by the delay, the town itself is disadvantaged by this continuing separation of the Centre from the main street. Asking Council to use its best endeavours to resolve the matter as soon as possible.

S.C. REPORT

Tortuga Properties commercial development of the supermarket and specialty stores between Kable and Baker Streets was officially opened on 16th October.

For some time, discussions have been taking place between Council officers and the owners of 117-119 George Street (L. & D.M. Cavicchia) and 123 George Street (S.M. & H.A. Jackson) concerning acquisition of the laneway adjacent to their properties.

The laneway is subject to a right of way and Council's valuer has assessed the current market value of the owners' interests at \$2,000 each. This valuation takes account of the considerable betterment which will accrue to the properties if a link to the shopping centre is established. A plan of the subject land is on display at this meeting.

Letters were initially forwarded to the owners on 11th April and following a number of conversations agreement has recently been reached with Mr. and Mrs. Jackson. This involves payment of \$4,000 with Council to be liable for reasonable survey, subdivision and legal fees.

The price of \$4,000 has been considered by Council's valuer who has confirmed that, should the owners extinguish the existing right of way by mutual agreement, significant increases in the value of the land would occur. The other conditions are standard in negotiations of this type.

As a result of reaching agreement with Mr. and Mrs. Jackson, a similar offer has been made to Mr. and Mrs. Cavicchia with Council to be further liable for relocation of an existing toilet and any fencing costs. To date, the matter has not been resolved and additional requirements conveyed to Council by solicitors acting on behalf of the owners are considered unacceptable.

It is essential to establish a pedestrian access from the Mall through to the new shopping centre as soon as possible because of inconvenience to the public and potential effects on Christmas trade. Discussions have taken place with Mr. Allan Kenny of Tortuga Properties and Mr. Steve Jackson, who have agreed to the establishment of a temporary access point through their properties.

The proposal involves construction of steps at the end of the laneway through into the shopping centre development. The steps would be a temporary access point using railway sleepers and would be undertaken at a cost of approximately \$1,200. The actual access point would not infringe on property owned by Mr. and Mrs. Cavicchia and because the laneway is subject to a right of way, it cannot be closed off. The matter has been referred to Council's insurance company to ensure that it has no effect on the current public liability policy.

Once acquisition of the laneway has been completed, a permanent access point would be established by Tortuga Properties under the original agreement referred to in their letter.

It is felt that \$1,200 should be voted for creation of a temporary access point with the amount to be offset by proceeds of the sale of land to Tortuga Properties Pty. Limited. It is also felt that the agreement reached with Mr. and Mrs. Jackson should be ratified and that notice of intention to resume land required for the pedestrian access should be served on Mr. and Mrs. Cavicchia.

Because of the urgency associated with establishing a pedestrian access to the Centre, it is also requested that approval be granted for work to be undertaken immediately following this meeting.

Recommendation

1. Council vote \$1,200 for creation of a temporary access point from the Windsor Town Centre shopping development to the laneway adjacent to No. 123 George Street, Windsor. The cost to be offset by proceeds of the sale of land to Tortuga Properties Pty. Limited. The work to be commenced following the General Purpose Meeting of Council.
2. Council agree to the acquisition of Part Lot C DP 88633 from Mr. S.M. and Mrs. H.A. Jackson for \$4,000 with Council to be liable for reasonable survey, subdivision and legal fees.
3. Notice of intention to resume part of Lot 10 DP 619792 for pedestrian access be served on Mr. L. and Mrs. M.D. Cavicchia, with the period for lodging objections being 30 days.
4. All necessary documents to be completed under Seal of Council.

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. GENERAL CIRCULAR NO. 10/1985 - INDUSTRIAL MATTERS1. Long Service Leave

Advising that the Associations have applied to vary the Local Government Senior Officers, Local Government Salaried Officers, Local Government Engineering Staff, Municipal & Shire Council Wages Staff and the Municipal & Shire Council Nurses (State) Awards to provide that long service leave shall be taken as soon as practicable after falling due.

2. Local Government Salaried Officers Award

Advising that the Local Government Clerks Association has applied to vary the award and the Municipal & Shire Council Employees' Conciliation Committee to allow for the insertion of classifications of Assistant Town/Shire Clerk; Assistant Deputy Town/Shire Clerk; Treasurer and Assistant Treasurer.

3. Higher Grade Pay

Advising that the Local Government Engineers Association has applied to the Industrial Commission of New South Wales for an interpretation of the Higher Grade Pay Clause under the above award.

"An employee required to perform the normal duties of a higher grade than that in which he is regularly employed, shall in addition to his normal salary be paid the difference between his normal salary and that prescribed in the award for the higher grade".

(S.C. - A similar provision exists in all Council's Awards.)

4. Domestic Services (Accommodation and Personal Care) Industry5. Collection of Garbage

Advising that the Traffic Authority of New South Wales has advised that it has ".... agreed that, in view of the safety problems associated with the collection of garbage generally and in heavy traffic conditions in particular, garbage collections should not take place on main roads between the hours of 6.30am and 9.30am or on any other roads having sign posted peak time standing restrictions".

Stating that the Authority has verbally advised that the restrictions only relate to the nominated roads where the traffic is heavy between 6.30am and 9.30am.

Further stating that this is not a directive from the Authority, rather a recommendation to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File S195/1)

SUBJECT: SULLAGE REMOVAL CONTRACT

In accordance with the conditions of contract, the Contractors, Richardson Group Industries Pty. Ltd., have applied for an increase in service charges. These are as follows:

	<u>Existing Charge</u>	<u>New Charge</u>
Household Tanks (Min. - up to 2400 litres)	\$13.20	13.56
Excess over 2400 litres (per 100 litres)	0.54	0.55
Commercial Tanks (Min. up to 2000 litres)	12.00	12.33
(per 100 litres)	0.60	0.61

The present charges have been in force since 25th May, 1985.

The contract allows for variations in accordance with fuel costs and wage movements each six months. The increases sought are in accordance with the terms of the contract and average 2.24% which is considered to be reasonable.

Recommendation

Council agree to the increases sought as shown above, to become effective from 16th December, 1985.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C43/11)

SUBJECT: GLOSSODIA CHILD CARE CENTRE

This is the second long day care centre being developed in the Shire under the Commonwealth/States capital works programme. Care will be offered for infants from 6 weeks to 5 years of age. The Housing Commission contractor anticipates the completion of the building during the first quarter of 1986.

At a public meeting chaired by the Shire President, the following members of the Committee Management Committee were appointed:

President	Ms H. Ten Dam
Vice President	Mrs. B. Midgley
Secretary	Mrs. G. Miggins
Treasurer	Mrs. R. Cole
Assistant Treasurer	Mr. R. Pulbrook
Committee Members	Mrs. Y. Smith
	Mrs. V. Williams
	Mrs. J. Pulbrook

Recommendation

The appointment of the Community Management Committee be endorsed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C45/16)

SUBJECT: WESTERN SYDNEY AREA ASSISTANCE SCHEME

Community Applications 1985

Thirteen (13) new applications have been received from community groups in response to the 1985 WSAAS programme.

Amounts applied for over a two year funding period totalled \$471,017.

When the current three year scheme was announced by the N.S.W. Premier it was indicated that \$2.1 million would be allocated to the scheme in the present financial year. This figure was cut to \$1 million when the N.S.W. budget was brought down. Allowing for administrative costs and provision for second year funding of projects, it is estimated that funding available in the first year for new projects, will be in the vicinity of \$400,000 for the whole of Western Sydney.

It is required that Council prioritise community projects at this stage.

The following recommendations on priority ratings are made within the funding guidelines and local priorities identified in the October Ordinary Meeting (C45/16).

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1 Year 2	Priority Recommended
85/580/0501	Bilpin Hall Committee	Extend and improve facilities	40,000	Low
85/430/0502	Cattai Parents & Citizens Association	Provision of Sporting and Recreational Facilities	51,507	Low

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1	Priority Year 2	Recommended
85/167/0503	Colo Wilderness Mobile Resource Unit	Provision of Out of school hours activities for isolated children	42,800	46,224	Medium
85/430/0504	Glossodia Sporting Association	Construction of fencing Woodbury Estate Playing Fields	10,000		Low
85/2 11 2/0505	Greenhills Child Care Centre	Integration and development of moderately to severely handi-capped children	26,570	27,602	High
85/437/0506	Grose View School Parents and Citizens Association	Upgrading Playing Fields	4,874		Low
85/362/0507	Hawkesbury Co-ordinating Group for the Handicapped and Blacktown-Hawkesbury Psychiatric Rehabilitation Scheme	Provision of Accommodation & Rehabilitation for former psychiatric patients	45,000		Medium
85/363/0508	Hawkesbury Hospital	Drug education and Rehabilitation programme	42,582	37,642	High
85/362/0509	Hawkesbury Hospital	Replacement of rehabilitation bus with high roof bus and loading ramp	8,000		Medium
85/530/0510	Hawkesbury Lifeline	Installation of telephone linking system	4,154	3,000	High

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1	Priority Year 2	Recommended
85/539/0511	Hobartville Family Support Network	Establishment costs in developing service	2,645	1,694	High
85/569/0512	San Miguel Family Centre	Implementation of basic living-skills programme for residents of crisis centre	29,626	29,313	Medium
85/336/0513	Womens Cottage	Young Womens Health and Development Project	17,784		Medium

(ii) Second Year Funding Application

One community group application, approved for funding in 1984 has also been received (in addition to the Stimulus and Community Aid Second Year application which received Council's endorsement at the October Ordinary Meeting).

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1	Priority Year 2	Recommended
84/123/0505	Richmond Collective	Provision of medium term accommodation for homeless young people		27,063	Medium

(iii) Two applications have been received by other Local Governments from community groups offering a service to residents of Hawkesbury Shire. These also require Council's endorsement.

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1	Priority Year 2	Recommended
85/2118/0411	Lapstone Pre-school	Itinerant Early Intervention Service	45,870	49,310	Medium

Project Reference	Name of Organisation	Purpose of Grant	Amount Sought Year 1	Priority Year 2	Recommended
85/533/0221	Forgotten Valley Mobile Resource Unit	To employ a mother to provide supportive, social and recreational service to children, young people and their families	30,344	33,178	Medium

Recommendations

1. That the recommended priorities be endorsed.
2. That support be given to WSROC's representations to the NSW Government for an increase in the level of funding for WSAAS projects.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 625-22)

SUBJECT: BOWEN MOUNTAIN PARK COMMITTEE

"The members of the Bowen Mountain Park Committee held a public meeting on Sunday 29th September, 1985, in Bowen Mountain Park to elect additional members to the Committee.

Three initial motions were put to the meeting which were duly moved and seconded, they were -

- (a) 'That this meeting does want the Bowen Mountain Park Committee to continue'.
- (b) 'That the committee shall consist of the Chairman, Deputy Chairman, Secretary, Treasurer and at least eight other people'.
- (c) 'That the members of the Committee shall be drawn from all sections of the Bowen Mountain area, where possible'.

Nominations were then called for members of the committee, to which 17 residents tended their names and addresses. They were:

John Leahy; Howard Mitchell; James Morling; Trevor Nixon; Werner Maul; Rick Jamieson; Penny Shepherd; Ray Trappel; Norman Sievers; Susan Owens; Barry Owens; Jane Morey; Ray Robinson; Olive Wells; Brian Powell; Dave Donnan; and John Horrex.

A final motion was then proposed and seconded by the meeting 'That the meeting formally endorses all those that volunteered at the meeting, as committee members'.

A committee meeting was held on 13th October, 1985, at which 11 committee members attended, to fill the executive positions. The following members were nominated and accepted these positions:

Chairman	Howard Mitchell
Deputy Chairman	Ray Trappel
Secretary	John Leahy
Secretarial Assistants	Jane Morey and Trevor Nixon
Treasurer	Penny Shepherd

This meeting further formulated a definite aim for reference by the committee, and as an indication of intent to Hawkesbury Council:

'The aim of the Bowen Mountain Park Committee is to liaise with Hawkesbury Shire Council in the care, control and management of the Park, for the benefit of the Bowen Mountain community'."

Council at its meeting of 14th May, 1985, resolved to not reappoint the Section 527 Committee but that a Management Committee be formed to manage the affairs of the Bowen Mountain Park, the Committee to meet at least four times a year, the Committee be limited to twelve members with the present Bowen Mountain Park Committee members being included in the Management Committee.

The former Secretary and two members of the Section 527 Committee met with Council officers to discuss the responsibilities and purposes of a Management Committee. Following that meeting, the representatives stated that a public meeting would be called to establish the Management Committee and set its objectives and functions. The above letter is in response to that public meeting.

In consideration of the stated aim of the Bowen Mountain Park Committee as a liaison group with the Council, it would appear that the care, control and management of the Park is to remain with Council and will not be carried out by the Committee. It is difficult to see what the functions of the Committee will be other than to make recommendations on improvements for Council to carry out and it is, therefore, suggested that Council should not support the establishment of the Bowen Mountain Park Committee as detailed in the letter.

Recommendation

The care, control and management of the Bowen Mountain Park remain with Council and that Council not support the formation of the Bowen Mountain Park Management Committee.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred back to the Committee to seek clarification of its involvement.

ITEM 5: (File C47)
SUBJECT: COMPUTER EQUIPMENT

A report was received early this year detailing investigations that had been carried out by consultants into Council's existing computer equipment and services and recommending a number of actions. As a result, tenders were called and at its meeting of 27th August, 1985, Council accepted the tender of Samaka (Aust.) Pty. Ltd. for the installation of hardware and software. The tender was accepted on the basis of upgrading the existing Digital 11/44 and the utilisation of the Digital 11/73 and Pro 350 equipment.

In the investigation leading to the calling of tenders, details had been sought on the likely sale/trade-in price of the existing Digital 11/44 computer. This equipment was acquired in 1979. Indications just prior to the calling of tenders, which were confirmed by the sale of a Digital 11/44 computer in another New South Wales council, was that the sale price would be in the vicinity of \$6,000-\$8,000. Based on this information and the fact that the existing computer was still a reasonably powerful machine, it was considered cost effective to upgrade this system, rather than replace the Digital 11/44 with a new computer.

Recent enquiries, subsequent to the acceptance of the tenders, have indicated that the existing Digital 11/44 could be sold currently for a figure between \$25,000 and \$28,000, which has been verbally offered by Computer Supply Companies. A Digital 11/73 could be purchased for a nett cost of \$20,000 after deducting items which were required to interface the two existing computers (Digital 11/44 and 11/73). This would provide a nett saving in the tender price provided by Samaka (Aust.) Pty. Ltd. of \$5,000-\$8,000. In addition, there is an annual saving in the contract maintenance charges for the new machine, which is currently being determined.

Council currently has one Digital 11/73 computer and the purchase of an additional similar machine would provide a greater security against machine failure with a larger capacity and more modern technology.

Recommendation

That Council purchase a Digital 11/73 computer system in lieu of the hardware provided in the tender accepted from Samaka (Aust.) Pty. Ltd. by trading in the existing Digital 11/44.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625-205, A7/23)
SUBJECT: GOVERNOR PHILLIP PARK - AMENITIES BLOCK -
CLUBHOUSE

Council at its Ordinary Meeting on 13th November, 1984, resolved to construct an amenities building/clubhouse at Governor Phillip Park in accordance with plans submitted and arrangements be made by the Shire Engineer for construction assistance by the Upper Hawkesbury Power Boat Club.

Further, that the proposed payment by the Club of \$2,000 per annum be accepted and that a further report be submitted to Council regarding the relocation of the existing clubhouse.

At the time, the estimated cost of the building was \$245,000, with additional civil works at \$31,500 and architect's fees of \$9,000. It was proposed to save \$63,000 by utilising labour supplied by the Club during the construction process. There were some discussions following that resolution regarding the voluntary input or other contractual arrangements by the members of the Club during the construction of the building. An assessment has been made of this proposal and it is firmly recommended that the construction be undertaken on the basis of tenders being called for the overall works and a single contract awarded for all of the building works, with the remaining civil works mainly involving car park construction being undertaken by Council.

Funding for the proposal was originally proposed at \$150,000 from the 1985/86 Loan Programme and the remainder of another \$150,000 from other revenue sources. At this stage, the 1985/86 Loan Programme has not been notified and recent enquiries to the Department of Local Government have resulted in advice that the Council's loan allocation is unlikely to be known until mid to late December this year. This is a most unfortunate position, however, one where Council, considering the likely reduction of the programme, is unable to proceed with the project until that allocation is known.

The architect involved has been requested to revise the proposal on the basis of construction by tender with some additional input at a later stage by the Power Boat Club. This has resulted in a building reduced 3m in length from that previously proposed, with the upstairs club area being completed without fittings and partitions and this work being carried out by the Club at a later stage. The current building cost on this basis is estimated by the architect at \$252,750 with additional civil works including car parking bringing the total project to \$300,000.

The possibility of constructing the ground floor amenities area initially with the club area later, was looked at and it is considered that the additional costs involved in this form of staging and the later additional costs in providing the extra floor make it unacceptable. The Club contributes through its percentage of gate takings from events in the area and discussions are being arranged, for which the results will be available to the Committee, regarding the likely yearly income from the Club premises.

Council has already adopted the principle of the project and, at this stage, it is recommended that this be revised in accordance with the report, with the alterations being that the building work be subsequently undertaken by a single tender with the commencement being dependent upon priorities adopted by Council as a result of indications of its loan allocation for 1985/86.

Recommendation

The report be adopted.

The Shire Clerk reported that discussions had taken place last Friday with five of the Directors of the Upper Hawkesbury Power Boat Club who had advised that the Club would pay, subject to the Board's approval, a yearly rental commencing at \$3,000 per year plus CPI adjustments for the building.

The Architect's estimate for fitting out the Club's part of the building is \$60,000 and these works are to be carried out by the Club.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File C52; C52/3)

SUBJECT: GOVERNMENT OFFICE BLOCK - MACQUARIE STREET,
WINDSOR.

Advertisements were recently placed in the Sydney Morning Herald calling for expressions of interest for construction of a Government Office Block on land currently being purchased by Council from The Sisters of the Good Samaritan Convent.

In response to the advertisements, thirty eight (38) verbal enquiries were received and written submissions were then forwarded by fifteen (15) interested parties. A Prospectus was prepared by Council Officers detailing the proposal and the information required from interested parties. A copy of the Prospectus is included with this Business Paper.

The actual submissions vary greatly in the amount of detail and type of development proposed and while it is inappropriate to have discussions with all interested parties, it is felt that five (5) of these submissions should be considered in further detail, particularly with regard to the complex financial arrangements and type of building suggested by some of the parties.

To achieve this, it is felt that a Committee should be established and it is suggested that it should comprise the Shire President, Shire Clerk, Deputy Shire Clerk, Treasurer and two Councillors to be determined at this meeting. The Committee would then report back to the Ordinary Meeting of Council scheduled for 10 December, 1985.

The five (5) parties suggested are:

Leighton Contractors Pty.Ltd.,
Mortgage Acceptance Corporation,
K.B. Hutchinson Developments Pty.Ltd.,
Graham Evans & Co. Pty.Ltd.,
The MacNamara Group of Companies.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE REPORT BE adopted and that the Councillor representation be Councillors Rotherham, Dunn and Stanley.

