

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 8 APR 1986

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on Tuesday, 11th March, 1986, commencing at 7.30 p.m.

PRESIDENT: Councillor G.G. Michael, President, and Councillors F.Y. Denne, P.A. Dunn, S.E. Durrington, J.J. Horrex, J.E. Nicholson, R.F. Rotherham, A.B. Sheridan, C.J. Stanley, F.S. Stevens and R.P. Stubbs. Pastor Graham Chatfield, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

86 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Horrex that the Minutes of the Ordinary Meeting of Council held on 11th February, 1986 having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

1. WATER SUPPLY AND SEWERAGE MATTERS. M134/4

Discussions took place last week with the General Manager and Senior Officers of the Metropolitan Water Sewerage and Drainage Board, myself, the Shire Clerk, Deputy Shire Clerk, Shire Engineer and Health Surveyor regarding three specific issues, being, the ongoing financial responsibility for Country Assisted Water Supply and Sewerage Schemes, possible reticulated sewerage of Glossodia, Freemans Reach and Wilberforce and the augmentation of water supply schemes, particularly Kurrajong and Freemans Reach/Glossodia.

The General Manager stated that the Board was in the process of completing a revision of the financial strategy for all Country Assisted Schemes under their existing arrangements. It was indicated that the Board was involved in a number of schemes that had varying commitments on the parties involved. Accordingly, the review had taken some time, however, was to be completed by mid year. Following that review the Board would be in a position to discuss with the Council the ongoing financial arrangements as requested by Council previously.

The provision of reticulated sewerage to Freemans Reach, Wilberforce and Glossodia was discussed, including preliminary design plans that had been prepared by Council. It was decided that a Working Party should be established comprising staff from the Board and Council that would look at all the possibilities, both physical and financial, for the provision of reticulated sewerage to the area reporting around June/July this year. Council would then be in a position to discuss the options with the residents who would be involved and determine a position.

A similar situation was to occur regarding the augmentation of existing water supply schemes. For some time the Kurmond/Kurrajong Scheme has been at capacity with further subdivisions not being able to proceed until augmentation takes place. The Council had

previously resolved to seek the Board's concurrence in permitting subdividers to proceed with a capital contribution required from them towards augmentation and this being passed on to the Board. This would have the advantage of spreading the financial responsibility for the schemes. A joint working party of staff from the Board and the Council is to look at this matter and, again, to report around June/July.

The Board's staff were very positive in their attitude and appreciated the Council's concern, particularly regarding the ongoing financial commitment for the Country Assisted Schemes.

Recommendation

That the information be received.

- 87 RESOLVED on the motion Councillor Nicholson seconded by Councillor Denne that the information be received.

2. ATTENDANCE AT AUSTRALIAN COUNTER DISASTER COLLEGE.

The Director of the Australian Counter Disaster College has invited me to attend and assist in a briefing which is designed for senior local government representatives to emphasise the significance of local government and local community contributions in coping with emergencies and disasters. The briefing is to take place over the period Monday, 24th March to Thursday, 27th March, 1986. Accordingly, I will not be present at the General Purpose Committee Meeting in March and request that Council accept my apologies on that day.

The invitation comes as a result of previous experience in the area subject to the briefing and present position as Shire President.

- 88 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stubbs that the information be received and leave be granted.

GENERAL PURPOSE COMMITTEE MEETING - 25TH FEBRUARY, 1986

SECTION I - WORKS

WORKS COST STATEMENT

- 89 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Dunn that the Works Cost Statement to 31st January, 1986, be received and the revised estimates of cost adopted, subject to the original estimate of cost for the Tourist Information Centre being shown as \$508,550 and the revised estimate as \$633,000.

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS - ITEM 6 - STRASBURGER ENTERPRISES - LOT I, DP235303 WINDSOR ROAD, McGRATHS HILL - ERECT A ROADHOUSE/SERVICE STATION & CAR WASH. DA 636/85

SHIRE CLERK/GENERAL MANAGER'S REPORT - ITEM 5 - PLANNING -
PROPOSED ERECTION OF A ROADHOUSE/SERVICE STATION, WINDSOR ROAD,
MCGRAATHS HILL. DA636/85

Councillor Horrex declared an interest in this application.

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

The application with the exception of the car wash facility, be approved subject to the following conditions.

- 1-10. Standard conditions No's 1, 2 (10 vehicles), 7, 9, 13, 18, 21, 25, 29, 34.
11. That a 4.76m wide strip along Park Road be dedicated for the purpose of road widening in accordance with Amendment No. 13 of Hawkesbury LEP, 1984.
12. That proposed D.M.R. road widening of Windsor Road be dedicated to the D.M.R. free of all costs.
13. That the 25m wide landscaped buffer strip together with the 20m service road reservation be dedicated to Council free of all costs.
14. Full road construction of the service road for the extent of the land's frontage. This will incorporate 10m of seal between kerb and gutter and 5m of formed and grassed footways on both sides of the road. Work to be to the requirements of the Shire Engineer.
15. Half road construction of Park Road between Windsor Road and the rear extent of the development (ie 120m), with kerb and gutter extending to the drainage point.
16. Landscaping of the 25m buffer strip with advanced trees and shrubs to be undertaken by applicant in accordance with a plan approved by the Shire Planner.
17. The development to be serviced by underground power to the requirements of Prospect County Council.
18. A drainage easement to be sited to the satisfaction of the Shire Engineer with all easement drainage to be piped to the satisfaction of the Shire Engineer.
19. That the car wash facility be subject to a separate D.A. when a satisfactory sewerage proposal for the area is implemented.
20. Inlets to underground fuel tanks shall be situated to allow discharging tankers to stand completely on the site and not obstruct safe and convenient entry or exit by other vehicles.

21. That a schedule of external finishes, materials and colours be submitted for approval with the building application. Such schedule to be to the satisfaction of the Shire Planner.
22. A section 94 contribution of \$5,500 towards the construction of a type 3 intersection at Park and Windsor Roads as required by the Traffic Authority of New South Wales.
23. Section 94 contribution of \$3,280.00 towards the provision of downstream drainage including the construction of a box culvert.

SHIRE PLANNER'S REPORT - ITEM 8 - THE AUSTRALIAN MUSHROOM GROWERS ASSOCIATION LIMITED - COUNCIL INSPECTION. P160

Councillor Horrex declared an interest in this matter.

SECTION 2 - FINANCE

SHIRE CLERK/GENERAL MANAGER'S REPORT - ITEM 7 - PROPOSED RETAIL DEVELOPMENT OF HAWKESBURY VALLEY MOTORS AND ADJOINING PROPERTIES. P160

Councillor Rotherham declared an interest in this matter.

- 91 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report of the General Purpose Committee Meeting held on 25th February, 1986, as recorded on Pages 1 to 17 of the Minutes of the General Purpose Committee Meeting be adopted with the exception of :

Section 1 - Works

Works Cost Statement

Section 2 - Development

Development Application - Item No. 6 - Strasburger Enterprises - Lot 1, D.P. 235303 Windsor Road, McGraths Hill - To Erect a Roadhouse/Service Station and Car Wash. DA636/85

which have already been considered by Council - Minute Nos. 89 & 90.

TOURIST COMMITTEE MEETING - 17TH DECEMBER, 1985.

- 92 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Minutes of the Tourist Committee Meeting held on 17th December, 1986, as recorded on Pages 1 to 4 of the Minutes be adopted.

TOURIST COMMITTEE MEETING - 18TH FEBRUARY, 1986.

- 93 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that the Report of the Tourist Committee Meeting held on 18th February, 1986, as recorded on pages 1 to 3 of the Minutes of the Tourist Committee meeting be adopted, subject to the following amendments :

Business Arising From Minutes

Paragraph 5 - Last sentence to read :

"The Museum has been inspected by the Shire Clerk and the Heritage Adviser, and it appears that the area could be suitable."

General Business

Page 5 - Paragraph 1 to read :

"Asked if the new management structure for A.F.V. has been finalised?" (This refers to the Australiana Pioneer Village.)

Page 6 - Paragraph 4 under the heading of Mr. Sheehy, to read :

"Deputy Shire Clerk stated that Council could not intervene in this matter."

ENVIRONMENTAL NOISE POLLUTION COMMITTEE MEETING - 5TH FEBRUARY, 1986.

94 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the Minutes of the Environmental Noise Pollution Committee Meeting held on 5th February, 1986, as recorded on pages 1 to 2 of the Minutes of the meeting be adopted.

SISTER CITY COMMITTEE MEETING - 17TH FEBRUARY, 1986.

95 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stevens that the Report of the Sister City Committee Meeting held on 17th February, 1986, as recorded on page 1 of the Minutes of the Sister City Committee meeting be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. POWELL PARK MANAGEMENT COMMITTEE - MEMBERS OF 527 COMMITTEE. 625-52; 650/3.

96 RESOLVED on the motion of Councillor Denne seconded by Councillor Rotherham that Council confirm the appointment of the members to the Powell Park 527 Committee.

2. RETURNED SERVICES LEAGUE OF AUSTRALIA, RICHMOND SUB-BRANCH. - ANZAC DAY MARCH AND SERVICE. C40/6

97 RESOLVED on the motion of Councillor Stevens seconded by Councillor Durrington that approval be granted to the Returned Services League of Australia, Richmond Sub-Branch, to conduct its annual Anzac Day March and Memorial Service at 2.00pm, 20th April, 1986, subject to that Branch obtaining Police Department approval to the proposed route.