The Shire Clerk advised that the Commonwealth Bank would be involved as the bank has offered to finance the project.

ITEM 8: (File C52; C52/4)

SUBJECT: AUSTRALIANA PIONEER VILLAGE

Advertisements were recently placed in the Sydney Morning Herald calling for expressions of interest for the promotion and operation of Australiana Pioneer Village.

A Prospectus was prepared and this is enclosed with the Business Paper.

In response to the advertisements, written submissions were received from five (5) interested parties. Two (2) of the submissions are not aimed at either partnership or lease agreements and, as such, do not really fall within the guidelines of the Prospectus. It is not proposed to proceed any further with these two (2) submissions.

It is felt, however, that further discussions should take place with the other three (3) parties to determine the type of arrangements best suited to Council's needs for this valuable tourist asset.

It is proposed that a Committee should be established to hold further discussions with each party and it is felt that it should comprise the Shire President, Shire Clerk, Deputy Shire Clerk, Treasurer and two Councillors to be determined at this meeting. The Committee would, as in the previous item, report back to the Ordinary Meeting of Council scheduled for 10 December, 1985.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE REPORT BE adopted and that the Councillor representation be Councillors Durrington, Denne and Stubbs.

ITEM 9: (File C51-10)

SUBJECT: COMMUNITY WORK OPTION CENTRE - RICHMOND

Council has previously adopted the establishment of a Work Option Centre on land in March Street, Richmond and made provision in the Capital Works Program. To develop a facility to assist in the integration of handicapped residents and in the development of work and living skills can best be achieved within the existing framework of community organisations. The Hawkesbury Area Health Centre already conducts therapy sessions in the Richmond Neighbourhood Centre. The following proposal outlines an extension of the West Market Street property to include uncluttered space for

physiotherapy and a venue for a work-option program and activities arranged by the Area Health Centre and community groups. This can be achieved with the option of relocating the Youth Club to the front of the site immediately adjacent to the Police Department land above a shop-front type of development. Access to the Youth Club would be direct from West Market Street and would overcome difficulties presently experienced by other tenants when the Youth Drop-in Centre is functioning.

While plans are being prepared, negotiations need to take place regarding necessary alterations to the Occasional Child Care Centre. The CWA building would remain intact. Management would be in the hands of the Neighbourhood Centre Committee. Handicapped access would be provided with modification to kitchen to enable the assessment of independent living skills.

Recommendation

1. That the Community Work-Option Centre be developed on the Richmond Neighbourhood Centre site.
2. That priority be given to providing accommodation for programs which aim at developing the skills of handicapped and disabled residents.
3. That consultations be held between Council, the Hawkesbury Co-ordinating Group for the Handicapped, the Richmond Neighbourhood Centre and the Hawkesbury Area Health Centre, to determine guidelines on the management and operations of the Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File C45)

SUBJECT: COMMUNITY FACILITIES - WILBERFORCE - EBENEZER

Council in April this year resolved to allocate land on the corner of Kolora and Sackville Roads, Ebenezer, for the provision of a community hall and to relocate the Upper Hawkesbury Power Boat Clubhouse, when it became available, to this site. Estimates of cost have been prepared to relocate the building to the site in the amount of \$176,850. This does not include provision for car parking, some upgrading of Kolora Road and furnishings for the building - a total of \$100,000.

Considering the existing state of the clubhouse building, the size of the hall, it would be far preferable to construct a new facility for around \$200,000-\$220,000 if this were justified. It is considered that the existing boat clubhouse building is only suitable for demolition, with some of the materials used as fixtures in the new clubhouse and others as part of the landscaping in the Natural Areas Enhancement Scheme along the adjoining riverbank area.

Council has also resolved to construct a new community hall at Wilberforce by placing this in a future capital works programme. The cost of this facility, with car parking and excluding land costs, would be in the order of \$280,000. At present at Wilberforce a pre-school operation exists in the former Council Chambers catering for twenty-five children. There have recently been discussions with officers of Youth and Community Services and it appears likely that a long day care centre, providing for forty children, could be allocated to Wilberforce. Previous investigations have indicated that it is not physically possible to alter the existing twenty-five place pre-school to a forty unit place and a long day care centre.

As a rationalisation of proposed facilities that can be achieved in the medium term, the following is recommended:

- . Council support the establishment of a forty unit child care centre on land adjoining the existing shopping centre at Wilberforce, for which the only requirement from Council would be some site works and an appropriate waste disposal system. This would leave ample room for the extension of the shopping centre as originally proposed.
- . Investigations involving an architect take place regarding appropriate ways to make the existing pre-school area, being the former Council Chambers, suitable for a small community hall to serve Wilberforce and district.
- . The land at Kolora Road be utilised for future community purposes, however, the existing boat clubhouse not be located on this site and any future hall in the area be based on an appropriate justification considering other facilities that are in the locality.

Recommendation

That:

1. The principles in the report be adopted.
2. Consultation take place with the Committee of Management Wilberforce Pre-school regarding its alteration to a long day care centre to be constructed adjoining the existing shopping centre.
3. Investigations take place regarding the necessary alterations to the existing pre-school area for a community hall.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Page 60

ITEM 11: (File C45/26)

SUBJECT: REQUEST FROM ROTARY CLUB OF WINDSOR FOR
ACQUISITION OF LAND FOR CONSTRUCTION OF CENTRE
FOR STIMULUS

Background Information

A formal request for Council's assistance in making available land in South Windsor to enable the construction of a building for the Stimulus Early Intervention Group was received from the Rotary Club of Windsor on 26th August, 1985.

Involvement of Departments of Youth and Community Services and Health: A letter was received from the district Managers of the Windsor office of the Department of Youth and Community Services (16th September, 19985) indicating that a meeting had been held on 12th September "to discuss the offer by Rotary to erect a special building to house the Stimulus Early Intervention Group". Representatives at this meeting were from Department of Youth and Community Services, Department of Health, Rotary, Presbyterian Pre-school, Co-ordinator of Stimulus and parents with children and Council through the Shire President and Community Projects Officer. The letter suggested the Rotary "application is strongly supported by all organisations represented at the meeting".

The Childrens Services Advisor from the Department of Youth and Community Services met with representatives of Stimulus on 25th September "to discuss the needs of the group in relation to the proposed building". The representative advised of Departmental requirements regarding such a building, inclusions, safety and landscaping.

The Department of Health, represented at the meeting on 12th September, also responded to Stimulus through the Hawkesbury Developmental Disabilities Community Nurse, after discussions with the Blacktown/Hawkesbury Developmental Disabilities Team, Hawkesbury Area Health Centre employees, other supporting therapists and Dr. Tarn, Area Co-ordinator, Community Health.

Suggestions were made regarding "ideas for consideration in planning the structure and design of the building". The letter also raised the overall concept of integration in the following terms, "The initial concept of the Stimulus building is towards meeting the needs of handicapped children. The greatest handicap that handicapped children have is our attitude towards them. If services are integrated and expanded to include the general population the experience for the handicapped participants in that group is enhanced". It was also suggested that "location is of importance in that services for handicapped people should be seen as part of general community services - being amongst community facilities, shops, neighbourhood centres, ... has great potential for meeting many social and educational needs".

Existing Services

Early childhood services for children evidencing signs of developmental delay or in need of speech therapy and physiotherapy are available from the Department of Health through the Area Health Centre. Two therapists at present share a full time position at Richmond with support from the Developmental Disabilities Service with a psychologist, speech therapist, social worker and medical officer on their regional staff.

The Lapstone Pre-school offers an itinerant support service to Child Care Centres and Pre-schools in the district providing assistance to staff in developing programmes appropriate to the needs of individual children. In this Shire forty three children from eight centres have been assisted in the past with at present twenty five children receiving this type of service.

Greenhills Child Care Centre has also implemented an integration programme for moderate to severely handicapped children with assistance from the Blacktown Committee Assisting Special Employment and the Co-ordinator of Young Disabled from the Department of Youth and Community Services.

ASSISTANCE TO STIMULUS

Up to date the Stimulus Group has complemented these services with considerable assistance from Council. Applications from Stimulus to the Western Sydney Area Assistance Scheme have been endorsed by Council and subsequently picked up by the Department of Youth and Community Services and maintained as recurrent funding. Council made available the Ham Street Hall, South Windsor without charge initially for two days per week with the understanding that Stimulus keep the building clean and maintain the grounds. This use has been extended to three days per week. Council also, with a grant of \$10,000 from W.S.A.A.S., made structural alterations costing \$10,583 to provide adequate storage space for equipment used by children attending Stimulus programmes. Support from Council also resulted in a grant from the Adult Education Board to enable the Stimulus group to implement a parent education programme. An application for a second year grant from W.S.A.A.S. for \$4,000 for 1986 has also been endorsed by Council with a recommendation this be given high priority.

PRESENT POSITION

To clarify the situation Council wrote to the Stimulus Group asking for information on the services offered and the numbers of parents and children involved. Information has been provided in reply (2nd November, 1985):

"Stimulus provides an Early Intervention Programme for children with special needs and handicaps, the ages of the children attending are from birth to school age. A structured programme is provided in which the parents are encouraged and taught to work with and cope with their child. Skills covered are free play and socialisation, fine motor, gross motor, healthy eating, sharing and musical appreciation with music therapy".

There is a part time co-ordinator, two part time assistants, with an occupational therapist three hours/week.

Stimulus fund-raising: "Visiting therapists come to the group from the Mount Druitt Hospital, an occupational therapist has been attending from the hospital for the past four years". The Health Educator and dietician also visit. The number of children averages 20 per session and 18 parents for two days per week. The third session "is not nearly as well attended".

Council also wrote to the Regional Director, Department of Youth and Community Services to obtain information on current and future funding for Stimulus. In reply the Department has advised:

"The current level of funding is \$8,615 from VACS Assistance to the Disabled Programme and \$4,045 from funds set aside for W.S.A.A.S. transferred projects. An additional \$3,200 was received from W.S.A.A.S. during 1985 and almost \$2,000 from the Adult Education Board - total funded income of \$17,860. As far as can be ascertained at present and given that the level of service delivery remains acceptable to this Department recurrent funding will be provided at, or near existing levels. Whilst the Department recognises the worth of the service provided by Stimulus to disabled children and their parents in the Hawkesbury Shire, it is unlikely in the light of the overall paucity of funds and regional planning priorities, that there will be funds available for any significant expansion for this project in the short to medium term. I understand that my Community Programme Officer has already discussed funding with the Co-ordinator of Stimulus in these terms".

OVERALL POLICY

Council has been requested to provide land to enable Rotary to construct a building for Stimulus. The Department of Youth and Community Services has, on the one hand, supported the expansion of the services provided by Stimulus through the Childrens Services Advisor and Windsor District Manager, and has indicated through the Regional Director there is no likelihood of increased subsidy by way of recurrent funding to meet this increased level of service. Enquiries also confirm the Department has no funding to subsidise capital costs of the proposed Stimulus Centre. Council has then been placed in the position of having to make a decision on providing a suitable site, only after negotiations have taken place between the Rotary Club of Windsor and the Stimulus Group to provide a building.

While Council has encouraged Stimulus activities in the Ham Street Hall, support for a separate building for the exclusive use of Stimulus poses the question of integration raised by the Department of Health. A policy of developing multi-purpose community buildings has been pursued by Council. At a meeting with representatives from Rotary and Stimulus it was advised that the proposed programme would preclude use by groups other than Stimulus.

At this time the Stimulus operation is catered for in existing premises that were acquired at considerable public cost and altered to allow the specific use to operate. The Rotary Club would require land in their area of Windsor. It is not considered that the expenditure of these funds has been justified at this time, nor could be in the short to medium term in terms of demands and priorities for Council funds.

Recommendation

That the Rotary Club of Windsor be advised Council is unable to provide land for the construction of a centre for the exclusive use of the Stimulus Group for the reasons set out in the report.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE IN principle to the provision of land for the Stimulus Group project and as the first step discussions take place with representatives of the Stimulus Group, the Rotary Club of Windsor, a senior representative from the Department of Health, the Shire President and the Shire Clerk on the provision of a site and the drawing up of a management policy for the building when constructed. A report be submitted on these matters as soon as possible.

Report of the Bicentenary Park Committee Meeting held at the Council Chambers, Windsor, on Tuesday 19th November, 1985, commencing at 7.30pm.

PRESENT: Councillors G.G. Michael, Chairman, A.B. Sheridan, F.S. Stevens; Messrs N. Wenzel, R. Miller, J.R. Gilmore, Shire Engineer.

APOLOGIES: Messrs I. McEwan, A Biggs, C. Hamilton, Parks Superintendent.

An inspection of the "easy access garden" was made.

CONFIRMATION OF MINUTES

Minutes of the previous meeting held on 17th September, 1985, were confirmed on the motion of A.B. Sheridan, R. Miller.

CORRESPONDENCE

1. R.K. Cambridge

Advising that due to his commitments as Hon. Secretary of the Institution of Surveyors N.S.W. it is with great regret that he tenders his resignation as a member of the Bicentenary Park Committee.

Committee's Recommendation

The resignation be accepted.

REPORTS

1. Power Supply & Street Lighting

Extension of the electricity mains to the Rest-a-While by Prospect County Council is well advanced and supply will be available by the end of the month.

Committee's Recommendation

The report be received.

2. Easy Access Garden

Work is proceeding with staff engaged in construction of the fountain and pools. Quotations have been obtained for the plumbing and electrical work to provide for installation of the pump, water reticulation points, lights and power points for three barbeques. Filling and grading of the area is underway to provide for pathways.

Page 65

Cost of work to date is	\$6,824.00
Plumbing Trades	\$4,628.00
Electrical Trade	\$7,450.00
Purchase & Const. of BBQs	\$10,731.00
Completion of fountain	say \$3,000.00
Total	\$32,633.00

This will leave an amount of \$9,000 for construction of the pathway.

Committee's Recommendation

That construction of only two of the barbeques be undertaken at this stage, and that installation of a master time clock be provided to turn off power to the area at night.

Further, that Council submit an application for a grant under the Community Employment Programme to provide for completion of the construction of the Easy Access Garden.

GENERAL BUSINESS

Mr. R. Miller advised of the need for a further planting programme to be undertaken during early autumn 1986 and requested that funds be provided for the work.

Mr. N. Wenzel advised that early completion of the installation of the barbeques would attract even more people to what is a very popular area.

DATE OF NEXT MEETING

The next meeting of the Committee was set down for Tuesday 21st January, 1986 at 7.30pm at the Council Chambers.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

QUESTIONS WITHOUT NOTICE

Councillor Denne asked if the reserve in Susella Crescent could be mown.

Councillor Denne asked what was the present situation with the Department of Education regarding one of the houses which were up for sale.

The Treasurer advised that the Department of Education had bought the property at 54 Francis Street for the extension of the school grounds. After it was purchased it was found to be surplus to its requirements.

He stated that there was an administrative problem within the Department because it could not proceed any further as the Premier's approval had to be obtained from the Premier's Department to lease or sell the property.

He stated that it would be highly unlikely that the Department would allocate the building to any community groups as the Premier's Department would want to know why the building had been purchased in the first instance.

Councillor Horrex stated that he understood some comment was to be made as to when the Islands application was to be dealt with.

The Shire Planner stated that some areas of concern were brought to the applicant's attention and the applicant had undertaken to take the matters up with the Departments concerned and had deferred the application pending a further report by the applicant to Council. It was anticipated that this may be in February.

Councillor McMahon referred to the possible use of Mr. Tate's property in Francis Street for a fruit retail outlet.

The Shire President suggested that Mr. Tate confer with the Shire Planner to discuss the future of his land.

Councillor Sheridan asked if the road shoulders could be mown at the extreme end of George Road, Wilberforce, off Coburg Road.

Councillor Stevens asked if it was possible for a press release to be made on the present situation regarding the Islands development.

The Shire President undertook to have this done this afternoon.

Councillor Durrington referred to her previous request for pot holes around the Oakville area to be given attention. She stated that the shoulders of Wolseley Road where sewerage works had been carried out had been graded but the holes have re-opened and are quite dangerous.

Councillor Rotherham asked if the Shire Engineer could give an update on what Council is proposing to do with the Blaxlands Ridge and Comleroy Road intersection.

The Shire Engineer undertook to provide Councillor Rotherham with a plan of the proposed works.

The meeting terminated at 2.09pm.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 10TH DECEMBER, 1985

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. LIVERPOOL CITY COUNCIL - HAWKESBURY/NEPEAN/GEORGES RIVER ANTI AIRPORT COMMITTEE. A4/3

"Following the recent advice of the withdrawal of Blacktown City Council from the above Committee, the Secretariat has also become vacant.

Council, at its meeting on 5th November, 1985, resolved, inter alia, 'to offer its services to provide the Secretariat to enable the Anti Airport Committee to continue in existence'.

Accordingly, it would be appreciated if your Council could advise its acceptance of this arrangement and if so, nominate delegates to the Committee.

The immediate task of the Committee is to elect a new Chairman following the resignation of Mr. Russ Gorman, MP, and your comments as to the convening of the next meeting is sought."

(S.C. - If Council wishes to continue with the Committee, it is recommended that it concur with the change in Secretariat and nominate the two delegates.)

Submitted for determination.

2. THE ROYAL NEW SOUTH WALES INSTITUTE FOR DEAF AND BLIND CHILDREN - 1986 APPEAL. A7

Seeking approval for their official representative to call on their regular donors throughout the Shire during 1986. Advising that the representatives neither appeal in the street nor by door-knocking and they appeal only to established regular donors once each year.

(S.C. - This is not a Doorknock Appeal. Approval has been granted in the past.)

IT IS RECOMMENDED THAT approval be granted.

3. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - 1985 CHRISTMAS PROMOTION AND TOWNSHIP DECORATION. A7/21

Advising that the Chamber, once again, plans to undertake a substantial Christmas promotion and referring to Council's previous financial assistance to the extent of a 50% subsidy up to a maximum donation of \$1,000.

Advising that, while as yet the full extent of the promotional activities has not been fully finalised, the following is an outline of certain activities which have been undertaken:

1. Erection of bunting to criss-cross Windsor Street between West Market and Bosworth Streets. Cost \$1,200.
2. Hire of a Santa Claus to operate throughout Richmond during December in the weeks leading up to Christmas. Estimated cost \$300-\$400.
3. Hire of a Santa Claus to service the North Richmond area. Please note this activity yet to be confirmed. Anticipated cost unknown.
4. Provision of gifts to be distributed by Santa Claus and payment of all associated incidental expenses incurred in providing the services of a Santa Claus for Richmond and/or North Richmond.

(S.C. - In previous years Council has contributed a dollar for dollar subsidy to the cost of the promotion and township decoration for Christmas to a maximum of \$1,000. Provision has been made in the 1985 Estimates for a donation of \$1,000 and it is suggested that the arrangements should be confirmed for 1985.

In respect of the Windsor Chamber of Commerce, Council has provided assistance in the supply and erection of banners. In 1984, new banners were purchased at a cost of approximately \$450 and these will again be used in 1985.

It is suggested that Council provide assistance to the Windsor Chamber of Commerce in their 1985 Christmas promotion to a maximum of \$1,000.)

IT IS RECOMMENDED THAT:

1. Council make a financial contribution to the Richmond and District Chamber of Commerce on a dollar for dollar basis up to a maximum cost of \$1,000 to assist in the 1985 Christmas promotion and township decoration.
2. Council provide assistance to the Windsor Chamber of Commerce in erection of banners for the 1985 Christmas promotion to a maximum cost of \$1,000, with the Chamber to be responsible for any costs incurred by Council above that amount.

4. COUNCILLOR R.F. ROTHERHAM - RESIGNATION FROM WSROC. W275/9

Submitting his resignation from the Board of Directors W.S.R.O.C. Group Apprentice Company.

IT IS RECOMMENDED THAT the resignation be accepted and a delegate be appointed.

5. NATIONAL AUSTRALIA BANK - RENEWAL OF LOAN NO. 225. B23/31

Council borrowed the above loan in 1981 to be renegotiated on 30th December, 1985, with principal outstanding of \$65,000.

The National Australia Bank has offered Council a loan of \$65,000 repayable over four (4) years based on a ten (10) year repayment period. The interest rate to apply will be that as set at the date of Governor's approval. (Currently 16.7%).

The Bank has indicated that Council may anticipate a renewal loan at the end of the four (4) year term.

IT IS RECOMMENDED THAT the offer be accepted and an application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage documents.

6. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS 113, 114 & 134. B23/31

Council borrowed the above loans in 1971, 1971 and 1973 respectively, all to be renegotiated on 1st January, 1986, with principal outstanding of \$90,000, \$30,000 and \$156,000 respectively.

The Commonwealth Bank of Australia has offered Council a loan of \$276,000 repayable over four (4) years based on a twelve (12) year repayment period. The interest rate to apply is 16.7% p.a.

The Bank has indicated that Council may anticipate a renewal loan at the end of the four (4) year term.

IT IS RECOMMENDED THAT the offer be accepted and an application be made to the Minister for approval to raise the loan and the Seal of Council be affixed to the application and mortgage documents.

7. NORTH RICHMOND COMMUNITY CENTRE MANAGEMENT COMMITTEE - FEES AND CHARGES 1986. C45/30

Advising that at the meeting of the Committee on Monday 18th November it was resolved to set a new table of fees for use of the Centre commencing 1st January, 1986. Enclosing the new charges for Council approval:

1 Hall, Foyer, air conditioning and kitchen	\$90
2 Halls, Foyer, air conditioning and kitchen	130
Hire of hall per evening	12
Chas Perry Hall - evening	10
Chas Perry Hall function hire	50
Meeting room - evening	10
Daytime rates per facility	4
Commercial venture	24
Foyer - evening	10
Weekend rates per facility	4
Use of kitchen for casual bookings	4
The bond will remain at \$50 and the crockery hire remains the same.	

(S.C. - The Committee recommends the above fees as they are necessary to meet costs, particularly in relation to electricity and employment of a cleaner. The fee structure is considered reasonable.)

IT IS RECOMMENDED THAT Council endorse the fee structure submitted by North Richmond Community Centre Management Committee for use of the Meeting Rooms, Foyer and Halls in the North Richmond Community Centre commencing 1st January, 1986.

FINANCE AND ADMINISTRATIONREPORTS1. CONTRACTS AND DOCUMENTS FOR EXECUTION. S13/18

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

Transfer - R.S.L. Homes Trust - off March Street, Richmond.

2. COMMUNITY EMPLOYMENT PROGRAMME (CEP) PROJECTS. G95/30

The Department of Employment and Industrial Relations has recently advised Council that the allocation under the next round of the CEP funding will be \$171,000. Combined with Council's contribution of 20% the total programme amounts to \$214,000.

Suitable projects for funding under this round must be lodged with the Department by the 13th December, 1985. Guidelines previously applying to CEP projects will still be applicable and advice has been received that major capital and building works will not be approved unless labour content guidelines are satisfied. With the current programmes the officers of the Department have indicated that a greater emphasis will be placed on administrative and clerical type functions than has applied in previous programmes. This has resulted from the difficulty in satisfying the criteria of the funding and an endeavour to train the recipients more effectively for long term employment prospects.

The basic criteria for funding of CEP programmes are as follows:

- (i) The sponsor contribution for councils remains at 20% of total project costs and is mandatory.
- (ii) Of the 20% contribution at least 10% must be in cash and contributions are those where the sponsor's existing materials or assets will be used on a project and no replacement occurs.
- (iii) Labour costs of CEP employees must be at least 65% of the CEP grant.
- (iv) Women are to be employed on 25% of jobs under JOLOR and 50% on general projects.
- (v) Priority for placement under the Programme will be to those people who have been registered as unemployed for 9 months or longer.

Projects which could be included in a CEP programme, or which have been referred for consideration by Council for inclusion in the CEP programme are detailed below:

1. Navua Reserve

This Reserve is located at the end of Ashtons Road, which runs off Grose River Road at Grose Wold. It borders on the Grose River and is a very popular picnic area for both local residents and visitors to the Shire.

Work on this site could involve labour intensive improvements which would certainly satisfy CEP guidelines. The project would include clearing, some river bank stabilisation work, erection of barricades to prevent trail bike riding, establishment of picnic/barbecue areas, landscaping and ground maintenance etc.

Unfortunately, the Reserve is subject to very frequent flooding and, because of its isolated nature, vandalism would present a serious problem.

The area is very popular and Council's holdings are not sufficient to cope with the demand by the public. As a result, many people who visit the area picnic on private property which borders the river. If Council were to undertake work in this area only a limited number of people who actually frequent the reserve would benefit.

Were Council to approve of this project, it would again be necessary to engage professionals to prepare plans and specifications for the work to be undertaken.

2. Diamond Hill

As part of the 1979 Diamond Hill Enquiry the State Pollution Control Commission recommends that "the New South Wales Planning and Environment Commission, in consultation with the Colo Shire Council, the National Parks and Wildlife Service and the Department of Lands, seek to determine the feasibility of procuring and dedicating for public recreation as bushwalking areas, appropriate widths of land on each side of the main stem of Little Wheeny Creek between Crown Reserve 66186 and the proposed Wollemi National Park, together with appropriate widths of land on each side of the main stem of Blue Gum Creek, subject to landholders being permitted to have stock and pumping access where this access does not adversely affect the quality of environment".

A Notice of Motion was submitted to the Ordinary Meeting of Council held on 12th February, 1985, suggesting that this recommendation be fully implemented. Consideration of this matter was deferred pending preparation of this report which outlines other possible CEP projects.

Creation of bushwalking areas is a labour intensive project and would certainly satisfy CEP guidelines. However, at this stage, the land in question is privately owned and would need to be acquired before any work could commence.

The question of procuring and dedicating land for public recreation would be extremely time consuming and, given that all CEP funds from this round must be expended within 12 months of approval, creates problems for this project.

In addition to the time factor, no CEP funding would be available for acquisition of the land. If Council were to resolve to proceed with this project prior to owning the land, it would certainly jeopardise negotiations on a suitable purchase price.

3. Bridle Paths

A report on "Bridle Paths in non-urban areas" was submitted to the former Windsor Municipal Council on 24th April, 1979. It was resolved at the Ordinary Meeting of Council on 9th October, 1984, that the construction of Bridle Paths in line with this report be considered in the current round of CEP funding.

Four possible routes at Oakville/Pitt Town were suggested in the report and costing estimates for each proposal have now been prepared.

The Vines Pony Club currently occupy an area of 4 hectares in Old Stock Route Road, Oakville. Council prepared a submission to the Land Board Office on behalf of the Pony Club requesting provision of a further 12.57 hectares adjacent to the existing holding for Pony Club activities.

In the 1979 report it is suggested that members of the Pony Club would be the main section of the community to benefit from construction of bridle paths. Given that Council has supported their application for a further 12.58 hectares of land, the need for bridle paths should be reconsidered.

The Oakville, Cattai and Maraylya areas, however, have been subject to a significant increase in development of equestrian use. Use is made of the existing roads system for horse riding, where in many instances, the road verge vegetation forces riders onto the edge of trafficable roads.

The work envisaged in this report would require clearing of road verge vegetation, sufficiently to enable clear access for horse and rider, thus minimising the risk of accidents. The type of work would be suitable for unskilled employees and also enables the criteria for 50% female employment to be fulfilled.

Associated with clearing works would be the erection of signs indicating trails and appropriate symbolic signs warning motorists of horse traffic, particularly at crossing locations.

It is noted that there would need to be follow up maintenance to keep the trails in a useable state. The four possible horse trails and estimated costs which have been calculated are set out below:

1. Old Stock Route Road, Currie Road, Smiths Road, Broos Road, Commercial Road and Old Stock Route Road - 5.25km
2. Old Stock Route Road, Currie Road, Smiths Road, Broos Road, Goods Road, Old Stock Route Road - 4km
3. Old Stock Route Road, Pitt Town-Dural Road, Avondale Road, unformed Schofield Road, Schofield Road, Old Stock Route Road - 9km
4. Old Stock Route Road, Avondale Road, unformed Schofield Road, Schofield Road, Old Stock Route Road - 7.25km

The length of the trails vary but it is anticipated that clearing would require removal of minor through to heavy undergrowth (including numbers of trees) and would involve an average cost of \$30,000 per kilometre. To satisfy CEP requirements, the work would be undertaken by manual labour rather than heavy equipment. The use of chain saws and other clearing tools by unskilled labour is undesirable because of the risk of injury and subsequent Workers' Compensation claims.

To proceed further with the provision of horse trails within the Shire, it will be necessary to avoid a conflict between horse and vehicular traffic. This would create a need to acquire connections other than on public land, i.e. across private property.

It is noted that the above trails cover only one equestrian area and should Council proceed with this work requests will emanate from other areas, e.g. Wilberforce (Woodlands Pony Club), Glossodia (Hawkesbury Valley Pony Club) and Kurrajong/Grose Vale (Kurrajong Pony Club).

Whilst it would appear that the provision of horse trails would be a relatively inexpensive exercise, it is necessary to remove all stumps, tree roots and other potential hazards for a path of 3-6 metres width. Crossings should also be provided across waterways to avoid horses and riders entering onto the narrow roadway to cross these obstructions.

4. Australiana Pioneer Village

Council is aware that restoration works at the Australiana Pioneer Village are currently being undertaken and that the restoration of the Oxboro Inn and Damper Camp are nearing completion. There are many more restoration works required to be carried out to bring the Village up to a high quality recreational facility.

Currently, there are 11 persons employed under the 1984/85 CEP programme. These persons are employed to assist with the minor repair work, painting and general operation functions.

To satisfy CEP labour content requirements the project would concentrate on labour intensive works such as painting, footpath paving, improvement of existing and provision of additional barbecue/picnic areas, landscaping, ground maintenance and improvement of existing wildlife exhibits etc.

In addition to this labour intensive work, funds could also be allocated towards the restoration of the chattel collection of the Village and include the repair of the coaches, carriages and fire engines. This would greatly assist in the restoration and development of the historic exhibits.

The Department has indicated enthusiasm for an extension of the existing CEP programme at the Australiana Pioneer Village due to the fact that the Village is a major heritage item and will have ongoing benefits to the community.

It is estimated the project would have a total cost of \$70,000.

5. Administration Services

It is anticipated that the new computer system will be substantially completed in the first three months of 1986. This system will enable many of the registers currently maintained on manual records to be implemented into the new system. Such manual systems include legal documents register, property register, leasing and rentals register, register of keys for Council buildings, amenities blocks and various other properties.

The work envisaged is labour intensive and would greatly enhance the access of information from the computer system.

Funds could also be allocated for microfilming of many of Council records currently stored in the archives. These records take up a large amount of storage area and are required to be retained for varying statutory periods or are required for reference purposes.

The major part of Council's central record system is currently stored on microfiche. To alleviate some of the storage problems of records in the archives area, a possible solution is to microfilm those records. This is a major manual task and would be suitable for a CEP programme.

Approximate cost of this programme is \$87,000.

6. Easy Access Garden

The Bicentenary Park Committee recommended to Council at its meeting of 19th November, 1985, that an application for a grant under the Community Employment Programme be made to provide for completion of the construction of the Easy Access Garden.

The works required under this project are a major pathway construction and associated works which are estimated to cost approximately \$50,000 of which \$25,000 is required from the CEP programme.

7. Curator Hawkesbury District Museum

Discussions with varying funding bodies suggest grant application relating to the Hawkesbury Museum would be more favourably met if a person (a Curator) was permanently appointed, who could supervise the Museum on a day to day basis and establish a co-ordinated Heritage Program.

Council previously has indicated support for this project and has an ongoing commitment for the Thompson Square Project. To ensure the Museum and its collection are fully prepared for the Bi-Centennial (1988) Celebrations, it is felt this project is desirable.

CEP Officials have verbally indicated suitable Arts graduates are available. Should none be suitable, they will still financially support the project if a person was undertaking the course.

It is envisaged a total cost of a qualified Curator with appropriate materials could be \$32,000.

IT IS RECOMMENDED THAT Council submit an application for a programme of \$214,000 for the following projects:

Australiana Pioneer Village	- \$70,000
Curator, Hawkesbury Museum	- \$32,000
Easy Access Garden	- \$25,000
Administration Services	- \$87,000

3. RURAL RATE APPEAL - MR. A. & MRS. P.G. YORK. 2249c

On Monday 25th November Council officers attended the Land and Environment Court, Sydney, to defend an appeal against the decision to refuse rural rating on Part Lot B Grose Wold Road, Grose Wold, in respect of the 1985 rating year.

The appeal was to be heard by Assessor Mrs. Fitz-Henry, but was ruled incompetent on the grounds that it had been lodged out of time. The ruling was based on a decision in Parsons versus Liverpool City Council which was handed down on 24th May, 1983.

It has always been the practice of this Council to notify ratepayers that they have a right of appeal to the Land and Environment Court within 30 days of the letter notifying them that the rate has been refused. The decision in the above case, which was based on a question of law, effectively means that any appeal must be lodged within 30 days of the service of the rate notice and that the notice should be considered as the Council decision in regard to eligibility for rural rating.

Although the decision has only recently been drawn to the attention of Assessors in the Land and Environment Court, it is apparent that, while it will not prejudice appeals which have already been heard, the requirement will be rigidly adhered to in all future appeals. Previous appeals defended by Council were all lodged outside the prescribed period.

Administratively, it is not possible to issue application forms, inspect properties, determine the application, advise of the result, often discuss reasons for the decision and still leave time for an appeal within 30 days of the rate issue. It is of great concern that in 1986 any potential applicant for rural rating will need to be advised to immediately appeal to the Land and Environment Court, and where the rate is approved subsequently lodge a notice of discontinuance.

Although accurate figures are not available, it is estimated that approximately 150 applications for the rural rate in 1985 were finally refused, and after discussions with a large number of these applicants, only three appeals proceeded to the Land and Environment Court (Tilmunda Pastoral Co., McMahon and York). It should be noted that during the general inspection a further 100-150 applicants were initially refused the rate and then had it reinstated following the provision of additional information.

Shire Clerk/General Manager's Report

Ord. 10/12/85

On this basis, Council could expect some 250-300 appeals to the Court in 1986, of which the vast majority could be settled out of Court. Where previously the decision to refuse rural rating has been explained by Council officers, it is likely that appeals will proceed as the filing fees will have already been paid. The current filing fee is \$32.00.

Apart from the drain on Council resources in preparing defences and attending the Court, it is also likely that a backlog will occur and some appeals will not be heard for a number of years. This makes it very difficult to limit and relate the appeal to the 1st January of the rating year.

It is suggested that Council should make representations to the Department of Local Government through the Minister, requesting an amendment to the Local Government Act to alter the prescribed period for lodging rural rate appeals to within 30 days of the Council decision to refuse the rate.

IT IS RECOMMENDED THAT representations be made to the Minister for Local Government requesting an amendment to Section 118(7) of the Local Government Act, 1919, to alter the prescribed period for lodging rural rate appeals to within 30 days of the Council decision to refuse the rate.

4. COMMUNITY ARTS OFFICER'S REPORT - NOVEMBER

Report on Promotional Activities - Windsor Mall, 1985

The Macquarie Towns Festival Committee was given responsibility by Council for organisation of promotions in Windsor Mall from October 1984. Council allocated \$7,000 for promotions until the end of 1985.

Promotions have included - Blue Mountain Dewars Bluegrass Band (2); Macquarie Towns Junior Symphony Orchestra (3); Childrens Christmas decoration making together with the Youth Recreation Officer; Alan Fountain, Australian singer; Nepean C.A.E. Drama Students - juggling and clowning; Australia Day flag-raising and cannon firing; Windsor and District Scottish Pipe Band (3); Hawkesbury District Band (2); Rinky Dink Circus Puppets (2); Windsor and District Scottish Pipe Band (3); Flame Dancing School; Team Electro Scratch rap dancers; Hills Christian Life Centre; Common Clown Company; "Who Wears the Trousers" street theatre; Flori-Ann, country rock singer; Buckley's Chance Bush Band; 3K Jazz Trio; Peter Oldham's Puppets' Tim Gow; Fungo Chutney, clown; Ralph Daines Dixieland (2); Education week schools displays; Jonnie Russell, country and western; Food and Wine Fair, M.T. Festival; Childrens Day M.T. Festival; "Rumor Hazard", bush and rock band; "Blackjack", country rock band; Sydney Schools Big Band - jazz; Scottish Heritage Week - Pipe Band and Scottish Society; Macquarie Towns Choral Society.

Displays by commercial, charity and community groups have taken place.

It is proposed that the childrens craft classes and suitable entertainment will take place on 18, 19 and 20 December. The Windsor Chamber of Commerce has provided some materials for this promotion.

Shire Clerk/General Manager's Report

Ord. 10/12/85

Windsor Chamber of Commerce formed a Promotion Committee to organise their market day promotions on the second Saturday of each month. This Committee will continue in 1986 and continued liaison with this group is seen to be necessary in effective management of future promotions.

As the Festival Committee has planned Australia Day activities on 25 January next and the Community Arts Officer will be organising promotions during the year, the need for a co-ordinating committee within Council will soon become apparent.

Bi-Centennial Art Commissioning.

Preparatory research is being undertaken for the grant application due in March, 1986 for art commissions.

1985 Local Government & The Arts Conference.

This conference was held in Sydney on 11, 12, and 13 November and the theme was "Auditing the Arts Dollar". The conference was attended by 53 arts or recreation administrators, 7 community development professionals, 9 other local government officers and 14 local government elected representatives. Of these 60 were from N.S.W., 10 from other States and 10 from Federal bodies.

The conference was addressed by representatives of the Local Government Association, Australia Council, Premier's Department, Regional Galleries Association, Museums Association, Bi-Centenary Authority, Arts Council N.S.W., artists and arts administrators working with Local Government in N.S.W., Victoria and Queensland.