3. AUSTRALIAN FREEDOM FROM HUNGER CAMPAIGN - DOORKNOCK APPEAL. A7

98 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that approval be granted.

4. THE PUBLIC SERVICE ASSOCIATION OF N.S.W. - PRIVATISATION OF
COMPUTERISED GOVERNMENT INFORMATION. M135

99 RESOLVED on the motion of Councillor Horrex seconded by Councillor Denne that:

1. Council make the views as stated, known to the Public Service Association (P.S.A.) N.S.W. , Local Government & Shires Association.
2. WSROC be requested to investigate this issue particularly with relevance to WESTIR.
3. Council adopt a policy on access to information which distinguishes between access to information and access to copy.

5. NEWCASTLE CITY COUNCIL - SECOND INTERNATIONAL SISTER CITIES
FESTIVAL OF SPORT. C50/10

100 RESOLVED on the motion of Councillor Stevens seconded by Councillor Horrex that the Community Sister City Committee be requested to encourage local participation and advise Council further by the end of May 1986.

REPORTS

1. COMMUNITY ARTS OFFICER'S REPORT

Senior Citizens Week

The Shire President advised the meeting that as well as the donation received from the Windsor R.S.L. Club, a further \$100 was received from the Richmond Ex-Servicemen's Club and donations of various small amounts were received from hotels and individuals to assist towards the cost of the function.

101 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the report be received.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

102 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Seal of Council be affixed to the undermentioned documents:

Transfer - Robert A. Caleo	- Lot 40, DP 232576 Sirius Crescent, Parish Wilberforce, County Cook
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Transfer - Ray Frederick Simpson - Portion 22 Parish Wilberforce
County Northumberland

Transfer - Steven Francis Edwards - Lot 20, DP 212586 Ski Lodge Road,
(Sale of land Section 602 IGA) Parish Meehan, County Cook.

Discharge of Mortgage - Colo Shire Council and Belle
Clothing Co. Pty Ltd.

3. COMMUNITY & CULTURAL CENTRE - FEBRUARY FUNCTIONS. C51/3

Councillor Stevens asked if the Community & Cultural Centre Promotions Committee could investigate promotional activities for the Centre.

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

4. HAWKESBURY FAMILY DAY CARE CO-ORDINATOR'S MONTHLY REPORT - FEBRUARY, 1986

104 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the report be received.

5. UNEMPLOYMENT STATISTICS. S207/11

105 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that the information be received.

6. USE OF FORMER ARMY TRAINING UNIT SITE AT SCHEVYILLE. P160/47

106 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the information be received at this stage.

7. STAFF MATTERS - RESIGNATIONS. S1/8P

107 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that Miss Jo-Ann Collins be given a reference under Seal of Council.

8. AMENDMENTS TO CONVEYANCING ACT. S85/11

108 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the report be received.

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

109 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received, subject to the following amendments :

Library Service - Annual Report

The Shire President advised that the following alterations apply in respect of the Library Service - Annual Report :

6.0	Housebound		
6.2	Flash Magnifying Glasses	1984	1985
	Bookstands - Wooden		10
			3

7.0 Local Educational Resources Network

Non-Book Materials

Kits/Audio Visual 692

Population (Users)

Institutions 35

Subscription Charges 2530
from Schools

Macquarie Towns Festival Committee Meeting - 26th February, 1986

2. Bicentennial Decorations Proposal -

Councillor Stevens asked that the last sentence in connection with this report, which reads : "It had been suggested that the flagpoles be 30-40 feet apart so that Chamber of Commerce banners could be placed", be deleted.

Councillor Stevens asked if the question of increasing the book vote in the 1987 Estimates could be examined.

10. REPORTS REQUESTED BY COUNCILLORS.

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

ENGINEERING

CORRESPONDENCE

1. WSROC - REGIONAL ROAD HIERARCHY FOR WESTERN SYDNEY. W275

The Shire Engineer advised that a further letter had been received from WSROC dated 7th March, which he read in full :

"Further to our letter of 18th February, 1986, enclosing a copy of the Regional Road Hierarchy for Western Sydney study, following are the resolutions carried at the WSROC Region Meeting held on 28th February, 1986.

'MOVED that

- (1) WSROC endorse the report with the exception of the longer term road hierarchy because of the recent decision on the Second Sydney airport site, subject to the agreement of the constituent councils;
- (2) once all constituent councils have endorsed the report, WSROC write to the N.S.W. Minister for Roads seeking agreement to the Short and Long Term Road Hierarchies and the Roadworks Construction Priority Programme contained in the report; and
- (3) WSROC call for a further report and apply for funds to undertake another study incorporating the second Sydney Airport site in the longer term road hierarchy.'

We now seek Council's endorsement of the Short Term Road Hierarchy only, pending the review of the Long Term Road Hierarchy in light of the above resolution regarding the second Sydney Airport site.

We would appreciate receiving Council's confirmation as soon as practicable. Please direct any enquiries to Mr. Dick Sheppard at WSROC."

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

1. The proposed short term road hierarchy be accepted.
2. WSROC be requested to take continued action to obtain additional funds for roadworks in the WSROC area.

2. ROYAL AUSTRALIAN NAVY - COLO RIVER WAR MEMORIAL REFURBISHMENT
112 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stevens that the action taken be endorsed.

3. GUTTERIDGE, HASKINS & DAVEY - SEWERAGE FOR SMALL COMMUNITIES. S200, S200/13
113 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the report be received.

REPORTS

1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY
The Shire Engineer advised that Subdivision S86/2 should read Cnr. Windsor Road and Groves Avenue.

114 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that the report be received.

2. PUBLIC WORKS

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

Councillor Sheridan asked if the Blaxlands Ridge Community Centre could be inspected when completed.

Councillor Stanley referred to the tarpatching in Hollands Paddock Carpark and stated that there appears to be a total breakdown at the base of the entrance of the ramp area, partially due to what seems to be a water problem from some of the adjoining properties and asked if this could be given urgent attention.

3. STEPS - ACCESS FROM WINDSOR MALL TO WINDSOR TOWN CENTRE SHOPPING CENTRE.

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

4. PROPOSED ROAD LINK, GROSE RIVER BRIDGE - BELLS LINE OF ROAD. B24/6

117 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that:

1. The proposed Road Link as shown by yellow colour on plan MR 570-14A be adopted in the section from Grose Vale Road to Bells Line of Road for development control purposes.
2. The proposed route and the integration with the Local road infrastructure be the subject of further investigation between Ashton's Road and Grose Vale Road.

HEALTH AND BUILDING

CORRESPONDENCE

1. AMNESTY INTERNATIONAL - 4TH ANNUAL BUTTON DAY. A7

118 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that Council adhere to its policy and the organisation be advised accordingly.

REPORTS

1. BUILDING APPLICATIONS B25

119 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that the report be received.

PLANNINGREPORTS

1. INDUSTRIAL USE - 43 WILKHAM STREET, WINDSOR - W. COLLIER AND P. O'HANLON. DA387/84.

120 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Horrex that the information be received and a further report on the redevelopment of the subject premises including the erection of the proposed storage shed/workshop be submitted to the June meeting of the General Purpose Committee for its consideration.

2. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS OF NSW - STUDY INTO THE PROCESSING OF DEVELOPMENT & BUILDING APPLICATIONS. C48, C44-1

121 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Denne that the information be received.

3. PREPARATION OF A NEW DRAFT LOCAL ENVIRONMENTAL PLAN FOR THE SHIRE. P160/41/4.

The Shire President advised that this report had been withdrawn until such time as a timetable and cost are available.

4. DELEGATION OF THE FUNCTION OF THE DIRECTOR OF ENVIRONMENT & PLANNING UNDER SECTION 69 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979. P160

122 RESOLVED on the motion of Councillor Horrex seconded by Councillor Rotherham that Council agree with the delegation to the Shire Planner and in his absence, the Shire Clerk in respect of Section 69 of the Environmental & Assessment Act 1979, and that the Department be advised accordingly.

5. PROPOSED ERECTION OF A ROADHOUSE/SERVICE STATION, WINDSOR ROAD, MCGRATHS HILL. DA636/85.

See Minute No. 90.

6. STATE RAIL AUTHORITY - PROPOSED DEMOLITION OF COTTAGE IN MORAY STREET, RICHMOND. DA 620/85

123 MOVED on the motion of Councillor Nicholson seconded by Councillor Rotherham that approval be granted as per the conditions recommended to the Committee.

An amendment was moved by Councillor Stubbs seconded by Councillor Horrex that :

1. The possibility of a rail motor museum at Richmond be investigated and the possible use of the Moray Street cottage also be considered.
2. The Shire Planner be delegated authority to approve the demolition of the cottage as per the conditions recommended to the Committee should those be unsuccessful or if the cottage is not required as part of the project.

The amendment was lost.

The motion was then put and carried.

7. DEVELOPMENT APPLICATION - W.P. ROACH - INDUSTRIAL COMPLEX FOR SALES AND SERVICE OF AUTOMOTIVE RADIATORS - LOT 5 DP 16505, BELLS LINE OF ROAD, NORTH RICHMOND - OWNER: NORTH RICHMOND GARDEN CENTRE DA 90/86

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

A. Council exercise its delegation pursuant to State Environmental Planning Policy No. 1 and grant consent, subject to compliance with the following conditions:

1-11.(Standard Conditions - DA's) 1, 2(5), 7, 9, 10, 12, 18, 19, 21, 23, 25 (Plus)

In this regard particular attention shall be given to the provision of mounding and screen planting between the building alignment and road alignment, 26, 30, 34.