Subjects covered included - Local Government support for the Arts (based on Australia Council research); Economic and Political Spin-offs from the Arts, the Role of the Arts Professional, Local Government and the Arts Manual.

W.S.R.O.C.

A meeting was convened by WSROC at Fairfield Council between Arts Workers and Community Arts Officers in the Region and members of the Western Sydney Sub-Committee of the N.S.W. Cultural Grants Advisory Council, Office of the Minister for the Arts, the State funding body. This followed the preparation by WSROC of a report on arts funding in Western Sydney. Concern has been expressed at the low level of arts funding reaching the Western Sydney area. A copy of this report is held by the Community Arts Officer.

Of the ten largest grants for 1984/85 totalling \$2,942,695, eight were for institutions such as the Australian Opera, which is not seen outside the central Sydney area. (Two grants - Q Theatre, Penrith and Hunter Valley Theatre do not tour).

Funding

A Community Theatre Project for the Macquarie Towns Festival, 1986 was designed and an application for \$7,150.00 was made to the Office of the Minister for the Arts. An amount of \$500 was granted. As Federal funding is dependent on State support for projects, it seems that the project will have to be abandoned. A project tailored for the reduced level of funding will be devised and submitted to the Federal funding body and WSAAS.

Australia Council Chairman

Chairman of the Australia Council, Professor Donald Horne, visited Windsor on 20 November. Professor Horne has a particular interest in Community Arts. After morning tea with the Shire President and Shire Clerk, Professor Horne visited Windsor Mall, community murals in Richmond and the film and television school at CYSS.

Colo Wilderness Mobile Resource Workers Report - November

This year has been most eventful for the Resource Unit management and staff with increased activity and some very welcome developments.

Pre Schools

The pre schools were again held at Blaxlands Ridge, Colo Heights and Bilpin. The attendances are now at maximum enrolment levels, Blaxlands Ridge is operating two days per week and Bilpin one day per week.

The Department of Youth and Community Services has extended the pre school licence to 25 per session, with a possible 30 places in the new building. After much thought and discussion the pre school session at Colo Heights was changed to a playgroup with the consent of the parents whose children were attending there. Parents and children who want to attend pre school are now travelling in the Resource Unit's van to the Blaxlands Ridge pre school session every Monday.

The pre school library service has continued this year, with keen borrowing by the children, who take great delight in this.

Playgroups

The Unit was again involved with playgroups this year, including the Blaxlands Ridge playgroup, Colo Heights and Bilpin. The management and staff are currently examining the extension of services to Bowen Mountain. Staff member Jane Morey has been assisting in this new venture.

Vacation Care Centres

Vacation care centres have been very well attended this year, with centres held at Blaxlands Ridge, Colo Heights, Bilpin, McGraths Hill. Extra funds were received from Youth and Community Services to extend activities at McGraths Hill. The Department of Sport and Recreation has expressed interest in taking over the McGraths Hill centre and with Council intending to run this centre for a week in the summer holidays, the Resource Unit and the McGraths Hill parents have organised this centre for the past two years and it is felt that this is a very worthwhile development. Staff for the year were Mike Cooper, Vicki Reynolds and Sharon Case.

After School Centres

A new service started in second term with the running of after school centres at all of the venues, the response was overwhelming and the terms work was certainly a success. Hawkesbury Council generously awarded \$300 as part of International Youth Year grants to the Resource Unit as a recognition of efforts on behalf of young people in the isolated areas.

Special Activities

The Unit was again involved in the Childrens' Week celebrations traditionally held in Richmond Park for pre school and playgroup children. Face painting was again the forte and what a lot of little multi coloured people there were at the end of the day. 300 children attended from all over the Shire. The emphasis was more towards children's services for the Resource Worker, Yvonne Pearsall, however, the unit helped to start the Tai Chi group for adults at Bilpin, which continues with some very dedicated people in the Bilpin Hall every Monday night.

Directions for 1986

With the new building at our disposal there is room for a lot of new ideas and developments at Blaxlands Ridge, e.g. baby health clinic, parents' groups, etc.

Several new grants have been applied for, these were to Youth and Community Services, Community Employment Programme, International Youth Year. We will have to wait for the outcome of these applications, however, if any are successful, we will have funding to achieve a larger youth and after school programme.

IT IS RECOMMENDED THAT the report be received.

5. STAFF MATTERS - RESIGNATIONS. S81/8P

The following staff member has tendered his resignation:

Brian Stever - Enquiry Clerk.

Shire Clerk/General Manager's Report

Ord. 10/12/85

(S.C. Mr. Stever has carried out his duties to the entire satisfaction of Council).

IT IS RECOMMENDED THAT the resignation be received with regret, and a reference be provided under Seal of Council.

6. HAWKESBURY FAMILY DAY CARE MONTHLY REPORT - NOVEMBER, 1985

Family Day Care has had a quiet month as excursions to Windsor and Richmond Pools had to be cancelled due to the cool weather.

Play sessions have been busy and crowded completing Christmas decorations and cards for the children to give to parents.

Day Care Mothers attended a Melbourne Cup Luncheon, a Ladies Night Out as well as their usual Coffee Morning/In-Service Training session.

The Co-ordinator attended a Hawkesbury Early Childhood Meeting and a Children at Risk Meeting during the month of November.

Occasional Care Monthly Report - November

No. of days Centre open	12
No. of children enrolled	245
Fees collected	\$1,045.25
No. of volunteers	30
Visits from Y.A.C.S. Advisor	0

Two Year 10 Students from Colo High School completed a week's work experience at the Centre during November.

IT IS RECOMMENDED THAT the report be received.

7. APPLICATION FOR ANNUAL LEAVE - SHIRE CLERK/GENERAL MANAGER. S1/8P

Application is hereby made for annual leave for the period Thursday, 2nd January, 1986, to Friday, 24th January, 1986, inclusive.

8. MUSEUM AND INFORMATION CENTRE COMMITTEE. T4/4

Council owns the Museum building in Thompson Square and this is managed by a Committee comprising representatives from Council (a Councillor who acts as Chairman), three representatives from the Hawkesbury Historical Society and the Hawkesbury Tourist Association. The Committee receives its income from admission fees and sale of pamphlets and goods. The Hawkesbury Historical Society owns all the exhibits and is responsible for the policy of the museum and the display and care of its exhibits.

Shire Clerk/General Manager's Report

Ord. 10/12/85

Council's last appointed representative on the Committee was Councillor Nicholson, who has indicated his desire to stand down at this time. It is recommended that Councillor Stubbs be appointed as Council's delegate considering his special interest and knowledge of the Museum, Historical Society and their activities.

IT IS RECOMMENDED THAT Councillor Stubbs be appointed as representative to the Museum and Tourist Information Centre Committee.

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

1. Management Executive Committee
2. Heritage Advisory Committee
3. Macquarie Towns Festival Committee
4. Prospect County Council

IT IS RECOMMENDED THAT the report be received.

10. PROPOSED LEASE - WEST MARKET STREET, RICHMOND. P155/8

Correspondence has been received from Mr. Van Delkou relating to development consent in West Market Street, Richmond.

The subject development consent makes specific reference to the use of the car parking space in Woodhills Car Park for the purpose of servicing the small service yard which incorporates the grease trap from the building and the necessary garbage containers.

It is evident that a restaurant is to be established within the building and it is desirable to install a gas tank to supply the restaurant's kitchen.

Mr. Van Delkou has requested Council give consideration for the leasing to his company of a car parking space previously referred to for the installation of this tank. At the current time there is no available land within the building allotment which makes it somewhat difficult to service the approved use.

Appropriate contributions have been made relating to parking contributions etc.

No problems exist to the granting of a "peppercorn" lease agreement assuming that Mr. Van Delkou is willing to undertake and maintain appropriate public risk insurances and indemnify Council against any action resulting from its installation or future use.

IT IS RECOMMENDED THAT a lease agreement be granted to Mr. Van Delkou (Conserve No. 210 Pty. Ltd., Inalls Lane, Richmond) for rental of \$1 per year subject to all insurances being maintained indemnifying Council against all claims and the Seal of Council be affixed to all documents.

11. FEES AND CHARGES - 1986. M123

Enclosed with the business paper is a list of proposed fees and charges for the 1986 rating year. Where there has been an increase, the 1985 fee or charge has been shown in brackets. An asterisk, in each case, denotes that the fee or charge is the maximum prescribed by Ordinance or Regulation.

In each case, the fee has been suggested by the Department Head and they are therefore recommended to you for adoption.

IT IS RECOMMENDED THAT the proposed fees and charges for 1986, as presented, be adopted.

12. TOURIST INFORMATION CENTRE SITE. C52/5

Advertisements were recently placed in the metropolitan press and Financial Review relating to the use of land adjoining the Tourist Information Centre site at McGraths Hill. The site concerned is that area to the rear of the Tourist Information Centre and the proposed McDonalds Restaurant containing an area of approximately 1.6 hectares.

One submission was received from Steven Larkin of Vaucluse that indicates the development of a native fauna park together with associated facilities including tea rooms, picnic area and licensed restaurant. The total cost of the project is indicated at \$1.15 million including land acquisition of \$150,000. The submission states that preliminary design discussions have been held with architects and that finance approval for the proposed project has been given from Merchant Bankers. Further, that if the proposal is approved in principle, detailed submissions would be prepared with an agreement to contract to purchase the land for the proposal as outlined.

Council's Valuer has indicated that the site is valued at:

- Motel site - \$200,000;
- Industrial site - \$120,000;
- Rural home site - \$75,000.

A fauna park and associated refreshment room would, with appropriate commercial and administrative arrangements, compliment the existing site's development. At this time there is a need to firm up arrangements regarding the development and method in which this will operate in connection with the tourist information facility. If is, therefore, recommended that agreement in principle be made in the nature of the proposed development; that Council is prepared to lease or sell the land at an appropriate valuation subject to the completion of details as to the timing of the development and its operations and administration; and, further, that if the land is sold and a development is not completed within a period of two years, then the site is to be offered to Council for the sale price or market value, whichever is the lower.

IT IS RECOMMENDED THAT Steven Larkin be advised that:

1. Council agrees with the principle of the development of the land adjoining the Tourist Information site as a fauna park with associated refreshment facilities.
2. Council is prepared to lease or sell the site at an appropriate valuation.
3. Such lease or sale would be dependent upon the development taking place within a period of two years. Alternatively the site being offered at first option for resale to the Council at the sale price or market value, whichever is the lower.
4. Further details of the site development, including its administration being submitted.
5. Negotiations with the Shire President and Shire Clerk/General Manager with regard to the above items and these being submitted to a further meeting of Council for final determination.

13. PROPOSED OFFICE BLOCK - WINDSOR. FILE C52/1, 2470w

The Department of Social Security currently occupies the ground floor of the Council Administrative Building, paying a rental of \$64,000 for 500 square metres, this being almost 1% of the rate. The rental income is such that the area of the building involved would have been paid by the amount of rental over very few years. The Department advised earlier this year that it required considerable additional space that was not available in the present building. Investigations took place regarding a suitable site and land is being acquired on the eastern side of Macquarie Street for this purpose. The most cost effective method of making available a building for the Department and other authorities within the town was determined to be by the calling of expressions of interest from interested parties being finance organisations and building companies.

Advertisements were placed in the metropolitan press seeking expressions of interest in the construction of an office block on land being acquired by Council between Macquarie and Mileham Streets, Windsor. As a result there were 38 verbal enquiries with 14 written submissions from Edwards, Madigan, Torzilo and Briggs, Deranja Construction Company, Ian Turner and Partners, Catco Developments, White Industries Ltd., Winterton Constructions, Greatway Pty. Ltd., Commonwealth Bank of Australia, Steven-Watt Constructions, McNamara Group, Leighton Industries, Graham Evans, Mortgage Acceptance and E.H. Hutcherson. The last 5 were selected and interviewed in detail on Thursday 4th December, 1985.

The groups presented their proposals for the site's development, some providing diagrammatic sketches, their organisation's ability to undertake the work within the time frame involved and possible financial arrangements.

As a result it was decided to recommend to Council that the development in principle proceed based on the submission by the McNamara Group Company for the development and building with financing by the Commonwealth Bank of Australia. Should Council resolve to proceed in principle it will be necessary to firm up arrangements with the Bank and the building organisation regarding the development. Basically, this would involve the Bank financing the construction, providing the Council with a head lease for a period of probably around seven years, when total ownership would come to Council.

While the development sketches are only diagrammatic, they provide for 2 two-storey buildings with the ground floor of the first building being suitable for the requirements of the Department of Social Security and the first floor for other Government tenants in various locations around the town and possibly other professional offices. The advantages of deriving these alternative secure sources of income have been emphasised previously. It is not possible to accurately indicate the income and expenditure for the proposal until the building group and the Bank have been able to detail the various matters required, and this, of course, could not be undertaken until Council indicated it was prepared to proceed. It would appear, however, that rental incomes would exceed expenditure in a short period of time and possibly, after two years.

IT IS RECOMMENDED THAT Council proceed with the development of land on Macquarie Street, Windsor, by the construction of an office block based on the proposal submitted by the McNamara Group of Companies and the Commonwealth Bank of Australia; Council exercise the option to purchase the land from the Sisters of the Good Samaritan, and all documents be completed under the Seal of Council.

14. 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 04-Dec-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.	
00008	8 13-Mar-84	Bicentenary SP	Feasibility study be undertaken on estab Discussion of Museum of Industry and Commerce for Bicentenary Celebrations	Under investigation	
00009	9 13-Mar-84	Water Supply SE	Report on present position regarding the Waiting possible extension of water supply to Grose Vale and Grose Wold areas	Awaiting Section 94 advices from MWS&DB	
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 Determination of Hawkesbury Rvr study Anticipated June 1986	
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	
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 Report deferred until formation of Management Committee	
00078	78 09-Jul-85	Holland Carpark SE	Report on effectiveness of present of siting of traffic barriers - Hollands Paddock Car Park	Report Designs being prepared	

REPT NO	FILE NO REP DATE	SUBJECT REFERRED TO	REPORTS REQUIRED BY COUNCIL - STATUS - AS AT 04-Dec-85 ACTION	COMMENT	COMP DATE
00081	81 13-Aug-85	D.A. Burkitt SP	Report on possibility of large single radio tower being erected on escarpment	Report	Under investigation for Report
00090	90 13-Aug-84	Educational Tapes Lib	Report on feasibility of producing educational tapes for Local Government in co-operation with the Department	Report	Under consideration for report
00091	91 13-Aug-85	Tebbutts Memoirs LIB	Report on feasibility of a reprint of John Tebbutt's Astronomical Memoirs by Council	Report	Negotiations with CSIRO for a co-operative project
00094	94 13-Aug-85	Boat Ramp SE	Discussions to take place with Power Boat Club & further report to be presented	Report	Discussions taking place with club
00096	96 10-Sep-85	Archives LIB	Report on establishment of archives section as part of future extension of library services	Report	Under investigation for report
00097	97 10-Sep-85	Ext Racecourse Rd SE	Report on desirability, feasibility and practicability of extending Racecourse Road Clarendon	Report	Under investigation by Council officers
00100	100 10-Sep-85	Defacement SE	Report on cost of implementing post vandalism policy	Report	Under investigation
00101	101 08-Oct-85	Bicentennial Rd SE	Report on the cost of providing fencing for stock control purposes	Report	Subject to further report
00102	102 08-Oct-85	SES Road Rescue SE	Further report on the implications of Local SES involvement in Road Rescue	Report	Report to Ordinary Meeting - January

REPT NO	FILE NO REP DATE	SUBJECT REFERRED TO	REPORTS REQUIRED BY COUNCIL - STATUS - AS AT 04-Dec-85 ACTION	COMMENT	COMP DATE
00103	103 08-Oct-85	Amenities Richm'd SE	Report on public amenities- Richmond Oval - a more economical solution such as the repair of the existing facilities	Report	Under investigation
00104	104 12-Nov-85	Wheeny Ck Bridge SE	Report in relation to the safety of the bridge in Comleroy Rd & estimated cost & means of obtaining funds for repairs	Report	Report to GPC January
00105	105 11-Nov-85	Major Road Works SE	Report on proposed work on Bells Line of road intersections at Pecks Road & Hermitage Road, Kurrajong Hills	Report	Investigations with DMR
00107	107 11-Nov-85	Bic Committee DSC	Report on how the Committee proposes to spend festivities monies allocated to it	Report	Committee currently considering matter
00108	108 11-Nov-85	Grose Vale Site DSC	Further report on the management of the former Grose Vale School building once Council has obtained ownership	Report	Awaiting ownership
00109	109 11-Nov-85	Draft Control Pln SP	Report on cost implications to Council for roads & drainage - Kurrajong Heights Development Control Plan	Report	Report to GPC 7/1/86

★★ END OF REPORT ★★

ENGINEERING

CORRESPONDENCE

1. GUTTERIDGE HASKINS & DAVEY - SEWERAGE FACILITIES FOR FRINGE COMMUNITIES.
200

Forwarding the report on Sewerage Facilities for Fringe Communities.

(S.E. - Funding was provided to Council under the Regional Community Development Programme to investigate methods of providing sewerage services to small communities.

In consideration of the options available for reticulation treatment of areas, site specific proposals were developed for four fringe communities within the Shire. The report is technical in format and has been forwarded to WSROC and the Federal Office of Local Government in Canberra.

Following discussion with the authors a further document is now proposed to provide a suitable summary of the options for sewerage fringe areas in a format suitable for "non technical" appreciation as to course action to be followed for installation of sewerage facilities.)

IT IS RECOMMENDED THAT the report be received.

2. MR. P. ROBERTS - OPERATION OF WINDSOR MARINE STADIUM. 625-205

"I hereby request extension of further twelve months for my managing of the ramp and grounds at the Windsor Marine Stadium, on the same terms and conditions currently applying, subject only to finalisation of discussion and arrangements regarding wages."

(S.E. - Council accepted Mr. P. Roberts tender (November 1984) in the sum of \$30,596 per annum for a 12 month period with the option that subject to satisfactory service it be extended for further annual periods.

Mr. Roberts has proved capable and satisfactory in undertaking the duties required.)

IT IS RECOMMENDED THAT Mr. P. Roberts' contract be extended for a further period of 12 months.

3. A.S. BARRON AND, P.E. POPE - VEHICULAR FERRY OPERATION, WISEMANS FERRY.
F81/1

Requesting an extension of their existing contract for the operation of the vehicular ferry at Wisemans Ferry.

(S.E. - The existing contract for the operation of the ferry expires on 28th February, 1986. A.S. Barron and P.E. Pope are the current contractors and have been conducting the operation since February, 1983, in a most satisfactory manner. It is believed that the Department of Main Roads will agree to an extension of an existing contract on a year by year basis for up to seven years.)

IT IS RECOMMENDED THAT:

1. The application by A.S. Barron and P.E. Pope to extend the existing contract for a further twelve months under the existing terms and conditions be recommended to the Department of Main Roads for approval.
2. Subject to the approval of the Department of Main Roads to the extension, the necessary documents be completed under the Common Seal of Council.