12. Disposal of liquid wastes shall be to the requirements of the Metropolitan Water Sewerage and Drainage Board and Council's Shire Health and Building Surveyor, details to be submitted with the Building Application.

13. Roof of covered work area of the rear of proposed development shall be of a sufficient height to allow access for emergency vehicles.

14. As the proposed activity constitutes Scheduled Premises, approval shall be obtained from the State Pollution Control Commission prior to commencement of any work. Satisfactory evidence in this regard shall be submitted to Council.

15. Details of stormwater drainage/disposal shall be submitted with the building application to the satisfaction of the Shire Health and Building Surveyor.

16. In regard to Condition 6 above, consideration shall be given to the provision of path paving. Alignment levels to be submitted with the building application to the requirements of the Shire Engineer.

B. The Department of Environment and Planning be advised of Council's decision as required under State Environmental Planning Policy No. 1.

8. DEVELOPMENT APPLICATION - D. MATTHEWS & ASSOCIATES - SUB-DIVISION TO CREATE THREE ALLOTMENTS CONTAINING AREAS OF APPROXIMATELY 6.28HA, 4.51HA AND 3.42HA - LOT 2 DP 580502 BLAXLANDS RIDGE ROAD, BLAXLANDS RIDGE - OWNER: D.C. & G.P. MACDIARMID. DA 441/85

125 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Denne that Council request the concurrence of the Department of Environment and Planning to the proposed subdivision and that should such concurrence be forthcoming, the application be approved subject to compliance with the following conditions:

1-4 (Standard Conditions - Subdivisions under Environment Planning and Assessment Act) 2, 4, 9, 12.

5 Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, the payment of \$1,450 being a contribution towards the provision, maintenance and embellishment of public reserves.

6 Provision of drainage easements at the subdividor's expense, including inter-allotment drainage easements to serve lots that cannot naturally drain to the road. Satisfactory arrangements in this regard shall be made with the Shire Engineer.

7 Access to proposed lots 2 and 3 shall be via the existing road reserve. Such road shall be constructed to the requirements of the Shire Engineer.

9. DEVELOPMENT APPLICATION - PROSPECT COUNTY COUNCIL - LAND-FILL BY DISPOSAL OF TREE STUMPS AND ASSOCIATED TREE WASTE - PART LOT 4 DP979541 'HALL ESTATE', HALL STREET, PITT TOWN - OWNER: N. CLEARY. DA 17/86

126 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that this matter be deferred to the next General Purpose Committee for further consideration.

10. DEVELOPMENT APPLICATION - PETER NASH - REZONING TO PERMIT LIQUID FUEL DEPOT - LOT 265 MILBHAM STREET, WINDSOR - OWNER: R. PEEL, PERFECTION DAIRIES PTY. LTD. DA 49/86

127 RESOLVED on the motion of Councillor Horrex seconded by Councillor Durrington that:

(a) Council resolve to prepare a draft local environmental plan pursuant to Section 54(1) of the Act and advise the Department of Environment and Planning of information required under the Act and Regulations.

(b) The Department of Environment and Planning be advised that in Council's opinion an environmental study is not required in view of the minor nature of the proposal given the current and nearby industrial uses in the locality.

11. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY. P160/33

Councillor Rotherham declared an interest in respect of Item No.11.

128 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that the information be received.

12. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY.
PI60/33

129 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that the information be received.

13. DEMOLITION OF HISTORICAL BUILDINGS. A7/12, H105

130 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the information be received.

14. AUSTRALIAN HERITAGE AWARD. DA206/85

131 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that Council endorse Mr.Paull's nomination to the Australian Heritage Award.

LIBRARY

REPORTS

1. ANNUAL REPORTS (1983, 1984, 1985). L125

132 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the Annual Reports for the years 1983, 1984 and 1985 be received, subject to the alterations as shown in Minute No. 109.

2. HERITAGE WEEK 13TH - 20TH APRIL. L125/7

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

3. SECURITY & RISK MANAGEMENT. L125

134 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the reports be received.

4. FREE LIBRARY SERVICE. L125

135 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council adopt the statement on free library service as library policy.

5. EASTER HOLIDAYS. L125

136 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the Library Service close from Friday, 28th March to Monday, 31st March.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

1. DEPARTMENT OF ENVIRONMENT AND PLANNING - LAND FRONTING NEPEAN RIVER AT YARRAMUNDI. DA 13/83, DA 394/84
 2. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - LOANS FROM THE RENTAL BOND BOARD. C44/2 3. PREMIER'S DEPARTMENT - APPLICATION FOR FINANCIAL ASSISTANCE - SENIOR CITIZENS WEEK 1986. C45/20
 4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - ESTABLISHMENT OF A MULTI-CAMPUS UNIVERSITY IN THE WESTERN SYDNEY REGION. W275, E70
 5. BANKSTOWN CITY COUNCIL, ALDERMAN JILL BARBER - 33RD ANNUAL CONFERENCE OF THE NSW BRANCH OF THE AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION. C48/3
- 137 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that Councillors Durrington and Denne represent Council at the Conference.
6. CATHOLIC WELFARE OUTER WESTERN REGION - MACQUARIE PARK HOUSE. 625/6
 7. AUSTRALIAN LABOR PARTY - BRANCH MEETING OF WINDSOR ALP. C50/10

138 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stevens that Council ask the Shire President to direct Council's Legal Advisor to write to the Windsor Branch of the Australian Labor Party and ask them to publicly apologise to this Council for the motion that they passed at their meeting on the grounds that there was no basis for fact in it whatsoever on either counts that Council was accused of and that Council did not in fact adopt any Sister City relationship with Japan and the Councillors did not coerce to remove Councillor McMahon from this Council and Council did not hold the ratepayers to contempt.

8. PENRITH CITY COUNCIL - LOCAL GOVERNMENT ASSOCIATION CONFERENCE, 1988. C48/1
9. POWELL PARK MANAGEMENT COMMITTEE SECTION 527 LOCAL GOVERNMENT ACT - MINUTES. 625/52
10. HAWKESBURY INTERAGENCY - MINUTES. C45/1
11. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS OF NSW - INSURANCE SCHEME IN CONJUNCTION WITH THE GOVERNMENT INSURANCE OFFICE OF NSW. C44/2, 1112
12. MINISTER FOR PLANNING AND ENVIRONMENT, THE HON. B. CARR - WESTERN SYDNEY AREA ASSISTANCE SCHEME 1985/86 FINANCIAL YEAR. G95/2
13. THE AUSTRALIAN BICENTENNIAL AUTHORITY - HAWKESBURY PIONEER FAMILIES BICENTENNIAL COMMUNITY PROGRAM. C40/13
14. DEPARTMENT OF ARTS, HERITAGE AND ENVIRONMENT - 1985-86 NATIONAL ESTATE GRANTS PROGRAM. H105/12
15. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR NO. 2/1986. C44/2
16. ENERGY AUTHORITY OF N.S.W. - RE-SUPPLY OF ELECTRICITY. C44
17. MINISTER FOR LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES - LETTER TO ALASDAIR WEBSTER, M.P. - REPORT OF THE NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE. L128
18. DEPARTMENT OF SOCIAL SECURITY - RE- TEMPORARY SOCIAL SECURITY AMNESTY. S205

19. WILBERFORCE PLAYGROUP - CLOSURE OF WILBERFORCE PRE-SCHOOL.
C43/2; C43/14
20. WILBERFORCE PRE-SCHOOL KINDERGARTEN ASSOCIATION - CLOSURE OF
WILBERFORCE PRE-SCHOOL. C43/2; C43/14
21. REPORT ON BEHALF OF WILBERFORCE PRE-SCHOOL. C43/2; C43/14
22. HAWKESBURY DISTRICT TENNIS ASSOCIATION - AUDITORS REPORT FOR
YEAR ENDED 31ST JANUARY, 1986. C51/23
23. OFFICE OF THE DIRECTOR OF STATE EMERGENCY SERVICES AND CIVIL
DEFENCE. S206
24. DEPARTMENT OF EMPLOYMENT AND INDUSTRIAL RELATIONS. WORKERS'
COMPENSATION INSURANCE. I112/1
25. CORRESPONDENCE FROM WSAAS TO STIMULUS EARLY INTERVENTION
GROUP - WESTERN SYDNEY AREA ASSISTANCE SCHEME 1985/86.
C45/15; C45/9
26. EAST KURRAJONG BUSH FIRE BRIGADE - COMPENSATION FOR BRIGADE
PERSONNEL. B28/10
27. HAWKESBURY RIVER COUNTY COUNCIL - 1986 CONTRIBUTION. A1/17
28. INTERNATIONAL YEAR OF PEACE COMMITTEE

139 RESOLVED on the motion of Councillor Stevens seconded by Councillor Denne that the Librarian contact the Committee set up under the Chairmanship of Mr.A.Grassby by the Minister for Foreign Affairs for the International Year of the Peace, regarding material and advice available, with the possibility of establishing displays in the Library during International Year of the Peace.

140 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that the letters 1 to 4, 6, and 8 to 28 in this section be received and appropriate replies forwarded where necessary.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if the Health Surveyor could advise if the Council, or, if not, the Department of Agriculture has any statutory obligation to control severe tick infestation.

The Deputy Shire Health Surveyor advised that Council does not, but there are proclaimed cattle tick areas throughout the State. However, he was not aware as to whether the Shire is a proclaimed area, and undertook to ascertain this information and advise Councillor Rotherham.

Councillor Durrington referred to a number of potholes in Boundary Road near Commercial Road.

Councillor Durrington congratulated the staff on the work they achieved on the roadsides throughout the Shire during the visit of the Queen.

Councillor Stubbs stated that a year or two ago Council voted \$5,600 to a Works Programme to overcome the problem with school children having to walk on Oakville Road to cross a drain.

The Shire Engineer stated that he would bring forward a report to the next Committee Meeting on this matter.

Councillor Stubbs stated that some time between 1972 & 1974 a contribution to kerbing and guttering was paid by a developer of a subdivision in Eldon Street, Pitt Town. The work was not done at the time because drainage work had to be undertaken, which was done about 1975. He asked when it is likely that the kerbing and guttering would be considered.

The Shire Engineer stated that the matter will be listed for consideration in the kerbing and guttering programme which is flowing through from the Loan Works Programme and a report would be submitted to the next General Purpose Committee Meeting.

Councillor Stubbs stated that he had been asked by the Pitt Town Progress Association to raise the matter of two dips in Old Pitt Town Road - one where the pipe line crosses the road and the second outside No. 28. He stated that they are highly dangerous because cars are losing control and asked if the dips could be looked at as a matter of urgency.

Councillor Stubbs stated that he submitted a request for potholes to be repaired in Buckingham Street and this work had been carried out. However, the road had been opened for a drain some months ago and that part still remains open. He asked if this could be seen to.

Councillor Stevens asked if the Engineering staff could have a look at the Court Yard area at the Bosworth Centre in Bosworth Street. He stated that it is deteriorating quite rapidly and asked if something could be done about it to prevent further deterioration.

Councillor Sheridan asked if the Engineer could give attention to the Argyle Bailey Memorial Reserve at Ebenezer in the form of mowing, and maintenance of barbecues, at the first available opportunity.

Councillor Horrex referred to the question of youth unemployment and the figures before Council to-night relating to the 15-24 age group which represents 50% of unemployment. He stated that a Committee of nominated delegates was set up to meet with the local employment agency to pursue the matter of unemployment and asked if this Committee could look at this question, particularly as it relates to that section.

Councillor Horrex stated that in Vincent Road, Kurrajong a storage shed was approved by Council and adjacent to that storage shed there appears to be what is described as goat sheds and there are goats on the property. This area adjoins the Village Area of Kurrajong. He asked if this matter could be pursued and if possible reported on as to whether in fact it is a permissible development.

The Shire President stated that the Shire Planner would investigate the matter and submit a report to the next General Purpose Committee meeting.

Councillor Dunn asked the present position on the report on the Richmond Traffic Plans.

The Shire Engineer stated that additional items were requested by Council have been passed back to the Department of Main Roads. for comment. He stated that he had spoken to the Department's representative and it was felt that the comments would not be available for the Local Traffic Meeting on Friday, but that an early reply is anticipated.

Councillor Denne referred to the potholes in Riverview Street, North Richmond.

Councillor Denne stated that there are very big potholes at the intersection of Drift Road and Castlereagh Road.

Councillor Nicholson stated that over the last week and during the weekend there has been a lot of engineering work being carried out in the Pound Paddock and asked if the Engineer could find out what it is all about.

The Shire Engineer stated that he has not been able to find out what work is being carried out. He also stated that they are very concerned about the work and are investigating it.

Councillor Nicholson stated that it has been reported that Laws Farm Road is in a very bad condition and asked if the Engineer could have a look at it to see what can be done to get rid of the potholes.

Councillor Rotherham stated that Ala Moana Road, East Kurrajong is severely potholed.

Councillor Rotherham referred to the potholes in Comleroy Road.

The Shire President asked if a report could be submitted to the next General Purpose Committee Meeting on the surface of Wheelbarrow Ridge Road in its entirety and any work that is planned to be carried out on it.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The Meeting terminated at 10.12 pm.

Submitted to and confirmed at the Meeting of Council held on 8th April, 1986.

..... President

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 25th March, 1986, commencing at 9.30 a.m.

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

Apologies for absence were received from Councillor G.G.Michael and Councillor P.A.Dunn and were accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 28th February, 1986, be received and the revised estimates of cost adopted.

CORRESPONDENCE

ITEM 1: (File A7)

CORRESPONDENT: SPASTIC CENTRE OF NEW SOUTH WALES

SUBJECT: SUPERTHON WINDSOR

Requesting permission to conduct "Superthon Windsor" as its major fund-raising event for the year on 27th July, 1986, traversing the following route: assemble at Bensons Lane Sporting Complex, Bensons Lane, Cornwells lane, Edwards Road, Powells lane, Cornwells lane, thence Bensons lane back to sporting complex.

S.E. REPORT

Council has supported the organisation previously in the holding of an organised walk in conjunction with a state-wide programme. Appropriate arrangements will be made for provision of additional rubbish receptacles.

Recommendation

Approval be granted to the Spastic Centre of New South Wales to conduct "Superthon Windsor", traversing the above route, subject to the Centre obtaining Police Department approval to that proposed route.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

(File C40, 625-136)

CORRESPONDENT:

CHILDRENS MEDICAL RESEARCH FOUNDATION,
MAROOTA COMMITTEE

SUBJECT:

WILBERFORCE PARK - CAROLS BY CANDLELIGHT,
1986

Requesting permission to conduct Carols by Candlelight at George and Church Streets intersection area of Wilberforce Park between 8.00pm and 9.30pm, on 12th December, 1986.

S.E. REPORT

Council provides strong support and encouragement to this form of function. Appropriate arrangements will be made for provision of additional rubbish receptacles.

Recommendation

Approval be granted to the Childrens Medical Research Foundation, Maroota Committee, to conduct Carols by Candlelight at Wilberforce Park at 8.00pm on 12th December, 1986.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:

(File G95/37)

CORRESPONDENT:

PROSPECT COUNTY COUNCIL

SUBJECT:

IMPROVED STREET LIGHTING - HOWE PARK, THE
TERRACE, WINDSOR

Detailing proposed improved street lighting for this location. Attaching plan number B105586, showing the proposed alterations. Advising that the proposal will result in an increase of \$2,837.12 in the annual charge, and that a capital contribution will not be required.

S.E. REPORT

The proposal is part of the improvements being carried out at the NAES Scheme in Howe Park and provides for the removal of five (5) 160 watt blended columns that are existing and the installation of thirteen (13) 125 watt mercury fluorescent post top columns, and allowance to connect seven (7) 20 watt Vandalites installed on the pergola section opposite Kable Street.

Recommendation

The installation be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 625-220)

CORRESPONDENT: HAWKESBURY CRICKET CLUB

SUBJECT: CURATOR'S SUBSIDY FOR 1986

Requesting a payment of \$3,000 by Council towards the preparation of the two turf wickets at the Richmond Ex-Servicemens Complex used for grade matches for the period January to March, 1986.

S.E. REPORT

Considerable work has been undertaken by the Curator to provide grounds suitable for the high standard of cricket and I have been informed that he has been complimented by both umpires and visiting teams in this regard.

As Council is aware, there is always a heavy demand on the Parks and Gardens Maintenance Vote which this year has been fixed at \$460,000 on the basis of strict control of expenditure with the funds utilised to obtain the maximum benefit from the work undertaken.

Therefore, in review of the situation, it is proposed that the Club be provided with a subsidy two times that given for grounds used in the local competition to be paid in two instalments, to be made at end of March and September each year.

Recommendation

The Hawkesbury Cricket Club be advised that a subsidy will be made towards the preparation of the turf wickets in the sum of \$3,800 for 1986.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File C40/15)

CORRESPONDENT: MACQUARIE TOWNS FESTIVAL COMMITTEE

SUBJECT: MACQUARIE TOWNS FESTIVAL PARADE

Requesting permission to conduct the Macquarie Towns Festival Parade on Saturday, 27th September, 1986. Proposed route: Windsor Street, Richmond

between Smith Park and Toxana Street, Toxana Street, and Francis Street. Participants will assemble at Pughs Lagoon and Chapel Street at 9.30am, the actual parade to commence at 10.30am.

S.E. REPORT

The parade is an annual event and no objection is held to the parade, subject to the Committee obtaining Police Department approval to the proposed route and permission from the Department of Main Roads for use of that section of Windsor Street between East Market Street and Toxana Street.

Recommendation

Approval be granted to the Macquarie Towns Festival Committee to conduct the Macquarie Towns Festival Parade on 27th September, 1986, traversing the above route subject to the Committee obtaining Police Department approval to the proposed route and permission from the Department of Main Roads for use of that section of Windsor Street, Richmond, between East Market and Toxana Streets.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 625-9)

CORRESPONDENT: NORTH RICHMOND PARK COMMITTEE

SUBJECT: PARKS IMPROVEMENT PROGRAMME - NORTH RICHMOND OVAL

"At their recent Monthly Meeting my Committee recommended that the list of preferential public Capital Works considered necessary at North Richmond Oval be listed as set out hereunder:

- (a) Additional lighting on the Oval at the Beaumont Street end of the ground.
- (b) Suitable amendments to the Amenities Block.
- (c) Installation of an appropriate Score board.

It addition, it was agreed that the most important work for immediate consideration was the drainage system on the main Oval and the unsatisfactory state of the surface of the Netball Courts."

S.E. REPORT

Provision of funds for drainage of the oval and construction of the awning on the amenities has been listed in the parks improvement programme.

Action will be taken to obtain a scheme and cost for the improvement of the lighting to allow further consideration to the request.

In the past the cost of a scoreboard has been met by the sporting bodies.