ENGINEERINGREPORTS1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

- S85/87 Applicant: D. Matthews and Associates
 Owner: A. Iaria
 Land: Lot 1 DP 961686 King Road, Wilberforce
 Creation of 8 lots
- S85/78 Applicant: Azurite Pty Limited
 Owner: Azurite Pty Limited
 Land: Lot 60 DP 236754, Lots 61, 62 and 63 DP 564030
 William & Charles Streets, North Richmond
 Creation of 3 lots
- S85/113 Applicant: D. Matthews and Associates
 Owner: D.S. Trenchard
 Land: Portion 214 in DP 977285 intersection Neich & Scheyville
 Roads, Maraylya
 Creation of 2 allotments
- S85/69 Applicant: R.K. Cambridge
 Owner: Ghantous Family Trust
 Land: Lots 1 & 2 DP 593192, Lots 2 & 3 DP 234479 The Terrace,
 Windsor
 Creation of 3 lots
- S85/95 Applicant: D. Matthews and Associates
 Owner: L. Broome
 Land: Lot 2 DP 616089 Cedar Ridge Road, Blaxlands Ridge
 Creation of 2 lots
- S85/116 Applicant: D. Matthews and Associates
 Owner: Mr. & Mrs. Thurlow
 Land: Portion 160 Parish of Merroo, Cedar Ridge Road,
 Blaxlands Ridge
 Creation of 2 lots
- S85/111 Applicant: Bennetts Real Estate Pty. Ltd.
 Owner: D.G. & R.H. Smith
 Land: Lot 1 DP 700198 Comleroy Road, Kurrajong
 Creation of 4 lots
- S85/98 Applicant: D. Matthews and Associates
 Owner: F. Gartrell
 Land: Lot 217 DP 263472 Corner Loder and Harpur Crescents,
 South Windsor
 Strata subdivision of duplex to create 2 allotments

S85/115 Applicant: J.D. & M.A. Goulding
 Owner: J.D. & M.A. Goulding
 Land: Lot 12 DP 594491 Comleroy Road, Kurrajong
 Creation of 2 lots

IT IS RECOMMENDED THAT the report be received.

2. KERB AND GUTTER CONSTRUCTION. 665-2342; 665-2313

Plans have been completed to provide for kerb and gutter in William Street, North Richmond and on Windsor Road at McGraths Hill. The work along Windsor Road has been approved by the Department of Main Roads.

Sealing of the road shoulder will be undertaken in conjunction with the work in William Street, which includes the section past the North Richmond Community Centre as well as the three missing links past the homes.

Estimates of costs are as follows:

	Vote	Detailed Estimate
William Street, North Richmond	\$ 27,650	\$ 37,610
Windsor Road, McGraths Hill	\$ 81,200	\$ 46,755

The work will be programmed for when staff return from leave in 1986.

IT IS RECOMMENDED THAT the work proceed.

3. PUBLIC WORKS

ROAD RECONSTRUCTION

M.R. 184 Windsor Street, Richmond

As a result of storm run off, work along the northern side has been unfortunately delayed. Action is being taken to seal the shoulder by the 20th.

1984/85 Local Roads Programme

(a) McMahons Road

Earthworks have continued with gravelling in progress.

(b) Tennyson Road

The foundations have been poured for the bridge extension at Tennyson Creek. To avoid closure of part of the road over the holiday break further work has been put back to 1986.

Australian Bicentenary Roads ProgrammeLeets Vale - Webbs Creek

Work has commenced on preparation of the pavement to provide for sealing at Leets Vale.

Resealing

Pavement resealing on the following roads. East Market Street, Francis Street - Windsor Street, Moray Street, Richmond, Lennox Street to March Street. Pecks Road, Kurrajong Heights. Tomah Street, Kurrajong Heights. Main Road to Withers Lane. Ghost Hill Road, Berambing. Lieutenant Bowen Drive 0.5km. Waratah Street, Bowen Mountain.

J.O.L.O.R. Programme

Installation of the stormwater drain in Dorothy Street, Freemans Reach, will be completed prior to the meeting and completes this programme.

OTHER WORKS

Overhaul of the Lower Portland Ferry has continued.

Demolition of 20 Bosworth Street, Richmond, to provide for car parking is well advanced.

Pipe extension Fairey Road for Telecom to allow installation of underground plant.

MAINTENANCE

Patching, gravelling and grading included attention to work Webbs Creek Road, Settlers Road, Upper Colo Road, Lower Colo Road, Laws Farm Road, Stannix Park Road, Old East Kurrajong Road, Yarramundi Lane, Cornwallis Road and Cordners Lane, Freemans Reach Road and Gorricks Lane, Grono Farm Road, Cabbage Tree Road, Grose Vale Road, Davis Lane, Pitt Town, Saunders Road, Greggs Road, Comleroy Road, Pecks Road, North Richmond. Spinks Road, Golden Valley Drive and Boomerang Drive, Glossodia.

PARKS AND GARDENSNatural Areas Enhancement Scheme

Work included demolition of the old toilet block in Howe Park, further paving, construction of the viewing platform with work proceeding on the pergola over the pathway.

Richmond Park

Installation of storage reservoir for the oval irrigation.

Bicentenary Park

Further work to provide for the fountain in the Ease Access Garden.

Other

Work to provide for Bridge to Bridge Ski Classic at Governor Phillip Park.

Powell Park Tennis Court

Work has commenced on construction of the additional court.

BUILDINGSTourist Information Centre

Installation of floor coverings, furniture and painting of the building is proceeding. Work is in hand to complete the electrical installation and light fittings.

Construction of the brick wall at the corner for signage is in progress.

Completion of kerb and gutter with work on drainage pits proceeding and placement of the pavement gravel in progress.

Installation of the waste collection well and effluent pump is in hand.

Blaxlands Ridge Community Centre

The building has been moved to the site and work is in progress on foundations and connection of services.

Other works including attention to the grounds at the North Richmond Community Centre.

Further fencing and improvements at the Hobartville Child Care Centre.

Attention to remove graffiti from Council buildings.

Australiana Pioneer Village

Work is well advanced on alteration to the damper room. Section of the external fence has been replaced. The railway station renovated with painting in progress.

Museum

Rendering work has commenced in the basement area.

SEWERAGE

Extension of mains from James Ruse Close through to the Anglican Church development.

Average daily flow for November was 2681kl/day with significant storm inflow.

The new sludge pump has been installed and a layer of soiled sand removed from the drying beds.

The pump in the bio tower is under repair and a path has been provided around the screening pit.

Electrical storms have produced electrical failure in the pump stations with one pump currently out of action in Station F. Manhole covers have been altered at Pump Stations "A" & "E" with improvement to weather proofing.

Sewer lines were cleaned in Macquarie Street, Church Street, Cox Street and Mileham Street using pressure flushing and lines are to be inspected using TV facilities.

Clearing of four main line blockages and three chokes on Council properties.

IT IS RECOMMENDED THAT the report be received.

4. BLIGH PARK ESTATE. P160/46/A

Contracts have been entered into by the Land Commission of N.S.W. under the terms of the Bligh Park Estate Joint Venture memorandum of understanding to the lowest tenderer in respect of the following works within Precinct 4.

1. Road and drainage works
J.K. Williams Contracting Pty. Ltd.
Contract Price \$388,933.70
Completion period 14 weeks
Contract date of completion 3rd March, 1986
2. Sewer reticulation
Conwal Excavating Pty. Ltd.
Contract Price \$56,725
Completion period 6 weeks
Contract date of completion 6th January, 1986

The road and drainage works contract provides for the construction of trunk drainage externally to Precinct 4, and ultimately to serve 230 lots from this drainage system.

At present 25 homes are occupied within the estate with a further 41 homes under construction.

The rate of sale of lots within Precinct 3 has been similar to that achieved in other precincts, with 52 lots of the 77 available being sold since the release date of 12th October, 1985.

IT IS RECOMMENDED THAT the report be received.

5. SUBDIVISION APPLICATION - CHAMPION REAL ESTATE PTY. LTD. - LOT 2 DP 207735 AND PORTIONS 68 & 150 PARISH OF MERROO, BLAYLANDS RIDGE ROAD, KURRAJONG. SUBDIVISION TO CREATE 17 RURAL ALLOTMENTS. S85/100

This subdivision proposes to create five lots fronting to Comleroy Road, twelve fronting to the improved Crown reserve road with the provision of sealed pavement to the reserve road. Part of the northern boundary of Portion 68 adjoins National park and a right of carriageway will be sought as access for bush fire vehicles.

IT IS RECOMMENDED THAT the application to subdivide Lot 2 DP 207735 and Portions 68 and 150 Parish of Merroo fronting to Comleroy Road and to the reserve road along Weatherboard Ridge including improvement to that road be approved subject to:

- 1-5. Standard conditions (subdivisions) i, ii, iii, v and vii.
- 6-10. Standard conditions (road opening) i, ii (rural), iv, v (Weatherboard Ridge Road), and vi.
11. The compliance with conditions of Development Consent 374/1985 dated 6th September, 1985.
12. The dedication of land for corner or curve improvement on proposed lots 5, 7/8, 8/9, 9/10 or at such alternative positions as may be satisfactory to the Shire Engineer. The splay on Lot 5 shall be increased to 6m.
13. That earnest negotiations be held with the owner of Lot 1 DP 207725 in an attempt to obtain land for a corner splay.
14. The dedication in vicinity of Lots 10 and 11 of sufficient land to construct a sealed turning circle having minimum radius of 12m together with standard shoulder and sufficient space for roadside drainage.
15. The pavement design shall be based upon geotechnical investigation/report and this information be submitted with and form part of the design proposal.
16. That the final pavement course be compacted to 100% standard density and test results be lodged prior to application of seal which shall consist of:

1st coat - 1.1 litres/sq m	20mm aggregate	50 sq m/T
2nd coat - 1.65 litres/sq m	10mm aggregate	85 sq m/T
17. The lodgement of transparent Work as Executed plans.
18. The creation of "easement for drainage" 4m wide and 10m long wherever under road culverts or mitre drains discharge onto the land.
19. The creation of a "Right of Carriageway" for Bush Fire Suppression and Control to Benefit Hawkesbury Shire Council, and burden Lot 12 (or 13). This is to extend between Weatherboard Ridge Road and a convenient point on the western boundary of Lot 12 (or 13) and follow a practical route as near as possible to the northern boundary of Lot 12.
20. All work is to be carried out to the requirements of the Shire Engineer.

6. PROPOSED EASEMENT FOR UNDERGROUND MAINS - PROSPECT COUNTY COUNCIL. E74/5

Correspondence has been received from Prospect County Council requesting Council's consent to easements over properties:

Lot 3 DP 572611, Ct. Vol. 12775, Folio 123
 Lot A DP 154386, Conveyance No. 336, Book 3597
 Lot 6 DP 607129

Easements are necessary to ensure adequate supply of electricity to the supermarket and specialty shops located in Kable Street, Windsor.

The properties in question were sold to Tortuga Properties during 1985, however, due to the structure of the arrangement Council still retains a legal interest by way of holding a mortgage over the property and Council's consent is necessary.

No objections can be seen to the granting of easements.

IT IS RECOMMENDED THAT Prospect County Council be advised that Council has no objection to the granting of easements and further that the Seal of Council be affixed to the necessary documents.

7. TENDERS FOR PILE DRIVING AND/OR SUPPLY OF PILES FOR WINDSOR WHARF.
G95/37, C51/24

The following tenders were received for pile driving and/or supply of piles for Windsor Wharf.

Supply and Driving:

M. Winter Central Wharf & Marine	\$52,900
Alternative tender - lump sum	\$47,300
R.H. Handy	\$47,420
R. Jenkins Constructions	\$53,600
(Telegram only, no details)	

Supply only of Timber:

H.M. Smith & Sons	\$7,395
North Coast Timber Agencies Pty. Ltd.	\$9,700

Central Wharf & Marine has proposed an alternative whereby the three front fender piles are replaced by four raked piles bolted to the leading row, giving greater berthing strength. This gives ships the ability to berth against the wharf which is preferable. The savings in cost are achieved by anchoring the middle piles 1 metre in the shale strata. The design variations are considered acceptable.

IT IS RECOMMENDED THAT the alternative lump sum tender of \$47,300 of M. Winter Central Wharf & Marine be accepted.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of November, 1985. Applications received during November, 1984, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
49	(51) New Dwellings	\$2,421,733	(\$2,460,766)
85	(51) Additions to Dwellings	618,055	(225,501)
-	(-) Residential Flat Buildings	-	-
6	(25) New Buildings other than Residential	2,675,000	(233,664)
1	(8) Additions to Buildings other than Residential	115,000	(71,440)
26	(17) Swimming Pools	212,117	(128,055)
2	(-) Additions to Dwellings - Dual Occupancy Unit	30,000	-
<u>169</u>	<u>(152)</u>	<u>\$6,071,905</u>	<u>(\$3,119,426)</u>

Building applications received up to the end of November, 1985. Approvals for the corresponding period during 1984 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
507	(529) New Dwellings	\$24,849,061	(\$24,633,145)
626	(348) Additions to Dwellings	4,071,648	(2,478,557)
15	(15) Residential Flat Buildings	995,000	(1,785,290)
130	(375) New Buildings other than Residential	10,167,522	(9,041,647)
47	(59) Additions to Buildings other than Residential	1,661,288	(2,256,628)
137	(88) Swimming Pools	1,175,594	(667,990)
7	(6) Additions to Dwellings - Dual Occupancy Unit	284,250	(162,000)
<u>1469</u>	<u>(1420)</u>	<u>\$43,204,363</u>	<u>(\$41,025,257)</u>

IT IS RECOMMENDED that the report be received.

2. DEVELOPMENT APPLICATION - S. & L. CALABRESE - BILLIARDS CLUB CNR. GEORGE & ARGYLE STREETS, SOUTH WINDSOR. DA407/85.

While any subsequent approval to this development will be conditional upon compliance with the requirements of Ordinance 70, some little difficulty may be had in achieving such compliance. Council will be aware that the building was erected as shops and offices being Classes (VI) and (V) under the terms of the Ordinance. The proposal would re-classify the upper floor to Class (IXb) which while requiring identical provisions regarding fire resistant ratings of structural members does, however, require significantly more stringent provisions for egress.

The sketch plans submitted with the development application does not conform with the existing layout and while the upper floor is still not complete, it is obvious that some changes from the approved layout are proposed. The owner has been requested to submit details of proposed amendments for approval as soon as possible.

When it is considered that the proposed change of use increases, in terms of the Ordinance, the potential occupation rate of that section of the building from less than 30 to in excess of 200 persons it is obvious that accurate layout plans are absolutely essential in order to realistically assess the application in terms of numbers and subsequent egress requirements.

Difficulty also arises in that the Ordinance requires any room on an upper floor in these circumstances that has a floor area in excess of 42 sq.m. to have two egress doorways, the width of which in aggregate is significant and must be calculated on floor areas served.

While all these matters are ones which must be considered at the subsequent building application stage, it is believed that the applicants should be advised of difficulties which may be foreseen and in view of the foregoing it is felt the application should be deferred until full and accurate details are submitted to allow proper assessment.

This matter has been discussed with Mrs. Calabrese who has indicated that she will go into the matter more thoroughly with the view to submitting further details.

IT IS RECOMMENDED THAT Development Application 407/85 in the name of S. & L. Calabrese be deferred until such time as more accurate details are submitted.

3. JOINT COUNCILS RIVER COMMITTEE - PROPOSED URBAN RUNOFF STUDY HAWKESBURY/NEPEAN RIVERS SYSTEM. H100/4

Following commission and acceptance of an Environmental Management Study of the Hawkesbury/Nepean River proposed by Mitchell McCotter & Associates, the Joint Councils River Committee has identified the need for a Study of the effects of urban runoff on the river system.

The Committee is concerned with pollution of the River system and the impact that this pollution has on its use as a significant water resource. As part of the Committee's proposals for effectively managing this resource it has appointed a Project Management Executive to initiate research and investigation into the effects of urban stormwater runoff on the river system.

The project is seen as being of two years duration commencing in February, 1986. The Joint Councils River Committee considers the need for this Study as extremely urgent because of the impending development of large tracts of land for urban expansion, particularly in the south-west and north-west sections of the Sydney region. Such developments, if allowed to proceed without proper or adequate control measures, will significantly affect to its detriment the water quality in the river.

The proposed urban runoff study is seen as a project to develop a systems approach to catchment management. The Australian Water Research Advisory Council, in its interim research priorities stated:

"Many major water problems such as salinity, eutrophication, sedimentation or turbidity are linked to land use changes in catchments. There is an increasing need to understand how a catchment system operates as a unit as a basis for integrated land use planning and management. A systems approach to the understanding of the interaction that occurs between catchment land use and water quality is a priority area for research".

Proposed Urban Runoff Study

Part 1 - Objectives

The primary objectives of the Urban Runoff Study are proposed as:

1. Characterisation of urban runoff quality in the Hawkesbury/Nepean basin.

This will address a variety of urban land use systems and their effects on runoff.

2. Characterisation of the changes in runoff quality during urban development.

The Hawkesbury/Nepean basin will accommodate much of the expansion of the Sydney Metropolitan region.

3. Review and field evaluation of urban runoff management.

Much of past management has been designed to handle the elevated runoff promoted by urban development. The beneficial or detrimental effects on water quality of such management requires evaluation, along with an assessment of proposed runoff controls.

4. Design and investigation of urban runoff water quality models, in conjunction with other concurrent studies, such as modelling of urban runoff characteristics, funded by the Australian Environment Council.

These models are proposed at both the descriptive (emphirical) and mechanistic levels.

Secondary objectives of the study are proposed as:

1. Evaluation of other diffuse source loads to the receiving water.
2. Defining some of the effects of diffuse source loads on the receiving water environment and upon the resource usage of that environment.

Part 2 - Benefits

The study is aimed to provide policy and planning guidelines for appropriate water quality goals. It will produce an integrated approach towards urban water quality management, thus avoiding wastage of funds on single improvements which are invalidated by non-controlled sources of pollution.

The major benefit the study is designed to achieve is improved water quality in the Hawkesbury/Nepean River system by ensuring that urban stormwater runoff does not introduce significant pollutant loads into the system.

A secondary benefit will be the ready adoption of the findings of this study to application to other streams and rivers of New South Wales.

Part 3 - Programme Management

The Joint Councils River Committee has appointed a management executive to head this major project comprising the following:

Chairman	Alderman Kevin Dwyer (Penrith City Council)
----------	--

Deputy Chairman	David Abbott (City Engineer Campbelltown City Council)
-----------------	---

Senior members of the State Pollution Control Commission and the Metropolitan Water Sewerage and Drainage Board.

Secretariat/Financial Administration	Hawkesbury Shire Council
---	--------------------------

The executive will be responsible for co-opting the technical expertise necessary to co-ordinate the resources and assess the technical aspects of the study.

Part 4 - Work Programme and Resource Requirements

Staff

It is anticipated that two full-time officers will be required to manage the day to day work of the programme and achieve the stated objectives. It is estimated that this cost will amount to \$100,000 over the two year term of the study.