Recommendation

That the North Richmond Parks Committee be advised of the funding provided for the oval under the 1986 Parks Improvement Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:

(file 625-57)

CORRESPONDENT:

BOWEN MOUNTAIN PARK COMMITTEE

SUBJECT:

PARK DEVELOPMENT

Forwarding the plan of management prepared by the Committee for Council's consideration together with a programme of works to be carried out over a four year period at a listed total cost of \$60,000.

Requesting Council to provide an amount of \$15,000 in 1986 and advising that considerable voluntary effort has been undertaken in preparation of the document. Seeking further discussion with Council to gain the results best suited for this important resource. Advising that funds of \$240 have been raised by the Committee and indicating that the park is used by tourists and other Shire visitors in addition to the local populace.

The list of works proposed are:

1.	Fence	\$1,000
2.	Fill Pool	\$1,000
3.	Childrens Play Structure	\$6,000
4.	Kiosk	\$4,000
5.	Toilet Block	\$12,000
6.	Observation Deck/Pergola/Seating	\$8,000
7.	Natural Amphitheatre-Stage	\$15,000
8.	Park Gardens	\$5,000
9.	Park Plantings	\$2,000
10.	Park History Board	\$ 500
11.	Tree Identification Plaques	\$ 500
12.	Car Parking	\$2,000

Year 1	Items 1-4		plus additional maintenance works	\$15,000
Year 2	Items 5-6			\$20,000
Year 3	Item 7			\$15,000
Year 4	Items 8-12			\$10,000

The Committee has been congratulated on the positive and realistic approach taken. The report indicates that implementation is highly dependent on Council for funding with the Committee seeking to be involved through voluntary activities from the residents and co-ordinating of the works programme.

A programme of works for Park Improvement is before the meeting and is the source from which this work is funded. Provision has been made in the programme for Council's contribution towards the construction of the amenities building at the new Glossodia Playing Fields (Woodbury Estate) on the basis that Council will be successful with the application for grants through the Department of Sport and Recreation. Announcement of the grants are due in April. If Council is unsuccessful, consideration to reallocation of the funds will be necessary.

Recommendation

That further consideration be given to the request for funding to the programme of works submitted by the Bowen Mountain Park Management Committee following advice of funding for grants for sport and recreation.

That the Committee be advised to proceed with the initial maintenance work listed in the "Plan of Management".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted and that a letter of congratulations be forwarded to the Committee for their concerted effort.

ITEM 8:

(File R185/11)

CORRESPONDENT:

STATE RAIL AUTHORITY OF N.S.W.

SUBJECT:

LEVEL CROSSING 57.293KM, RACECOURSE ROAD,
CLARENDON

Advising that the proposal to provide a loop line at Clarendon has now been placed on low priority.

Raising no objection to the installation of flashing lights and warning bells and widening of the crossing subject to Council meeting all costs and entering into an appropriate agreement.

Subject to Council desiring to proceed, an estimate of cost will be forwarded and instructions given for the Agreement to be prepared.

S.E. Report

This is a departure from previous policy where costs of the installation were shared on a one-third basis. It is therefore suggested that Council seek an estimate of cost :

- (a) to widen the crossing, and
- (b) for widening the crossing and installation of lights to allow for consideration to the provision of funds.

Recommendation

The State Rail Authority of N.S.W., be requested to provide estimates of cost to allow Council to give further consideration to this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENTS TO METROPOLITAN TRAFFIC ACT, 1900, AND LOCAL GOVERNMENT ACT, 1919. C44/1, T225

Advising that the effect of the amendments will be to:-

- "(a) extend the operation of the Metropolitan Traffic Act, 1900, which currently controls the movement of non-motor vehicle traffic on public streets within the Sydney, Newcastle and Wollongong Transport Districts, to the whole of the State and alter its title to the 'General Traffic Act, 1900'; and
- (b) make provision for the repeal of Ordinance No. 34-'Traffic' under the Local Government Act and the omission of section 270 of the Act on commencement of the General Traffic Act, 1900."

These amendments will commence on 1st March, 1986.

B2. PROSPECT COUNTY COUNCIL - DRUMMOND STREET, SOUTH WINDSOR. E74/5, 665-426

Forwarding plan no. E105536/B which is a copy of major work approved by Council involving the laying of underground reticulation in public thoroughfares.

B3. PROSPECT COUNTY COUNCIL - UNDERGROUND RETICULATION IN PUBLIC THOROUGHFARES. E74/5

Forwarding a copy of major work approved by Council involving the laying of underground reticulation in public thoroughfares.

Attaching plan number E105573/A - Blackman Crescent, South Windsor to serve Lots 40 and 41 Memtec Ltd.

B4. PROSPECT COUNTY COUNCIL - STREET LIGHTING. E74/1

Advising that it will shortly commence work on the installation of underground mains to make supply of electricity available throughout a new subdivision in Ivy Avenue, McGraths Hill and forwarding plan number B105556/A.

Stating that the electrical design provides for the installation of seven street lights and that the annual operating charge for the lights, based on present day rates, is \$487.76.

(S.E. - This is to provide for the residential subdivision. Prospect County Council will be requested to defer energising until a house in the subdivision is occupied.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File P160/46/A)

SUBJECT: BLIGH PARK - SEWERAGE TREATMENT WORKS

With regard to construction of the new works at South Windsor to serve the Bligh Park and South Windsor areas, application has been lodged with the State Pollution Control Commission for construction of the works on Crown land just south of the southern end of Fairey Road.

Consultants, Gutteridge Haskins and Davey, prepared the application in conjunction with Council, with their fees paid on a "time basis".

A detailed survey of the site has been undertaken by Council and work must now commence on detailed design of the treatment plant. The plant will be constructed in stage development and as the rate of development of the Bligh Park area is exceeding that originally predicted, action has been approved to increase the Stage 1 plant from one capable of accepting a discharge of 4000 Equivalent Population to one capable of handling 6000 E.P. Existing waste water from the South Windsor area will be diverted to the new plant at an early date to reduce the loading of the Mulgrave plant.

Following discussion, Gutteridge Haskins and Davey have submitted three proposals for payment of the fees.

1. Percentage Basis. 9.7% of cost of works with payment of 75% for design which on the current estimated cost of \$1.105m would amount to \$81,000.
2. Lump Sum Basis for design and contract documentation of \$75,000 in accordance with detail set out in the offer.
3. Time Basis which is determined on the volume of work undertaken and estimated at this time at \$75,000 on rates detailed in the letter. This figure is not fixed and is subject to variation as to wage variations, actual staff hours, etc.

The offer provides in addition for payment of disbursements e.g. travel expenses, printing, computer and word processing charges, and payment on a time basis in respect to negotiations with authorities (e.g. SPCC) and other tasks outside design and documentation phase. This would include items such as surveying (currently being carried out by Council) geotechnical investigation, supply of public utility services.

Recommendation

Gutteridge Haskins and Davey be engaged for the design and documentation of the construction of Stage 1 Bligh Park treatment plant at a lump sum fee of \$75,000 plus disbursements in accordance with the terms detailed in the submission of 3rd February, 1986.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

(File R190/13/21)

SUBJECT:

ROAD CLOSURE APPLICATION - SALMON ROAD,
SOUTH WINDSOR. APPLICANTS: TRUSTEES OF THE
ROMAN CATHOLIC CHURCH

Council at the Ordinary Meeting on 10th December, 1985, agreed to the closure of a landlocked piece of Salmon Road, with the amount of compensation to be ascertained by valuation.

The part of Salmon Road is to be used in conjunction with the adjoining lands as part of the school being established by the Church. Messrs Makinson & d'Apice, Solicitors for the Church, have now submitted that it was their impression that the value of the closed part of Salmon Road was to be taken into consideration against the transfer to Council of land for road widening.

Council will be aware that it has considered a number of reports on the development of this site for the erection of a school.

At Council's Meeting on 12th February, 1985, the dedication of the road widening was a condition of the road closure. The widening was also a condition of development consent, but deferred until stage 2 of building construction.

The area of the road closure is approximately 570sq.m. whereas the area of the widening is approximately 1457 sq.m. and it is therefore considered that the dedication of the widening is ample compensation.

Recommendation

Council agree that the dedication of road widening of Tasman Place by the Trustees of the Roman Catholic Church be accepted as compensation for closure of part of Salmon Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:

(File M130/16, 10174-01)

SUBJECT:

M.R. NO. 184 WIDENING AT BELLBIRD HILL,
KURRAJONG HEIGHTS

The Department of Main Roads has advised that the necessary roadworks have been completed and transfer of the parts of Council's property, Bellbird Hill Reserve, is sought.

Council had previously given permission for the Department of Main Roads to proceed with the works prior to completion of the transfer.

Prior to preparation of the formal contracts the D.M.R. seeks Council's agreement to the following conditions:

- (a) Purchase price of \$6,000 in full satisfaction of all claims arising from the acquisition.
- (b) Vacant possession to be given on completion.
- (c) The vendor's legal costs associated with the transfer to be paid by the Department in accordance with Schedule 1 made under the General Order of the Conveyancing Act.

Taking into consideration the use of the land as a reserve, the purchase price offered is considered reasonable and is proportional to the Valuer General's valuation after allowing for inflation. No objection is seen to the other conditions.

Recommendation

1. Council agree to the transfer of Lots 11, 12, 13, 14 in DP 719776, at Bellbird Hill Reserve for road purposes, to the Department of Main Roads, on the following general conditions:

- (a) Purchase price of \$6,000 in full satisfaction of all claims arising from the acquisition.
- (b) Vacant possession be given on completion.
- (c) The vendor's legal costs associated with the transfer to be paid by the Department in accordance with Schedule 1 made under the General Order of the Conveyancing Act.

2. The contract and transfer documents be completed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

1. COUNCIL AGREE TO the transfer of lots 11, 12, 13, 14 in D P 719776, at Belbird Hill Reserve for road purposes, to the Department of Main Roads, on the following general conditions :
 - (a) Purchase price of \$6,000 in full satisfaction of all claims arising from the acquisition.
 - (b) Vacant possession be given on completion.
 - (c) The Department to pay all Council's costs.
2. All necessary documents be completed under the Seal of Council.

ITEM 4:

(File G95/15; T220-4)

SUBJECT:

TOURIST INFORMATION CENTRE

At the Ordinary Meeting of 12th June, 1984, it was reported that preliminary plans had been received from Council's Architect for the Tourist Information Centre and the Architect estimated that the project would cost \$400,000, including car parking, landscaping etc. This plan was based on a building of 393sqm, parking for 32 cars and five trailers, landscaping immediately adjacent to the building and no other works. At that meeting Council resolved that the plan of the Tourist Centre be adopted. An application for a grant of \$200,000 was made on the basis of that estimate.

Advice was received of a grant of \$133,330 toward the construction of the Tourist Information Centre and an updated estimate of cost of \$420,000 was given by the Architects still based on sketch plans. These matters were reported to Council at its Ordinary Meeting of 14th August, 1984. The estimates at this stage were based on an area of building at a unit rate (still subject to detailed plans and specifications, with no specific construction or finish details) and for a car park which catered for 32 cars and 5 bus and/or caravan units.

Work commenced on the project with clearing and establishment of the site compound and sheds in November 1984. This work was subsequently stopped pending negotiations with McDonalds to establish an outlet adjacent to the Centre. This proposal was reported to Council at the Ordinary Meeting of 11th December, 1984, where it was resolved that a lease be entered into with McDonalds.

Following the agreement with McDonalds, it was necessary to alter the position of the Tourist Centre building, for which the foundation had been prepared, redesign the car park now to cater for more vehicles (94 cars and 4 bus/caravan bays), and to take into account the inability to gain access to the site off Windsor Road. The Traffic Authorities would not approve of direct access to Windsor Road. The access was now off Groves Avenue, and provided for kerb and gutter, external drainage and shoulder sealing in accordance with Council's requirements under the development consent.

A re-estimate of the project was carried out in January, 1985, based on the Architect's original estimate for the building and the extra works involved due to the lease to McDonalds.

The estimate was as follows:-

Building	331,600	(based on Architect's original unit rates)
Landscaping	15,000	
Furniture	22,000	
Professional Fees	25,000	
	393,600	
Car Parking/Access Roads (McDonalds share \$105,550)	215,500	
Rising Main to Sewer (McDonalds share \$5,000)	10,000	
Total	619,100	
Less McDonalds share \$110,550		
	Nett	\$508,550

This figure was shown in the works cost statement February, 1985, and thereafter for all 1985.

It did not show the total estimated cost of the project in as much as McDonalds estimated contribution was deducted and no allowance was made for those works external to the site i.e Groves Avenue frontage.

Building Costs

The original building costs reported to Council in August 1984 were based on an estimate by Council's Architect, Davey Brindley & Vickery, in which it was stated that the estimate for the building proper was based on a rate of \$500 per square metre but that a figure of \$550 per square metre could be more realistic (excluding air conditioning) for this type of building.

On the basis of this information with an allowance for inflationary trends within the building industry (1%/month), the estimated cost of the building to completion should be \$318,540, without air conditioning.

The revised estimate of cost was now

Building	318,540	
Air Conditioning	42,000	
Clearing & Site Establishment	35,000	(including relocation of Centre)
Furniture	22,000	
Landscaping	15,000	
Professional Fees	25,000	
Total	\$457,540	
Car Parking	164,500	(including McDonalds)
Groves Avenue	36,240	
Total	200,740	
Grand Total	\$658,280	
Buildings	469,808.76	
Parking etc.	201,773.52	
Total	\$671,582.28	

The actual cost of the project to date is as follows

It should be noted that the following works were undertaken as the project neared completion.

Decorative wall and sign on Cnr Windsor Road and Groves Avenue
Security alarm system
Additional lighting in car park

and action was taken to complete the works prior to Christmas to have staff in the Centre as soon as possible over the school holiday period.

Funding

Funding for the project has been from a number of sources, as reported, including 84/85, 85/86 loan funds, contribution from McDonalds and a grant from the Department of Sport Leisure and Tourism as listed:

Loan Funds	84/85	288,000	
	85/86	212,000	
Grant		133,330	
McDonalds		85,000	
			(revised from the original figure \$110,550)
Total		\$718,330	

It will be noted that the works cost of 28th January, 1986, and 25th February, 1986, show the original estimate as \$633,000 and whilst this, the original estimate, should have been shown as \$420,000 the figure as

indicated was derived from the sum of the 84/85, 85/86 Loan Funds and the grant with no allowance for the contribution from McDonalds.

Completion of the road works around McDonalds is still to be undertaken.

This should see the project completed within the funding of \$718,330 provided.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 625)

SUBJECT: PARKS IMPROVEMENT PROGRAMME

Funds totalling \$100,000 have been allocated in the 1985/86 loan programme for the improvement of parks and reserves to provide amenities for both active (sporting groups) and passive recreation.

In consideration to the programme the need for works and submissions have been received in respect to the following projects.

Richmond Park

Upgrade playground, improved lighting, new toilet block.

Park Glossodia

Amenities block, water supply, access road, netball courts.

Woodlands Park

Extension of water service, amenities block pony club site.

Powell Park

Water supply, tennis shelter shed.

Richmond Ex-servicemens Sporting Complex (Funded Separately)

Golf driving range, 3rd field for grade cricket, relocate soccer field, 2nd Australian football field.

Matheson Park, Kurrajong

Amenities block.

Colo Heights Reserve

Water tank.

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Freemans Reach - The Breakaway
Reconstruct cricket wickets.

Maraylya Park
Perimeter fencing.

North Richmond Park (Turnball Oval)
Oval drainage, awning amenities building.

McMahon Park
Items as per plan of management.

Colbee Park - McGraths Hill
Fencing, reconstruct soccer field, new artificial turf cricket wicket,
tree planting.

Brinsley Park - Pitt Town
Reconstruct cricket practice wickets.

South Windsor Parks
Playground equipment.

Longneck Lagoon
Toilet block.

Windsor Country Cricket Club - McQuade Park

Artificial turf wicket

Establishment of a camellia garden.

Works submitted for Sport and Recreation Grant

<u>Priority</u>	<u>Organisation</u>	<u>Job Description</u>	<u>Total Cost</u>
1	Hawkesbury Shire Council	Amenities Block Glossodia Amount requested from grant -	\$36,000 18,000
2	Kurmond P & C Association	Multi-purpose court Kurmond Primary Amount requested from grant - Council agrees to contribute - subject to permanent public access granted by Dept. of Education.	16,000 7,100 2,800

3	Bilpin Playgroup	Children's playground area Amount requested from grant -	2,373 1,273
4	Hawkesbury District Netball Association	8 netball courts and building improvement Amount requested from grant - Council will vote if club successful in receiving funds.	125,480 62,740 = 12,740
5	Hawkesbury Shire Council	Floodlighting, Icely Park Richmond Amount requested from grant -	24,000 12,000
6	Cattai P & C	Re-surface tennis court and supply 2 practice cricket pitches at Primary School Amount requested from grant -	8,400 5,400
7	Hawkesbury District Tennis Association	Re-surface 6 tennis courts and repairs Amount requested from grant -	59,760 29,880
8	Glossodia Soccer Club	Floodlighting Woodbury Estate and 2 netball courts Amount requested from grant -	24,000 12,000
9	Windsor Cricket Club	Develop 2 cricket fields/4 hockey at Windsor Amount requested from grant -	12,950 6,500
10	Colo Heights Reserve Committee	Floodlighting and provision of hard surface for youth club Cost estimate not supplied for project. Council funds not available for this development	54,000
11	Horse Trials Association	Cross Country Course at Clarendon Amount requested from grant -	45,000 22,000

There is a need for a yearly programme of top dressing the sporting fields and major improvement of the turf surface.

In consideration to these items and with regard to the funds provided the following programme is submitted for consideration.

1. Richmond Park
Improved lighting, Install cannons upgrade playground equipment. \$37,500
2. North Richmond Park
Drainage improvements awning on amenities building. 15,000
3. Powell Park Kurrajong Heights
Tennis Shed 12,000

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4. Glossodia	Amenities building-Playing fields Council Contribution sport & recreation application.	18,000
5. Colbee park McGraths Hill	Fencing, replace turf wicket, top dressing.	8,500
6. Maraylya Park	Fencing	4,500
7. Glossodia Playing Fields	Top dressing	2,000
8. McQuade Park	Artificial Turf wicket Contribution by Club Contribution by Council	\$1,200 \$2,500 2,500

TOTAL

\$100,000Recommendation

That the programme of Parks Improvements be adopted.

COMMITTEE'S RECOMMENDATION

THAT THE PROGRAMME of Parks Improvements be adopted subject to any surplus funds in the programme being allocated to Bowen Mountain Park.