In addition, it is anticipated that technical assistance will be required to handle and collate data already generated and currently being developed by several instrumentalities, notably the Metropolitan Water Sewerage and Drainage Board and the State Pollution Control Commission. It is estimated that this assistance will cost \$40,000 over the two year period.

A budget allowance of \$30,000 has also been made for other external costs such as vehicle and boat hire, consumables, printing, equipment purchase and the like.

The study would rely on input at no charge from data gathering instrumentalities and a centralised data storage, again as a no charge item. Support facilities such as analytical laboratories etc. will be provided at no cost by the various authorities involved.

The total budget of \$170,000 over a two year term is being sought from a variety of Local State and Federal Government sources with encouraging response even at this early stage.

The following Authorities which it is considered have a responsibility and/or an expected benefit from the results of the study have been invited to contribute to the cost.

1. The Metropolitan Water Sewerage and Drainage Board.
2. The State Pollution Control Commission
3. The member Councils of the Joint Councils River Committee
4. The Local Government Association (through its member Councils)
5. The Department of Agriculture
6. The Commonwealth Department of Local Government (through the N.A.E.S. Scheme)
7. The Department of Environment and Planning
8. The Public Works Department
9. The Soil Conservation Service
10. The Australian Water Research Advisory Council
11. Water Resources Commission
12. Land Commission of N.S.W.
13. Housing Commission of N.S.W.
14. National Parks and Wildlife Service
15. Department of Defence

As a member of the Joint Councils River Committee this Council has been asked to contribute an amount of \$1,000 towards the cost of the study in 1986.

It is believed that it is imperative that such investigative work be carried out as a matter of urgency in view of the deterioration which has already occurred and which will only exacerbate in the near future with major developments within the Hawkesbury/Nepean Basin already in the pipeline.

IT IS RECOMMENDED THAT the Joint Councils River Committee:

- a) be commended on the initiative shown in instigating this worthwhile project, and
- b) be advised that Council is prepared to contribute \$1,000 during 1986 toward its cost.

My preliminary thought is that ongoing promotion and marketing strategies should be the responsibility of a committee with representatives of Council and the business community utilising funding provided jointly. It is felt that a modest working budget is appropriate in the circumstances, however, details would need to be worked out depending upon agreed programmes and strategies.

It is felt that the first step now to further develop the thoughts expressed is to arrange a meeting with representatives of the Chamber, view the video of the conference proceedings and discuss ways and means of establishing appropriate promotion and marketing procedures.

IT IS RECOMMENDED THAT the report be received and that a meeting with representatives of the Windsor Chamber of Commerce be convened.

5. COUNCIL'S CAR PARKING AREAS. P155/1

Following requests from Council, the Richmond Chamber of Commerce and Managing Agents in Richmond, a further survey of the usage of Council's car parks has been carried out, particularly during peak periods of Thursdays, Fridays and Saturday mornings.

The survey included all Council's car parking areas, however, the following, it is considered, are the only ones which need adjustment at this stage.

a) Woodhills Car Park, Richmond

It is recommended that by virtue of the authority given under Sections 270S and 277 of the Local Government Act, as amended, Council impose a 2 hour parking restriction effective between the hours of 8.30am - 5.30pm Mondays to Wednesdays and Fridays; 8.30am - 8.30pm Thursdays and 8.30am - 12.30pm Saturdays over the two central islands depicted on Council Plan No. 1800-6 comprising 98 car parking spaces.

b) The Terrace and Kable Street Car Park, Windsor

It is recommended that by virtue of the authority given under Sections 270S and 277 of the Local Government Act as amended, Council impose a 2 hour parking restriction, effective between the hours of 8.30am - 5.30pm Mondays to Wednesdays and Fridays; 8.30am - 8.30pm Thursdays and 8.30am - 12.30pm Saturdays over the centre island depicted on Council Plan 2300-5 comprising 44 car parking spaces.

c) Council Chambers - Community & Cultural Centre

It is recommended that by virtue of the powers given under Sections 270S and 277 of the Local Government Act as amended, Council impose a "No Parking" restriction on the roadways and accessways including beneath the porte-cochere on the northern end of the Community and Cultural Centre.

Shire Clerk/General Manager's Report

Ord. 10/12/85

The penalty applying to offences relating to the restrictions in a), b) and c) above shall be \$20 for each offence and payment to be made within twenty-one (21) days of the notice being affixed to the vehicle.

IT IS RECOMMENDED THAT the above recommendations be adopted.

6. PREMISES LOT 5 RESERVE ROAD, FREEMANS REACH. BA 791/79

A Statement of Claim in respect of these premises has been received which relates to alleged cracking of walls of additions constructed to an existing dwelling estimated to be of \$2,000 value at the time of application.

The Plaintiff in the action is Mr. Frank Metaxas, the owner/builder at the time of building approval and Hawkesbury Shire Council nominated as the defendant. The action alleges that Council was negligent resulting in the walls of the additions cracking and claim \$100,000 damage.

Council's insurers have been advised of the Statement of Claim.

IT IS RECOMMENDED THAT the report be received.

PLANNINGREPORTS

1. DEVELOPMENT APPLICATION - MR. R.A. NICHOL - LOT 2 DP 703209, LOT 54 DP 232576 PORT ERRINGHI ROAD, EBENEZER - ZONING: RURAL 1(b1) - STAGE 1 TO ESTABLISH SITES FOR 55 CARAVANS, ERECTION OF NEW AMENITIES BLOCK, ERECTION OF MACHINERY SHED/WORKSHOP, WATER STORAGE AND SEWERAGE TREATMENT FACILITIES, INSTALL 2 LANDING PONTOONS AND ESTABLISH A BOAT AND CANOE HIRE SERVICE - STAGE 2 TO ESTABLISH SITES FOR AN ADDITIONAL 15 CARAVANS AND 50 TENT SITES, REBUILD EXISTING KIOSK TO INCLUDE MANAGER'S RESIDENCE, REBUILD EXISTING CABINS TO PROVIDE 8 UNITS. DA 418/84

?
O.W.P.
for consent
17/12/85
Michael
19/12/85

At its meeting of 15th January, 1985, Council considered the initial submission in respect of this application and resolved that the matter be deferred pending a further report and inspection.

The matter was further reported to Council at its meeting of 12th February, 1985, which report indicated the history of a restriction as to user registered on the title of the land. The report advised that discussions were expected in the near future with a consultant planner acting on behalf of the owner, with a subsequent report to Council on the application.

In May 1985 Council was advised that as a result of discussions with the owner a revised development application was to be submitted involving a re-arrangement of the caravan park layout and to include an area proposed to be dedicated as open space. It was also indicated that an appeal was lodged with the Land and Environment Court by the owner which appeal would be held in abeyance pending a decision of the revised application.

In June 1985 it was reported to Council that an inspection had been carried out and the report also indicated that a revised plan was submitted but at that time was not considered satisfactory for a number of reasons, and that further discussions would take place with the applicants.

The applicant's consultant was subsequently notified that the layout of the caravan park should receive his further attention, that additional provisions should be made for a strip of land to be acquired by Council and that the proposed cabins, depending on the levels proposed, would be in contravention of the Shire's flood policy.

The consultant has now responded to the effect that it is not considered feasible to alter the layout and that the owner is not prepared to provide any land for a possible future road to the river. The submission provided levels on the proposed cabins which have been assessed and will achieve an acceptable level in terms of Council's flood policy.

In relation to other matters of the consultant's response, it is recognised that there is little scope given to the topography and the number of caravan spaces proposed to adopt an alternate layout. Essentially, the caravan park is in its existing format confined to a narrow levy approximately 50 metres wide bounded by the river on one side and the golf course on the other. It is proposed to follow the same format with the additional van sites proposed.

The proposed allocation of land for future access to the river has been assessed by the Engineering Department whose advice indicates that future continuation of Stones Road to link to an access strip across the upstream extremity of the property and as previously envisaged, would be across low-lying land subject to ponding and creating disproportionate engineering difficulties and expense.

In considering the proposal it should be recognised that Council issued a development consent for "private recreation including a caravan park and four holiday cabins and as existing at the 14th September, 1971." In June 1983 and May 1984 the site was licensed by Council to accommodate 60 caravans. What is proposed at Stage 1 is an increase in the number of vans currently on site which to date have not been of the number as previously licensed. In doing this the applicant realises that his existing amenities will need upgrading and on the basis of the costs involved he is also applying for an extension in total numbers of vans plus a camping area to make the overall development of the site more viable.

At the time of the original submission of the development application the matter was advertised and a number of objections received. The objections were on the grounds of: the site being flood-prone, increased pollution of river, increased noise, adverse effect on amenity, prospect of bank erosion, decrease in property values, increased traffic on local roads, increase problem of garbage disposal and insufficient detail in application in respect of sewerage treatment plant, variety of trees to be planted and tenancy of the sites.

To some extent these objections are not well-founded in that a main reason of the proposal is to overcome some of these identified problems. Pollution, both water and noise, bank erosion, garbage disposal and sewerage treatment are matters to be satisfactorily contained in conditions of consent. Caravan parks on flood lands are allowable and a recognised use of flood lands. It is not seen that the proposal will cause an increase in bank erosion and further that the proposed extensions in intensity of use can be adequately catered for by the local road system.

As the proposal will upgrade considerably existing facilities and provide for additional riverside accommodation, it is considered that the proposal can be approved.

IT IS RECOMMENDED THAT the application for Stages 1 and 2 be approved subject to the following conditions:

- 1-5. Standard conditions 1, 18, 21, 29 and 34.
6. The installation of a package sewerage treatment plant to the satisfaction of the Shire Health Surveyor, such plant to be provided within two years of the date of consent or such early time should it be proposed to have more than 60 vans on site.
7. The provision of visitor parking to an all-weather surface to the satisfaction of the Shire Engineer.
8. Internal access roads to be all-weather construction to the satisfaction of the Shire Engineer and to incorporate speed bumps.

9. Submission of plans and specifications relating to the proposed landing pontoons, such plans to be accompanied by evidence of approvals as required by the Department of Public Works, the Lands Department and the Maritime Services Board.
10. Approval of the Maritime Services Board in respect of boat and canoe hire service.
11. The provision of a designated area that is at or above RL 13.9 metres Australian Height Datum, sufficient to accommodate caravans in times of flood.
12. The provision of amenities to the satisfaction of the Shire Health Surveyor.
13. The drainage of all development to the satisfaction of the Shire Health Surveyor.
14. Exterior surfaces of the water storage tank, machinery shed complex and cabins to be of suitable materials and finished in a suitable colour to the satisfaction of the Shire Planner.

2. DEVELOPMENT APPLICATION - M.A. & C.A. FEALY - PORTION 311 PARISH OF WILBERFORCE, NO. 9 CHURCH ROAD, WILBERFORCE - EXISTING GARAGE TYPE STRUCTURE TO BE USED FOR THE ESTABLISHMENT OF A HOME INDUSTRY BEING FOR UPHOLSTERING FURNITURE. DA 509/85

W.P.
16/12/85
18/12/85
Judy

This application involves the use of the existing garage for the establishment of a home industry, viz, furniture upholstery.

The applicant has advised that "(will involve) recovering and repairing of household furniture, not manufacturing (use of) light industrial sewing machine - electric compressor but not continuously running".

The proposal was advertised with no submissions being received.

Appropriate conditions can be imposed to ensure that the home industry will not interfere with the amenity of the area and, on this basis, it is recommended that the application be approved.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:

- 1-3. Standard conditions (development) 1 (for any alterations), 21 and 32.

3. ERECTION OF A PYLON SIGN - MCDONALDS RESTAURANT, WINDSOR ROAD, VINEYARD. DA279/85.

note book

At its Ordinary meeting of 12 November, 1985, Council approved an application for the erection of a McDonalds Restaurant on the above land which is adjacent to Council's new Tourist Centre.

A condition of this approval required the submission of details of proposed advertising signs/structures for the approval of the Shire Planner.

As a result of this, negotiations have taken place with the applicant regarding a suitable location for a McDonalds sign which consists of a standard "Big M" mounted on top of a 15 metre high pylon.

The applicant has stated that in order to be successful the "Big M" must be highly visible to passing traffic.

Subsequently, two sites were assessed. One (Site A) approximately 66 metres from the corner of Groves Avenue and the other (Site B) on the corner of Groves Avenue. Photos of the sign positioned on the site will be available for perusal at the meeting.

The first site referred to above was found to be unsuitable due to the necessity for substantial tree lopping to enable the required exposure.

The second site (Site B) achieves the required exposure with minimal tree lopping. Furthermore, the applicant has stated that if the sign is permitted in this location, a standard tourist information sign will be attached to the pylon at no cost to Council. This would result in a cost saving to Council of approximately \$10,000.

Although there are advantages in obtaining a tourist information sign for the Tourist Centre at no cost, the major disadvantage is that Site B is immediately behind the feature wall which will carry the main sign identifying the Tourist Centre. This may well result in the Centre being mistaken for a McDonalds Restaurant. In addition, it is intended to display both the National and Shire flags in this location. In order to maintain a separate identity between McDonalds and Tourist Centre it is considered that a more appropriate location (Site C) would be approximately 102 metres from the corner of Groves Avenue, immediately in front of the proposed restaurant. This site will require minimal tree lopping, although a small directional sign will be required adjacent to the corner of Groves Avenue.

When considering the location of an advertising sign such as that proposed, Council should be cognizant of its effect on:

- (a) the visual amenity of the area;
- (b) the visual impact on buildings in the vicinity; and
- (c) traffic and public safety.

Site C satisfies the above criteria.

On this basis, the McDonalds' pylon sign should be located at a point which is approximately 102 metres from the north western corner of Groves Avenue, which would be directly in front of their building.

IT IS RECOMMENDED THAT approval be granted for the erection of a standard McDonalds' pylon sign at a point approximately 102 metres from the north western corner of Groves Avenue and for a directional sign on the corner of Groves Avenue and Windsor Road at a point near the southern end of the brick feature wall.

4. PROPOSED CARAVAN PARK - RAILWAY ROAD SOUTH, MULGRAVE - C. ROBERTS.
DA375/84.

Council will be aware that the application refused by Council was the subject of appeal before the Land and Environment Court. The matter was heard before Senior Assessor Hauson, whose judgement has now been handed down in favour of Council with the appeal being dismissed.

The judgement indicated as the main reason for refusal the lack of suitable drainage provisions for both stormwater and effluent, with an indication that the applicant should fully address these issues should he wish to re-apply for Council consent.

IT IS RECOMMENDED THAT the information be received.

5. DEVELOPMENT APPLICATION - CENTRAL COAST SHOPPING CENTRES PTY. LTD. -
PORTIONS 230 & 339 PARISH OF ST. MATTHEW AND LOT 1 DP 634652 RICHMOND ROAD,
CLARENDON - MOTEL COMPLEX CONTAINING A PUBLIC RESTAURANT, CONFERENCE CENTRE
AND SEVENTY-ONE MOTEL UNITS. OWNER: HAWKESBURY SHIRE COUNCIL. DA 402/85

*Search
P.W.P.
for consent
17/12/85
Jen
19/12/85*

This proposal involves the construction of a motel complex containing a public restaurant, conference centre and seventy-one motel units.

The proposed building will be sited in excess of 20 metres from the alignment of Richmond Road and, as such, complies with the provisions of Clause 24(1) of Hawkesbury Local Environmental Plan, 1984. Amendment No. 4 to this Plan, which was gazetted on 6th July, 1985, allows the proposed development with Council's consent.

The application was referred to the Local Traffic Committee, with the following comments being received from the Department of Main Roads:

".... no objection subject to the following conditions:

- (i) Access to the site to be restricted to one point on Racecourse Road and located as far as possible from the intersection.
- (ii) Childrens play area to be located away from the intersection.
- (iii) Consideration be given to upgrading the intersection, at no cost to the Department, to cater for additional turning traffic.
- (iv) Dead-end parking aisles should be a maximum of 15m length (preferably eliminated). Circulation of internal traffic to be encouraged. Parking area layout as shown is not acceptable.
- (v) A total of 131 car parking spaces are required with provision to be made for at least one tourist bus and also a goods loading area.
- (vi) All parking spaces to be designated as to their use i.e. Units, Restaurant, Employees, etc."

Shire Clerk/General Manager's Report

Ord. 10/12/85

Comments have not been received from the Police Department, however, the statutory period for comment has elapsed and therefore Council may determine the matter.

In regard to the comments of the Department of Main Roads, an improved car parking layout can be obtained through the imposition of appropriate conditions.

Access will be located approximately 90 metres from Richmond Road while the intersection of Racecourse/Richmond Roads is considered adequate for the level of development proposed.

The children's play area can be fenced to ensure that children will not be endangered.

Car parking has been provided in accordance with the requirements of Council's Development Control Plan for off-street car parking.

The proposed development will provide additional tourist accommodation and employment within the Shire while also improving the visual quality of Clarendon.

IT IS RECOMMENDED THAT approval be granted generally in accordance with the submitted plans, subject to compliance with the following conditions:

- 1-12. Standard conditions (DAs) 1, 2 (107), 7, 8, 9, 13, 18, 19, 21, 25, 28 and 29.
 13. Submission of a schedule of building materials/textures and colours to the satisfaction of the Shire Planner.
 14. Submission of details of proposed advertising signs/structures for the approval of the Shire Planner.
 15. The habitable buildings shall be designed to incorporate soundproof materials to the satisfaction of the Shire Health Surveyor and in this respect design criteria is to be submitted by an acoustic consultant along with the building application as required. The applicant's attention is drawn to the requirements of AS 2021 - 1985.
 16. A minimum of 2 units shall comply with Part 53.10 and specification 9 of Ordinance 70 - Access and Facilities for Disabled. The whole of the floor containing these units shall have access for disabled.
- Changed*
- The design of the car park is poor. This should be redesigned to provide for improved circulation and alleviate 'dead-end' aisles. An amended plan shall be submitted with the building application for the approval of the Shire Planner.
- W.P. 18/12/85
Council
Access 18/12/85*

6. DEVELOPMENT APPLICATION - HAWKESBURY CHRISTIAN CENTRE - LOT 1 DP 563820, NO. 41 BRABYN STREET, WINDSOR - PROFESSIONAL CONSULTING ROOMS - CHIROPRACTIC AND NATUROPATHIC PRACTICE IN AN EXISTING DWELLING. DA 521/85

This application by Hawkesbury Christian Centre relates to professional consulting rooms for a naturopathic and chiropractic practice in an existing dwelling situated on Lot 1 DP 563820 Brabyn Street, Windsor. The subject land is 638sq.m. in area and zoned Residential 2(A) pursuant to Hawkesbury Local Environmental Plan, 1984. The proposed use which may be defined as a health care professional is permissible in the zone with development consent.

Shire Clerk/General Manager's Report

Ord. 10/12/85

The proposal involves conversion of the carport and bedroom in the dwelling to a waiting room and consultation room. The applicant's proposed hours of practice are from 9.00am to 8.00pm. Three car parking spaces are to be provided on site by the applicant in accordance with Council's Parking Policy. The subject land adjoins residential development and a building previously used as a squash court recently approved for use as a place of public worship.