ITEM 6:

(File S200/16, P160/146/A)

SUBJECT:

ACQUISITION OF LAND FOR SEWERAGE TREATMENT
PURPOSES - FAIREY ROAD WINDSOR

As reported to Council previously the augmentation of the Windsor sewerage scheme provides for the construction of a new treatment plant off Fairey Road, South Windsor to provide for the Bligh Park development and redirection of sewerage from the adjacent South Windsor Area.

This site has been zoned for this purpose and occupies some 10ha of Crown land. Correspondence has been entered into with the Crown Lands Office with the intent of Council acquiring the subject site. The following reply has been received from the Lands Office,

"...There are no provisions with the existing Crown Lands Consolidation Act, for the land to be sold to Council so it is suggested that Council appropriate (resume) the land under the provisions of the Local Government Act. Consent is hereby given to such an appropriation.

Compensation will be assessed as at the date of appropriation so you are requested to advise me when that appropriation has been completed."

In response to the above, the procedure would be for Council to carry out surveys, such that the subject land be resumed under the Local Government Act. The matter of compensation would be the subject of a further report to Council at the time of appropriation.

Recommendation

1. That action be taken to appropriate (by resumption) approximately 10ha from Crown Land for the purpose of the establishment of a waste water treatment plant, off Fairrey Road, South Windsor.
2. That the required documents be executed under seal for the resumption of the subject land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File C51/18)

SUBJECT: HAWKESBURY MUSEUM

As part of the restoration work and Heritage Council approval to carry out works to the Museum basement an archaeologist had to be contracted to carry out a historic and archaeological investigation of the Museum building.

The investigation and archaeological dig were carried out during 1984 and a report prepared.

Five copies of the "Report on Historical and Archaeological Investigation of the Hawkesbury Museum, 7 Thompson Square, Windsor N.S.W" have been completed by the archaeologist, Mr Ted Higginbotham and forwarded to Council.

The report gives a comprehensive break-up of the historic background of No. 7 Thompson Square, the building, the materials used in the building, the surrounding site, the inhabitants and their effect on the building and its usage. Included with the report is the Artifacts Catalogue which lists every item found in the basement during the excavations. This catalogue will be forwarded to the Museum to be kept with the artifacts that were found. Two copies of the report will be forwarded to the library for public access.

In the report the archaeologist has made certain recommendations pertaining to the building, the artifacts and immediate surrounds; these recommendations are as follows:-

1. The artifacts recovered from the basement should be conserved, analysed and prepared for museum display, where appropriate.
2. The conservation programme for the artifacts should be under the supervision of an archaeologist or museum specialist.
3. The conservation of the house should be undertaken in a manner sympathetic to the historical archaeological remains.

4. There should be continued consultation with an archaeologist to ensure that the historical and archaeological significance of the house is maintained and enhanced.
5. Archaeological advice should be sought at the planning stage of any other proposed development or other work likely to expose archaeological remains. This recommendation applies to work undertaken within the property boundary, including the vacant lot fronting Baker Street.
6. The boundary wall between the Macquarie Arms Hotel and the Museum should be rebuilt in the same style, re-using the original bricks, and bonded with a suitable mortar.

Recommendation

Report be received and further action be taken as funding is provided.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Stevens asked if the boundary wall could be inspected at the appropriate time.

Councillor Stanley referred to the stability and possible movement of the wall and the Shire Engineer undertook to check out the effect of any movement of the wall.

ITEM 8:

(File R190/1, R190/2, R190/4)

SUBJECT: ROAD CONSTRUCTION; KERB AND GUTTER - DRAINAGE AND FOOTPATH PAVING

Funds totalling \$500,000 have been allocated in the 1985/86 loan programme for roadworks and kerb and guttering drainage being \$350,000 and \$150,000 respectively.

Many representations are received with respect to roadworks throughout the Shire including many enquiries for the provision of a dust free surface on rural roads.

In determination of the programme consideration have been given to representations received. A number of works will be achieved within future Local Roads Programme which under the guidelines does not necessarily provide funding for kerb and gutter and longitudinal drainage.

Detailed are items considered with respect to the programme that have been subject to Council action over the last two years.

Fairey Road, Railway Crossing - Automatic lights	
Council share	\$40,000

Springrove Lane Kurrajong Hills Pavement Strengthening	\$6,480
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Sealing Mount Tootie Road at Bells Line of Road.

Crooked Lane, North Richmond - gravel strengthen.
 Davis Lane, Pitt Town - gravel strengthen.
 Edwards Street, Kurrajong Heights - gravel strengthen.
 Francis Street, Richmond - extend drainage through property.
 Freeman Road, Agnes Banks - bitumen connection to main road.

Intersection Comleroy Road and Blaxland Ridge Road.
 Intersection Bathurst and Buckingham Street.
 Intersection Bowen Mountain Road and Grose Vale Road.
 Intersection Bowen Mountain Road and Carters Road.
 Intersection Horans Lane and Westbury Road.

Hermitage Road reconstruction.
 Moray Street, Richmond; Windsor Street to Francis Street
 Kurrajong North Public School - road and additional parking.

Geakes Road, Freemans Reach - sealing.
 Godalla Road, Freemans Reach - sealing.
 Mullens Road, North Richmond - gravel strengthening
 Cedar Ridge Road - extend seal.
 Upper Colo Road - Extend seal, improvements far end.
 Lot 15 Ti Tree Place - extend drainage.
 Tyne Crescent, North Richmond - drainage.
 Settlers Road - drainage and reconstruction
 Intersection Redbank Road and Bells Line of Road.
 Laneway - rear 20 Church Street, South Windsor K & G and drainage \$45,000
 Drainage Reserve - Pecks Road to Elizabeth Street, North Richmond -
 pipeline \$35,750

In consideration to the programmes presented those works where Council has made a commitment have been first included in the programmes.

The following programme of works is submitted for consideration:

Roadworks

Mileham Street, Windsor, Woods Road - Rifle Range Road Full width construction approved by Council	\$160,000
MR 155 Castlereagh Road, Lennox Street intersection - Council contribution	15,000
MR 184 Richmond Road, Moses Street to Unnamed Lane work programmed to commence, Council contribution	33,000
Fairey Road, Level Crossing - Council contribution	40,000
Kurmond Road - shoulder sealing, Dorothy Street to Graeme Place	29,000
Rifle Range Road, George Street to Collith Avenue works in conjunction with Bligh Park Development and new high school. Council cost \$113,000 Work to be limited to \$73,000 funds available	<u>73,000</u>
TOTAL	<u>\$350,000</u>

Kerb and Gutter, Drainage, Footpath Paving

Eldon Street, Pitt Town - south side Wellesly Street - Somerset Street (no shoulder sealing) kerb and gutter	12,000
Drainage Kurrajong Road (Traughton)	12,000
Riverview Street, North Richmond - K & G and drainage - approved by Council	14,500
Oakville Road - extension of culvert - approved by Council	8,000
Grose Vale Road, Bells Line of Road - footpath improvements at shop	5,500
George Street, Windsor - east side Fitzgerald Street to Coles - Footpath Reconstruction	14,000
Grand Parade, Glossodia - west side kerb and gutter and drainage to eliminate property flooding	60,000
Turnbull Avenue Reserve - drainage (to be included in 1985 works programme)	20,000
Unallocated	<u>4,000</u>
TOTAL	<u>\$150,000</u>

Recommendation

That the programme of works be approved.

COMMITTEE'S RECOMMENDATION

THE PROGRAMME OF works be approved and that an inspection of the drainage reserve - Pecks Road to Elizabeth Street, North Richmond, be carried out prior to the next Ordinary Meeting.

ITEM 9: (File 665-2310)

SUBJECT: SURFACE WHEELBARROW RIDGE ROAD

A report has been requested regarding the condition of the pavement surface over the full length of the road.

At this time with the approach of the end of the summer season and with no worthwhile precipitation for some weeks the dust nuisance from traffic would be at a maximum. The section past Hebron Road is in need of attention and is listed on the weekly works programme for action as soon as ground conditions are satisfactory.

Maintenance work has been undertaken to improve the situation at the Singleton Road intersection by construction of a sealed turnout from the main road while attention was given late last year to drainage problems

and surface improvement at the Lower Portland end. The allocation voted by Council for this year will be expended at the river end to provide further improvement. On completion, Council should give further consideration for funding to be provided in future years.

The stage has been reached where there is a need for a major allocation of funds to provide for significant improvements, and, in accordance with a request from the local people, action to seal the section in front of the houses.

These matters would best be considered in respect to Council's Local Roads Programme.

Recommendation

That reconstruction and sealing of Wheelbarrow Ridge Road be listed for consideration when the next Local Roads Programme is to be decided.

COMMITTEE'S RECOMMENDATION

THAT RECONSTRUCTION AND sealing of Wheelbarrow Ridge Road be listed for consideration when future Local Road Programmes are to be decided.

ITEM 10:

(File R190/33, M130/30)

SUBJECT:

OUTSTANDING REPORT NO. 3 - R.A.A.F. TRAFFIC,
PERCIVAL STREET AND RICHMOND ROAD. CLOSURE DIGHT
STREET AND OVERALL RICHMOND TRAFFIC PATTERNS.

This is a long standing matter relating to firstly the section of Dight Street passing across the Commonwealth Property, traffic to the R.A.A.F. base and action to bypass through traffic away from the town centre.

With regard to Dight Street the Commonwealth through the R.A.A.F. Richmond has continued with the closure of the road each year with a view to maintaining their right over the land. It is important that the access be available for traffic or that an alternative route be established if the Airforce, put forward a proposal for permanent closure of the road.