In accordance with Council's advertising policy the application was advertised and one submission received from an adjoining owner - Mr. T. Cratchley. Mr. Cratchley's concern in relation to the proposal was that on-site parking be provided as parking in the street was not particularly safe and driveways could be blocked. This has been covered by a condition of consent.

As the proposal will have minimal impact on the environment in terms of traffic generation, amenity, etcetera, it is considered that the application should be approved.

IT IS RECOMMENDED THAT approval be issued subject to the imposition of the following conditions:

- 1-10. Standard conditions (development) 1, 2 (3 vehicles), 7, 10, 13, 14, 15, 18, 28 and 34.

7. REZONING OF HAWKESBURY VALLEY MOTORS AND ADJOINING SITES FOR COMMERCIAL 3(a) PURPOSES. DA 464/83

Glenn 16/12/85

Council will be aware that for some time developers on behalf of the landowners of Hawkesbury Valley Motors site have been trying to "tie up" a development package including adjoining lands to enable a form of overall development of the block bounded by the Mall, Baker, Macquarie and Kable Streets. To date there have been numerous discussions of the various options available including the following:

1. Development of that land being Hawkesbury Valley Motors site and Council land in Baker Street.
2. Development of that land being Hawkesbury Valley Motors site, Council land in Baker Street and the rear of Loder House, owned by the Department of Environment and Planning.
3. Development of 1 or 2 above with all or either of additional land being the existing newer commercial development on the corner of Baker and Macquarie Streets, the adjoining auto electrician, the dwelling on the corner of Kable and Macquarie Streets and the Masonic Lodge.

To date there has not been a formal proposal before Council. This is to some extent due to escalating property values, lack of interest of some landowners and the unresolved question of retention of existing items of the environmental heritage, i.e. the Masonic Lodge and the outbuildings of Loder House.

The total land in question falls within four zones being Commercial 3(a) generally for that land fronting the Mall, Commercial 3(b) generally for land fronting Macquarie Street, Proposed Local Road 8(d) between the two commercial zones and running from Baker to Kable Streets and Special Uses 5(a) for the Masonic Lodge.

It is reasonable to assume that the existing 3(b) and portion of the 8(d) land will ultimately be rezoned to 3(a) to allow for an overall retail development. In fact Council has resolved to prepare new planning instruments for the Shire with the first stage being rationalisation of commercial zones. Discussions in this respect are at an advanced stage with the Department of Environment and Planning.

Discussions with the Heritage Branch of the Department of Environment and Planning have indicated that it is unlikely that the Masonic Lodge would be permitted to be demolished for replacement commercial development, however, this would depend to a large extent on a proposal put before them for consideration. The heritage benefits of the building would be required to be weighed up against the community benefits of increased retail exposure. These comments similarly apply to the Loder House outbuildings.

Given the outstanding heritage questions and that Council has already resolved to rationalise its commercial zones it is unlikely that the Minister will agree to a specific rezoning of the site. However, Council could resolve to support a rezoning and impress on the Department of Environment and Planning the urgency of the matter and its requirement to facilitate an early resolution of overall development proposals which would considerably enhance the Mall. If rezoned, further encouragement would be given to the landowners for redevelopment. Because of the number of landowners involved it would appear appropriate to prepare a development control plan at the same time as rezoning to discourage further individual and fragmented development.

It would appear appropriate for all land bounded by the four streets not presently zoned 3(a) with the exception of the Masonic Lodge, be altered to this zoning with a development control plan prepared to control subsequent development. Inclusion of any proposals at this stage for rezoning of the Masonic Lodge would undoubtedly frustrate the overall proposal and it is considered that it should not be included.

IT IS RECOMMENDED THAT Council support a draft local environmental plan to rezone all 3(b) and 8(d) land bounded by the Mall, Baker, Macquarie and Kable Streets to 3(a) and further 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.

It is further recommended that Council prepare a development control plan for the land in question.

M. W. W.

8. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

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

Dwelling Houses

Applicant	Land
W.J. & D.J. Nutman	Lot 20 DP 250448 Nutmans Road, Grose Wold
P. Le-Guren-Carmichael	Lot 7 DP 229543 Hillcrest Road, Yarramundi
G.R. & A.L. Sallom	Lot 16 DP 292061 Morilla Road, Wilberforce
Mr. & Mrs. D. Butt	Lot 3 DP 603811 Boundary Road, Glossodia
G.R. & F.E. Darcy	Lot 1 DP 629670 Sackville Road, Sackville
C.M. Watts	Lot 5 DP 211780 Coromandel Road, Ebenezer
R.W. & D.J. Insch	Lot 1 DP 192412 Crooked Lane, North Richmond
J.W. & M.A. Fairman	Lot 6 DP 39429 Manns Road, Wilberforce
D.F. Allen	Lot 4 DP 37907 Bells Line of Road, Kurrajong Heights
I. & C Macgillicuddy	Lot 12 DP 621618 Cedar Ridge Road, Blaxlands Ridge
J. & R. Corben	Lot 2 DP 633746 Laws Farm Road, Ebenezer
T. & M. Conoulty	Lot 17 DP 236353 Mountain View Close, Kurrajong
J.H.E. King	Lot 2 DP 526763 Avoca Road, Grose Wold
J. English	Lot 2 DP 623977 Terrace Road, North Richmond
A.V. Kelly	Lot 1211 DP 716092 Cedar Ridge Road, Kurrajong
M.A. Ranger	Lot 3 DP 22100 Tennyson Road, Tennyson
Roberts, McDonald & Co	Lot 1212 DP 716092 Cedar Ridge Road, Blaxlands Ridge
S.L. Miller	Port. 52 Eldon Street, Pitt Town
I. Peterson	Lot 8 DP 247168 Tallowood Close, Wilberforce
G.R. Innis	Lot 101 DP 261150 Terrace Road, North Richmond
Allworth Constructions	Lot 15 DP 232576 Port Erringhi Road, Ebenezer

Other Developments	Land
Bennetts Real Estate	Pt Por 9, Pt Pos 20 & 21 Browns Road and Closed Road, Kurrajong - Adjustment of boundaries
D Matthews & Assocs	Lot 26 DP 240926 Arcadian Road, Blaxlands Ridge - Subdivision to create 2 allotments
Ms E.M. Colquhoun	Lot A Bk 2438, No. 337 Windsor Street, Richmond - Erect private art studio adjacent to existing dwelling
R. Fewings	Shop No. 1, Lot 1 DP 219454, No. 209-213 Windsor Street, Richmond - First use of shop for an ice cream parlour
A. Boulton Const.	Por 168 Curtis Road, Vineyard - Erect 24 industrial units
Hawkesbury Shire Council	Por 72 & 73 Blaxlands Ridge Road, Blaxlands Ridge - Resite Glossodia Hall
D. Matthews & Assoc.	Por 214 Neich Road, Oakville - Subdivision creating 2 allotments
Dept Youth & Community Services	Lot 11 DP 620235, No. 155 March Street, Richmond - First use of offices for Youth & Community Services
The Alarm Centre & Security Service	Lot 1 DP 609767 George Street, Windsor - First use of office as showroom and office
M.J. & R.F. Ethell	Sec. 58, No. 6 Charles Street, North Richmond - Change of use of factory to vehicle renovators
Arielo Pty. Ltd.	Lot 1 RP 1183 & Lots 2/3 Windsor Street, Richmond - Use of offices 4 & 5 of building under construction as restaurant and fast food outlet
F.J. & D.J. Horrex	Lot 1 DP 219484 Windsor Street, Richmond - First use of suite for tailors shop

Shire Clerk/General Manager's Report

Ord. 10/12/85

Applicant	Land
Bennetts Real Estate	Lot C, No. 52 Comleroy Road, Kurrajong - Subdivision to create 4 allotments
C. & G. Bagnara	Lot 11 DP 618284, No. 5 Bowman Street, Richmond - Erect residential flat building Class A (Duplex)
D. Matthews & Assocs	Por. 160 Cedar Ridge Road, Blaxlands Ridge - Subdivision to create 2 allotments
G. & T. Crosato	Lot 3 DP 244702 Ham & Walker Streets, Windsor - Erection of an industrial building to contain 3 units with office space on a mezzanine floor
Commonwealth Savings Bank	Lot 3 DP 558970 George Street, Windsor - Installation of Autobank
Lindus Dry Cleaners	Shop 4 Baker Street, Windsor - First use of shop as dry cleaners
Mr. B. Sansome	Shop 15A Baker Street, Windsor - First use of shop as auto accessory shop
Ross Wilson	Lot 141 DP 714195 Coobah Road, East Kurrajong - Dwelling house and shed
D. Matthews & Assocs	Lot 217 DP 263472 Loder Crescent, South Windsor - Strata subdivision of duplex
Golden Fryer	Shop 1, Pt Lot 3, No. 9 West Market Street, Richmond - First use of shop as eat-in and take-away chicken shop
Marn-Lee Pty Ltd	Lot 2 DP 618564 Pitt Town Road, McGraths Hill - Subdivision creating 10 allotments
D. Matthews & Assocs	Lot 2 DP 580502 Blaxlands Ridge Road, Blaxlands Ridge - Subdivision to create 3 allotments
K.R.M. Bennett	Lots 2 & 5 DP 250712 East Kurrajong Road, Section 1, East Kurrajong - Adjustment of boundaries - 3 lots
D. Matthews & Assocs	Lot 9 DP 240411 Cedar Ridge Road, Blaxlands Ridge - Subdivision to create 2 allotments
B.J. & W.A. Preston	Suite 1, Cnr. Pt. Lots 9-10, No. 139 Windsor Street, Richmond - First use of suite as a bedding display showroom
Mr. C.C. Campbell	Lots B & D DP 9148 Vincent Road, Kurrajong - Erect farm machinery shed
Roslyn Constructions	Lot 505 DP 263472 Harpur Crescent, South Windsor - Erect residential flat building Class A Duplex
J. & M. Goulding	Lot 12 DP 594491 Comleroy Road, Kurrajong - Subdivision creating 2 allotments
Sky Manufacturing	Lot 21 DP 263025 Blackman Crescent, South Windsor - Erect factory, office & showroom for the manufacture of furniture
R.E., J.L. & A.E. Davey	Pt Por 17 Chaseling Road, Wisemans Ferry - Recreation establishment for hire of canoes
V. Pursalu	Lot 1 DP 706986 McMahon's Road, Kurrajong - Erect storage shed
S. Vassallo	Lot 1 DP 557225 Kurmond Road, Freemans Reach - Erect farm shed
N. & J. Kelly	Lot 142 DP 714195 Coobah Road, East Kurrajong - Erect storage shed and dwelling
P. & K. Ryman	Lot 2 DP 708201 Kurmond Road, Freemans Reach - Erect storage shed and dwelling

4. INTERNATIONAL MALLS CONFERENCE. P160/36

Council will recall its resolution to send two delegates, a member of the Windsor Chamber of Commerce and myself, to this conference held in Launceston on the 27 October to the 1 November, 1985. The Chamber subsequently nominated Mr. Brian Keegan to attend as its representative.

The conference, which was attended by well in excess of 200 delegates representing all States and Territories in Australia together with delegates and or speakers from New Zealand, South Africa, United Kingdom and United States, was particularly well organised and run; was most enjoyable and informative. The following general topics were included, each consisting of several papers being presented then summarised by a panel of the speakers concerned with input from the conference keynote speakers.

- a) The cycle of change.
- b) The history of Malls in Australia.
- c) Your Mall - do you need it?
- d) The Launceston Scene.
- e) Getting started.
- f) The South African scene.
- g) Townscape aspects.
- h) Getting it done and examples.
- i) The future.
- j) Financial aspects.
- k) Promotion and Marketing.

The opportunity was taken, due to the particular expertise of Mr. Keegan, to film on video much of the proceedings and this is now being edited to an acceptable length and pertinent content for viewing by both members of the Council and the Windsor Chamber of Commerce.

A significant proportion of conference time was devoted to promotion and marketing aspects and this, of course, is of particular interest to this Council and the Chamber. Many of the papers were provided by the promotions managers from large city malls including Darwin City Centre, Queen Street Mall Brisbane and Martin Place Sydney. These are all operated by professional managers with very large promotional budgets. The scale and extent of their approach is certainly out of context in our situation but the basics of what their promotions are all about and the achievements which they have made, it is believed is common to all both large and small.

For example it is believed the following quotation from one of the papers presented sums up the aims and objectives of good promotion.

"What then is a Mall? Who does it serve?

Well - Mall is the image of the City. A face that tourists see. A place the community is proud of. A place that purports the image of that city throughout Australia. A central traffic area. It is a place we all use.

When we see a Mall in this light it follows then that a Mall is a place that the Council must be heavily involved in - so that they can fashion and shape the image of their city - it is, of course, their responsibility.

Is that all there is to a Mall? No.

A Mall is a place for shopping. A place for eating out.
A place to go to the bank or Post Office.

When we consider a Mall in this light it follows then that a Mall is a place that the retailer must also be heavily involved in because his livelihood depends on it. So in fact do many peoples jobs - who the retailers directly control.

Is that then all a Mall is? No. It is a good deal more.
A Mall is a place for meeting people. For having a day out. For going to work in. To walk through. To visit. To look at. To show your friends. To celebrate in. To relax in.

So we see that a Mall is a place for the community - thus a Mall is a place that the community should be heavily involved in".

Council will be aware that the many promotional activities that have been carried out within the Windsor Town Centre has been the responsibility of the Macquarie Towns Festival Committee. Council previously resolved that this Committee be given this task, together with some limited funding at least until the end of this year. While promotions which are purely of entertainment value are worthwhile and should continue, particularly in festive seasons and times of celebration a strong link should be established with the retail industry within the area to encourage lasting and ongoing benefits by way of increased retail turnover. Obviously this will require the full co-operation of the retailers themselves not only by participation in advertising and the like but also by providing good presentation, wide choice and value for money in goods offered for sale.

It is believed that the aim should be for the presentation of innovative promotions and marketing strategies, planned many months in advance particularly to coincide with important retailing and social events and which are designed not only to promote retail turnover but also to create a focal point for community activity and community involvement.

Many of the large city malls have very significant promotional budgets. This funding is generally provided on a scale related to anticipated benefit. For example, in the case of the Queen Street Mall, Brisbane, 50% of the total budget is provided by premises fronting the Mall. A further 33 1/3% is provided by premises in the near vicinity and the balance by other premises within the central business district. It is not suggested that such an arrangement would be suitable to our circumstance, however, it is believed that appropriate funding arrangements should be developed. It is my belief that Council should continue to shoulder some financial responsibility, at least for the time being, not only to assist the traders in the area but primarily because it is felt desirable from a community point of view to create the appropriate image of the town, to create the focal point, the meeting place, the destination - in our community may be justly proud.

Shire Clerk/General Manager's Report

Ord. 10/12/85

Applicant	Land
R. & R. Attard	Por 534 Reserve Road, Freemans Reach - Erect dual occupancy
K. MacRae	Lots 5 & Pt 1/2 Baker Street, Windsor - First use of shop as a hairdressers
G. Edds & Assocs	Lots 1 & 2 Greggs Road, Kurrajong - adjustment of boundaries - 2 lots
Robert Pont	Lot 49 Est Street, Kurrajong Heights - Erect dwelling house for dual occupancy
Bennetts Real Estate	Lot 2 Blaxlands Ridge Road, Kurrajong - Subdivision to create 3 lots
Bennetts Real Estate	No. 15, Shop 3, Lots 25, 26 & 19 Bells Line of Road, North Richmond - First use of shop as real estate agents
J.M. Joyce	Lot 11 Dowling Place, South Windsor - Use shop for retail of white wood furniture
Hawkesbury Stationery Supplies	Lots 9, 10 & 11 DP 4906 Windsor & Toxana Streets, Richmond - First use of shop and office for retail of stationery
Portable Building P/L	Lot 1 DP 538819, Cnr. Curtis Road & Cunneen Road, Mulgrave - Change of use from factory to manufacture of transportable units
Bennetts Real Estate	Portion 103 Cedar Ridge Road, Kurrajong - Subdivision
J. & L. Newman	Lot 215 DP 217504 Mitchell Drive, Glossodia - Erect dual occupancy unit
Kurramill Pty. Ltd.	Lot 163 & 164 Mill Road, Kurrajong Hills - Subdivision into 2 lots
E.A. Buttsworth	Lot 52 DP 585372 Cornwallis Road, Windsor - Subdivision creating 2 lots
Dept Local Government	Lot 2 DP 229078 & Lot 13 Grose Wold Road & Duffy Avenue, Grose Vale - Adjustment of boundaries - 2 lots
J.P. Walker	Lot 1 Sec 1 & Lot 2 Bathurst Street, Pitt Town - Subdivision to adjust boundaries
R.W. & W.A. Palmer	Lots X & Y, 296 George Street, Windsor - Change of use of domestic flats to professional consulting room
Rabbit Photo Holdings Ltd.	Lot 1 DP 219454 Windsor Street, Richmond - First use of shop as photo shop
L. Shailer	Lot 15 DP 14736 Old Bells Line of Road, Kurrajong - Use part of craft shop as tea room
Frank Gartrell P/L	Lot 11 DP 262817 Mileham Street, South Windsor - Erect residential flats containing 2 units
Fashion Flair P/L	Lot 1 DP 219454, Shop 7, Windsor Street, Richmond - Retail shop
D. Matthews & Assocs	Lot 2 DP 579465 East Kurrajong Road, East Kurrajong - 2 lot subdivision
P.S. Graham & Assocs	Lot 1 DP 564757 East Kurrajong Road, East Kurrajong - 2 lot subdivision
P.S. Graham & Assocs	Lot 1 DP 536092 Douglas Farm Road, Kurrajong - 2 lot subdivision
Bennetts Real Estate	Lot 12 DP 619270 Bowen Mountain Road, Grose Vale - Adjustment of boundaries
D. Matthews & Assocs	Lot 1 DP 205455 & Lot 5 DP 205455 Bells Line of Road, Bilpin - Realignment of boundaries

Shire Clerk/General Manager's Report

Ord. 10/12/85

Applicant	Land
D. Matthews & Assocs	Pt Por 264, 3 Comleroy Road, Kurrajong - 2 lot subdivision
D. Matthews & Assocs	Pt Por 73, No. 96 Bathurst Street, Pitt Town - 2 lot subdivision
J. Thomas	Lot 5 DP 520118, No. 29 Wellesley Street, Pitt Town - 2 lot subdivision
R.K. Cambridge & Co.	Lot 24 DP 236535 Mountain View Close, Kurrajong - Subdivision

IT IS RECOMMENDED THAT the report be received.

LIBRARY

CORRESPONDENCE

1. THE LIBRARY BOARD OF WESTERN AUSTRALIA - ABN NATIONAL USER GROUP. L126/16

Received from Mr. Robert Sharman, the State Librarian of Western Australia, proposing an ABN (Australian Bibliographic Network) National User Group and suggests that this collective voice be used to:

1. advise the Network Committee of the Users' perspective on policy matters;
2. advise the National Library of the Users' perspective on operational management matters relating to ABN; and
3. advise the appropriate Commonwealth agencies responsible for the operations and funding of the National Library, of the Users' perspective on administration and financial matters relating to ABN.

(C.L. - This suggestion appears to be a sensible proposition. However, funds to enable a National User Group to operate do not currently exist. There are presently user groups operating in every state and these groups report recommendations directly to ABN. Nevertheless, it is suggested that the idea be supported in principle with the proviso that a satisfactory and economic formula for the effective operation of such a group be developed and that assurances that the work of existing groups e.g. ABN Standards Committee, the Network Committee and the State User Groups not be duplicated.)

IT IS RECOMMENDED THAT Hawkesbury support in principle the proposal of an ABN National User Group subject to a formula for the effective operation of such a group being developed and that it not duplicate the work of existing groups and committees associated with ABN.

LIBRARY1. PUBLIC LIBRARY STATISTICS 1984. L125/2

Each year the statistics for public libraries in N.S.W. are gathered by the Public Libraries Department (previously Division) and published. Statistics for 1984 have recently been received.

The following points are made in the notes:-

- * The statistics are quantitative and imply no comment upon the quality of service.
- * Care must be taken in using statistics to compare the library services because -
 - (i) inconsistencies may arise from variations in the method of compilation;
 - (ii) it is not possible to indicate statistically all the factors affecting a library's performance.
- * Attention is drawn to the distortions caused by extremities in population size, both large and small. Services with small populations often appear to rank higher, and those with larger populations lower, than a consideration of all factors would justify. The figures may also be distorted by capital expenditure in any one year.

It is not possible to detail all of the categories listed in this document, a copy is available for perusal at the library.

The following lists Hawkesbury's ranking out of 37 metropolitan libraries in some of the categories.

* total expenditure (Hawkesbury ranks)	32 out of 37
* total expenditure per capita	19 out of 37
* expenditure on salaries	20 out of 37
* expenditure on library materials	
* per capita	32 out of 37
* acquisitions per capita	29 out of 37
* turnover of stock (an indication of stock use)	22 out of 37
* circulation of stock per capita	26 out of 37
* ratio of total staff to population served	15 out of 37
* ratio of qualified staff to population served	21 out of 37

IT IS RECOMMENDED THAT the information be received.

2. INTER-LIBRARY LOAN STATISTICS. L125/1; L125/16

The Reference & Readers Advisor Librarian, Vicki Menro, reports an increase in the number of inter-library loans being handled and an increase in user satisfaction because of improved service.

The following tables show incoming requests for material and those outgoing to other libraries for material from January to September, 1985.

<u>Incoming</u>		<u>Outgoing</u>
January 1985	7	23
February	6	47
March	13	42
April	12	43
May	11	39
June	8	33
July	25	44
August	16	59
September	27	48

Hawkesbury requests material and receives enquiries from libraries in all States. The main reason for this is our participation in ABN (Australian Bibliographic Network) which enables other libraries to be aware of our holdings and vice versa. The 'hit rate' for both locating and verifying material through ABN is high and satisfaction with the service is expressed by the many borrowers who receive the material requested.

Hawkesbury also participates in the Sydney Subject Specialisation Scheme which was established in the 1960's and endeavours to provide co-operatively an in-depth coverage of subjects within public libraries in the metropolitan area.

Inter-library loan requests are sent to the metropolitan area before regional or inter-state libraries.

IT IS RECOMMENDED THAT this information 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. WINDSOR PRE-SCHOOL ASSOCIATION - MINUTES. C43/6

Forwarding a copy of the Minutes of its Management Committee Meetings held on 9th October and 13th November, 1985.

2. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - REPORT OF THE NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE. C44/2, L128

Forwarding a special circular advising that it understands an interdepartmental committee is to be formed at the Commonwealth level to consider the report released by the National Inquiry into Local Government Finance.

Advising that the report will be forwarded to Councils and that comments should be directed to the Association.

3. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT - A VITAL HUMAN SERVICE. M135

Advising that at its 1985 Annual General Meeting the Secretariat resolved to ask each Nuclear Free Zone Council to donate at least 1 cent per resident to the Secretariat to aid its work for peace and disarmament during 1986.

4. WINDSOR SOUTH PRIMARY SCHOOL - APPRECIATION. A5

Thanking Council for its efforts during a recent visit by a group of its students to the Council Offices. Stating that the visit was very well worthwhile and fitted in well with its policy of using local excursions and facilities wherever possible.

5. MINISTERIAL COMMITTEE TO REVIEW THE STRUCTURE OF HIGHER EDUCATION IN WESTERN SYDNEY - APPRECIATION. E70

Thanking Council for forwarding its submission for the support of the provision of a campus of an existing university and for additional advanced education places.

6. THE HON. R.J. MULOCK, DEPUTY PREMIER AND MINISTER FOR HEALTH -
IMPROVEMENT OF THE HAWKESBURY DISTRICT HOSPITAL. H106

Stating that in order that Council may provide input to the development and planning stages of the project, the Regional Director has been asked to arrange a meeting of Council representatives with Departmental officers in the Region as part of the process of Master Development Control planning.

7. RICHMOND & DISTRICT CHAMBER OF COMMERCE. A7/21, P155/12

"The Richmond & District Chamber of Commerce would like to withdraw their letter dated 29th October, 1985, re. Complaint Against Mr. Garry McCully.

The letter of complaint is totally out of context in as that we have misinterpreted the word acquisition as meaning acquiring from parking funds, as to the acquisition of property.

Our complaint is that the acquisition of property for a womens cottage is the land we were told by Mr. McCully on 3rd July, 1984, would be purchased for car parking. The Council's resolution to purchase that property for use of a womens cottage has meant twelve car parking spaces would be lost to the cottage for which we were not informed. That is our complaint.

We sincerely apologise to you, the Council and Mr. McCully, for the incorrect and misleading nature of our complaint, as a direct criticism of Mr. McCully was not intended for we have always found him to be helpful and sincere in business matters concerning the Council and Chamber."

8. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCIL - EXTENSION OF ROPES
CREEK RAILWAY LINE TO RICHMOND. R185, W275/16

"I refer to your letter of 17th July, 1985.

As you are aware, the Region Meeting on 18th October, 1985, resolved to include a Feasibility Study for the Establishment of a Rail Link between Liverpool, Penrith and Richmond as one of the first priority projects for 1985/86 to be submitted under the Local Government Development Programme (formerly Regional Community Development Programme).

An application for \$30,000 for this study has been prepared and lodged with the Commonwealth Department of Local Government and Administrative Services."

9. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - FORESTRY COMMISSION
LAND RATING. L128/5

Fowarding the submission to the Minister for Natural Resources on Forestry Commission Land Rating in New South Wales.

10. AUSTRALIAN BROADCASTING TRIBUNAL - RENEWAL OF LICENCE - 2VTR-FM, C45/11

Confirming the Tribunal's request to use the Council Chambers to hold a public hearing into the renewal of the licence for public broadcasting station 2VTR-FM Windsor/Colo on Monday 16th December.

11. WINDSOR CHAMBER OF COMMERCE - BATE WALLS APPLICATION FOR SAND MINING. A7720, DA460/84

*Michael
16/12/85*

"The Windsor Chamber of Commerce was truly disappointed to hear of the failure of the Bate Walls application for sand mining in the Colo.

Whilst environmental considerations are one matter, it is certainly equally evident that we have lost a major contributor to the Shire's commercial sector as well as employment opportunities and a useful industry."

12. PREMIER'S DEPARTMENT - FUNDING OF PUBLIC LIBRARY SERVICES. L125

Advising that the State Government provides financial assistance to local councils in the form of annual subsidies based on the formula of \$1.60 per capita. Further advising that the Government has introduced special grant funding for public libraries as a means of directing available grant funds to those councils with the greatest relative need of support. Stating that these grants are not automatically renewable each year.

Assuring Council that the Government will continue to provide the maximum amount of subsidy possible to assist local councils.

13. F. MILL, TEMPLE CITY, CALIFORNIA - APPRECIATION

Thanking Council for the very interesting and successful visit to the Hawkesbury area.

14. MAYOR OF TEMPLE CITY, COUNCILMAN BILL DENNIS - APPRECIATION

Stating that many of the members of his Contract Cities Association have expressed how impressed they were with the hospitality and friendliness with which they were greeted. Conveying his thanks to the Council members.

15. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - NATIONAL INFRASTRUCTURE FORUM. R190

Forwarding a report on the National Infrastructure Forum on Australian Roads held in Canberra on 22nd-25th October, 1985.

"Recommendations:

1. That this Forum accept that the road system is a national asset and should be developed and maintained as such by all three spheres of government, according to their mutually agreed responsibilities.
2. That road grants continue to be subjected to annual indexation in real terms, announced on a five year forward program basis, and distinct from revenue-sharing grants.
3. That this Forum agree to the need for further examination of the long-term implications of an unimproved roads infrastructure and identify short and long term solutions.
4. That road funding be given due recognition to the needs of all classes of roads."

16. STATE RAIL AUTHORITY OF NEW SOUTH WALES - LEVEL CROSSING AT RACECOURSE ROAD, CLARENDON. R185/11

Advising that it is currently proposing to provide a loop line at Clarendon as part of the improvements to the Richmond Line, and that this work is proposed to commence in early 1986.

17. THE OUTWARD BOUND HAWKESBURY CANOE CLASSIC.- APPRECIATION. 625-6

Thanking Council for its assistance with the above event. Advising that 514 paddlers and 343 canoes started at Windsor in the event and that the total amount promised to the Multiple Sclerosis Society of NSW, Research Fund, is estimated to be \$64,000.

18. STEVE, LINDA, STEPHEN, TRISHA AND SEAN NELSON, CALIFORNIA, U.S.A. - APPRECIATION. C50/10/A

Expressing their gratitude and appreciation to the entire Hawkesbury Shire Council and all concerned members. Stating how much they enjoyed themselves and how all of this contributed to the bond they felt for the country and people.

19. PRINCIPAL, WINDSOR SOUTH PRIMARY SCHOOL - APPRECIATION. A5

Expressing appreciation by members of staff of the efforts of Sonia Porter when a group of children visited the Council Chambers recently and conveying thanks to any other members of Council staff invaluable in such visits.

20. TELECOM AUSTRALIA - PRESS RELEASE. T216

Advising Telecom customers in the outer urban areas of Sydney - Gosford, Penrith, Windsor/Richmond, Camden and Campbelltown - will gain access by mid-1987 to hundreds of thousands of additional phone numbers for the cost of a local call.

As well there is a fundamental shift in the pivotal zone in the Sydney telephone network from the Central Business District to Parramatta.

The new principles involve a total review of charging districts and numbering areas throughout Australia.

The most significant changes to telephone zones will be within each capital city "Greater District".

Telecom customers from the new Hawkesbury and Penrith Zones will be able to call a vastly increased number of customers for a local call fee. For example, Hawkesbury Zone customers will now have unit fee access to 506,000 other customers instead of 132,000 currently. Similarly Penrith Zone's local call access goes from 201,000 to 414,000.

In addition calls in the zones adjacent to the 02 boundary which are currently charged at "A" rate will become a community call. Examples of this would be calls between exchanges in the Katoomba Zone and exchanges in the new Penrith and Hawkesbury Zones.

21. HAWKESBURY DISTRICT AGRICULTURAL ASSOCIATION - APPRECIATION. A5

Thanking Council for advice that provision is being made in the 1986 Estimates for a donation of \$300.00 towards the Prize Fund for the 1986 Centenary Hawkesbury Show and advising that the donation will go a long way towards ensuring that the Show is the best and biggest every staged.

(S.C. - The donation is subject to ratification by Council at the Estimates Meeting).

22. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 85/38. C44/1; R186

Advising the Government has decided that, for 1986, Councils will be permitted to increase general purpose rates and garbage charges as extended from 1985, up to a maximum limit of 8%.

Some additional points are outlined below and are complementary to those contained in Circular No. 84/47:-

Government Restrictions on Applications To Exceed Limit

Councils should note that the Government is concerned that exemptions to the general percentage increase be approved in only the most extreme circumstances. Accordingly, the onus is on any Council intending to make an application, to provide a submission which supports that application.

(S.C. It has been proposed to increase the Rural Rate as a percentage of the General Rate from 63% to 75% and it is felt that this can be justified).

23. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 11/1985. C44/21. Analysis of Water Meat and Meat Product Samples

Advising that in late 1984 the Department of Health introduced restrictions on the testing of water, meat and meat product samples taken by councils.

Stating that in some Health Regions this required councils to make alternative arrangements or sampling to be carried out at their own cost.

Advising that the Associations have taken the matter up with the Minister for Local Government and require information regarding the effects of the restrictions.

2. Review of Intro State Long Distance Bus Service3. Workers Compensation

Drawing attention to the following advice from the Associations' Insurance Brokers, inter alia:

"The question of liability to employees or persons who may be deemed to be employees under the Workers' Compensation Act is very difficult.

In order to fully control the situation we would recommend that Councils establish procedures whereby the use of labour other than employees is strictly controlled.

In general, a Council should try to utilise its own employees whenever possible as it is more able to control their activities but in cases where there is no option but to engage outside contractors then it is desirable that the persons engaged are covered under some other party's workers' compensation policy and any claim arising would be made elsewhere.

If it is unavoidable that the contractor engaged does not carry a separate workers' compensation policy then Council should take into account the fact that any claim arising could be for the account of Council".

Advising that the subject of Workers' Compensation liability for plant operators has been investigated further, and that the position of the Council regarding its Workers' Compensation liability for Plant Operators is as follows:

1. The relationship between the Council and its Plant Operators may constitute a contract of employment in which case the Council is liable for workers Compensation Claims of such Operators.
2. Pursuant to Section 6(3)(a) the Council is liable for injuries sustained by anybody employed or hired by a Plant Operator where the Operator has no Workers Compensation Insurance.
3. Pursuant to Section 6(3a) of the Act the Council is liable for injuries sustained by a Plant Operator who as an individual, partnership or business, is hired by the Council and, during the life of the Contract, does not perform work for any other person".

Advising that it is essential that Council institute some mechanism to monitor the insurance cover of its contractors. There should be full documentation of the measures taken by Council.

Stating that ideally Council should ensure that the Workers Compensation and Public Risk Cover carried by contractors notes an interest by Council on the policy. This prevents a policy being cancelled without Council's knowledge. It does not prevent a cover expiring during the period of the Contract with Council.

Further advising that where a contractor does not have Workers Compensation cover Council may declare the contract payments on its own proposal for insurance. This will increase the premium but Council is assured of cover.

(S.C. - Council has already adopted a procedure to ensure adequate insurance cover has been provided).

4. Rural Libraries Conference

Advising that a conference to discuss the problems of Rural Libraries will be held in Tweed Heads on 17/18/19th June, 1986.

5. New Public Health Act

Advising that in response to representations from the Associations, the Minister for Health, the Hon. R.J. Mulock, M.P., has now indicated that local government will be given an opportunity to comment on the new Public Health Act prior to its passage through Parliament.

6. Policy - Staff Interchanges

Advising that the Associations have been approached on a number of occasions by councils, and other organisations, asking for our policy in relation to the practice. The Executives have resolved:

That the concept of staff exchange between local government councils both within Australia and overseas; and between local government and other spheres of government within Australia, be supported.

7. Valuation List Fees

Advising that the 1985 Shires Conference resolved to add the following to the Finance and Economic Development Policy Statement:

"... while such a system (of rate pegging) exists however, the requirement of councils to pay fees for valuation lists which are no longer necessary in the rate fixing process be waived".

Further advising that the Department of Local Government has responded to the resolution:

"The Cabinet Sub-Committee on Rating and Valuation has not yet completed its deliberations, and while the question of payment of fees for valuations is under consideration, I am unable at this stage to indicate what the outcome is likely to be".

8. Youth Policy Conference

Advising that the Conference is now tentatively scheduled for 10th and 11th February, 1986.

9. Rental Bond Board Housing Assistance24. LIBRARY COUNCIL OF NEW SOUTH WALES - INTEREST SUBSIDY FOR PUBLIC LIBRARIES 1984/85. L125/1

Stating that Council will be aware that an Interest Subsidy Scheme has been in operation for approved projects since January 1981.

A limit of \$1,000,000 will apply in respect of the total loan that the Library Council may recommend for subsidy in the current financial year.

Closing date for applications for the Interest Subsidy Scheme 1985/86 will be 31st January, 1986. Applications for assistance must be foreshadowed no later than 20th December, 1985.

Projects eligible to attract the Interest Subsidy include:

- (a) new library buildings
- (b) extensions to existing buildings or extensive renovations to them
- (c) other approved major projects which will result in substantial improvement of existing library facilities.

(C.L. - Council currently receives interest subsidy on the \$97,000 loan raised to purchase hardware for computerisation of the library.)

25. URBAN TRANSIT AUTHORITY OF NEW SOUTH WALES - LISTS OF PRIVATE BUS OPERATORS. B26

Forwarding a updated copy of the Lists of Private Bus Operators which contains useful public information on bus routes and operators in the Sydney Metropolitan Area and Illawarra Region.

26. HAWKESBURY DISTRICT EISTEDDFOD SOCIETY - FINANCIAL CONTRIBUTION FROM COUNCIL FOR 1985. A7/2; D64

Enclosing a schedule for the 1985 Eisteddfod and advising that the festival has now ended quite successfully in all aspects except financial.

Requesting a financial contribution from Council to assist in the cost of this year's presentation.

(S.C. - Provision was made in the 1985 Estimates for a donation of \$1,000 to the Hawkesbury District Eisteddfod Society and a cheque for this amount has been forwarded).

27. RICHMOND COMMUNITY NURSING HOME - RICHMOND CAROLS BY CANDLELIGHT. 625.202

Advising that they plan to hold this year's Carols by Candlelight on Sunday 15th December, and requesting permission for the use of Richmond Park on that evening.

Further confirming that it is a free performance organised by service clubs and organisations of Richmond and attracts a crowd of approximately 3,000 people. Requesting a donation from Council to help defray the cost.

(S.C. - Provision was made in the 1985 Estimates for a donation of \$200 and a cheque for this amount has been forwarded).

G.M. McCully,
Shire Clerk/General Manager

Site Planner's Report.

Application is to ~~to~~ over a 40 place Child Care Centre on the above site ~~sets~~ adjoining the existing ~~stop~~ ~~wharf~~ ~~stop~~. The Centre is to contain 2 Playrooms with children amenities, storage areas, kitchen, pantry, ~~to~~ ~~to~~ office staffroom and amenities. A covered veranda off the Playrooms faces the fence out door play area, which contains an area of 40 square metres.

Access to the Child Care is from the existing parking area at the front of the shops ~~at~~ ~~port~~ ~~for~~ ~~to~~ ~~vehicles~~ ~~is~~ ~~provided~~ ~~although~~ ~~separate~~ ~~staff~~ ~~and~~ ~~public~~ ~~carparking~~ ~~has~~  been provided for 24 vehicles. The driveway layout, in a circular form, allows vehicles entering and leaving the site to do so in a forward direction and a child ~~driveway~~ drop-off point is provided.