Access to the base along both roads i.e Percival Street and Dight Street is in the interest of safe and orderly movement of traffic and subject to satisfactory resolution of the movement of traffic along Francis Street and through Bourke Street intersection with the main road such arrangements should stand. The proposals for traffic improvements in Richmond have been before Council recently and will be subject to detailed consideration over the coming months with provision for public involvement.

In respect to proposals for the Richmond Bypass the matter has been referred to the D.M.R. for comment in accordance with the action taken by Council in 1985. In this regard two proposals to bypass the town were submitted to the W.S.R.O.C. study into the establishment of a Regional

Road Hierarchy for Western Sydney. This study was structured to provide a programme of works to be implemented in the short and long term over the next twenty years. That report unfortunately indicated a low rating to the proposals.

Recommendation

That Council continue to seek the establishment of a bypass around Richmond for through traffic.

That the R.A.A.F. Richmond be advised that the road connection between Dight Street and Percival Street is an important link in the local road hierarchy.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL CONTINUE to seek the establishment of a bypass around Richmond for through traffic.

That the R.A.A.F. Richmond be advised that the road connection between Dight Street and Percival Street is an important link in the local road hierarchy.

That should the Dight Street/Percival Street link be closed Council would seek to have the Defence Department provide an alternative route at its cost.

At the same time Council would also seek to have a more direct route provided for western traffic from the Base to Richmond Road possibly via Hobart Street.

ITEM 11: (File C48/2, F84)

SUBJECT: FLOOD MITIGATION CONFERENCE 1986

With regard to flood mitigation works, Council has to provide a proportion of the cost of the project. In the case of this Council, the practice has been to finance the works by loan funds so that the project is not only subject to the interest charges but also having to compete in priority against other works.

Council through considerable effort is undertaking improvements to the river at Cordners Corner utilising the material to be removed as a source for funding of the project, providing for river improvement as well as economic benefit to the area. Further, there appears that there are other opportunities for such works to be undertaken by Flood Mitigation Authorities and such schemes initially should be supported by the relevant Government Department.

Therefore, it would be appropriate for the following motion to be submitted for consideration at the forthcoming conference:

"That long term management strategies be implemented by the State and Commonwealth Governments whereby Councils can actively engage in channel modifications such as stream clearing by extraction and bank stabilisation projects to mitigate flooding and its effects on the basis that the cost of the project is funded through the works undertaken".

Recommendation

That the motion be forwarded to the Flood Mitigation Executive for consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held at the Council Chambers, Windsor on Friday 14th March, 1986 at 11.00am.

PRESENT:

Councillor J. Nicholson, Chairman
Sgt. R. Pakes, Police Dept.
Mr. G. Smith, Department of Main Roads
Mr. W. Readon, Department of Motor Transport
Mr. J.R. Gilmore, Shire Engineer
Mr. M. Coulter, Deputy Shire Planner

APOLOGIES: Sgt. G. Drady

DEVELOPMENT APPLICATION

ITEM 1: (File DA 63/86)

APPLICANT: V.J. INESON

LAND & LOCATION: PART POR. 8, LOT A PARISH OF BILPIN, BELLS
LINE OF ROAD, BILPIN

SUBJECT: INSTALLATION OF UNDERGROUND FUEL STORAGE
TANKS.

Committee's Recommendation

No additional traffic requirements necessary

ITEM 2: (File DA 291/85)

APPLICANT: F. RAZZA

LAND & LOCATION: LOT 2 DP 558605 BELLS LINE OF ROAD, KURRALJONG
HEIGHTS

SUBJECT: LEP FOR NEIGHBOURHOOD SHOPS - KURRALJONG
HEIGHTS

Committee's Recommendation

That the matter be resubmitted to the next meeting to allow for site inspection and investigation by the Committee Members.

That Council be requested to defer consideration of the application for one month.

ITEM 3: (File DA 70/86)

APPLICANT: CHRIS HEYER PROMOTIONS PTY.LTD.

SUBJECT: PROPOSED MOTOR SHOWROOM - LOT 3, DP 235305
WINDSOR ROAD, VINEYARD

Committee's Recommendation

That there be no temporary access directly on to Windsor Road and that all access be by the proposed service road as indicated on the Development Control Plan for the area.

That provision be made for the erection of a fence along the Windsor Road alignment of the service road so as to discourage pedestrian access from Windsor Road.

It was also considered that provision should be made for an area to unload car transporters, and that these transporters be able to enter and leave the site in a forward direction.

CORRESPONDENCE

ITEM 1: (File T225)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: SPEED ZONING - OAKVILLE/MARAYLYA AREA

Requesting that an investigation be undertaken into the speed limits through the area with a view to the introduction of a blanket 80kph speed limit.

Committee's Recommendation

That the request be referred to the Department of Main Roads for consideration.

ITEM 2: (File T225, 665-613)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: FRANCIS STREET, RICHMOND

Requesting an examination into the speed limits along Francis Street, in particular, at the intersection with Paget Street and Bensons Lane with a view to reduction of the limit in accordance with recent action taken to reduce speed limits in residential areas to provide additional safety.

The Committee was advised that current trials are still in progress into zoning of residential streets with a speed limit under 60kph.

Extension of the scheme will be subject to the evaluation of the results from the trial and future Government decision.

Committee's Recommendation

That Council be advised that the Committee is not able to take action on this request.

ITEM 3: (File 665-1911; 665-321; 665-1927; T225)

CORRESPONDENT: N.S.W. POLICE & HAWKESBURY SHIRE COUNCIL

SUBJECT: INTERSECTION STANNIX PARK ROAD AND CREEK RIDGE ROAD WITH SINGLETON ROAD (M.R. 503)

Requesting installation of traffic facilities to regulate traffic through the intersection.

Committee's Recommendation

That 'GIVE WAY SIGNS' be erected with priority to Singleton Road, together with the marking of the road centre line on the road approaches to the intersection.

ITEM 4: (File T225, 665-1117)

CORRESPONDENT: N.S.W. POLICE & DEPARTMENT OF MAIN ROADS

SUBJECT: KERBSIDE PARKING - KABLE STREET, WINDSOR

Submitting a plan for regulation of parking in Kable Street between the Terrace and the Mall, providing for:-

- (a) Bus zone south side between the Mall and Union Lane.
- (b) One (1) hour parking restriction south side between Union Lane and the offstreet carpark.
- (c) One (1) hour parking restriction north side between the Terrace and "Market Town Centre" carpark entrance.
- (d) 45 degree angle parking in front of the "Market Town Centre" with reservation of one bay for "No Standing Emergency Vehicles Excepted".

- (e) One (1) hour parking restriction north side between service entrance and the Mall
- and that Council construct kerbing to eliminate parking adjacent to tree retained at the roadside.

Committee's Recommendation

That the proposal be approved.

The meeting terminated at 11.40am.

COMMITTEE'S RECOMMENDATION

DEVELOPMENT APPLICATIONS - ITEM 3 - CHRIS HEYER PROMOTIONS PTY.LTD.
- PROPOSED MOTOR SHOWROOM - LOT 3, DP 235305, WINDSOR ROAD, VINEYARD
DA70/86

A FURTHER REPORT on the matter of fencing be brought forward for Council's consideration.

CORRESPONDENCE ITEM 2 - HAWKESBURY SHIRE COUNCIL, FRANCIS STREET,
RICHMOND. T225, 665-613

ARRANGEMENTS BE MADE for an appropriate sign to be installed on the eastern side of the Benson Lane/Paget Street/Francis Street intersection.

Councillor Denne asked if the Local Traffic Committee could investigate the installation of a "Stop" sign in Benson Lane.

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

HAMKESBURY 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 arrester 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.
36. A contribution of \$* based on \$572.00 per additional dwelling being contribution for community facilities as a consequence of residential flat development (both Class A & Class B).

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 \$* based on \$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 \$* based on \$725 per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned rural land.

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.

*Carroll for
11/14/86
Carroll*

SECTION 2 - DEVELOPMENT

ITEM 1:

APPLICANT:

(File DA661/85)

OWNER:

THE SALVATION ARMY
S. & N. PARIKH PTY LTD

LAND & LOCATION:

LOT 2 DP 250109 (NO. 4) GROSE VALE ROAD, NORTH
RICHMOND

AREA:

APPROXIMATELY 20.4 X 29.1 - TOTAL 594SQ.M.

ZONING:

HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984

APPLICATION:

CHANGE OF USE OF PROFESSIONAL CONSULTING ROOMS TO
SALVATION ARMY HALL TO BE USED FOR SUNDAY SCHOOL,
BIBLE STUDIES, LADIES MEETINGS, A THRIFT CENTRE,
AND STORAGE OF CLOTHING & FURNITURE
ADJOINING OWNERS & LOCAL PRESS - NO OBJECTIONS
RECEIVED.

ADVERTISING:

DATE RECEIVED :

6TH DECEMBER, 1985

D.S.P. REPORT

This proposal involves the use of an existing building for Salvation Army purposes as indicated above.

It is intended that all goods for distribution to the needy will be stored within the existing garage.

Formal parking has been provided for six vehicles, however, an overflow area exists on the site for additional parking should it be required.

However, it is considered unlikely that overflow parking will be required as the applicant has advised that major church services are held in Windsor while the North Richmond centre will be used for small meetings.

The proposed use is defined as a "place of public worship" and as such is a permissible use under Clause 9 of Hawkesbury LEP 1984.

Recommendation

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

- 1-10. Standard conditions (DAS) 1, 2(6), 8, 9, 18, 19, 21, 28, 29 and 34.
1. The applicant shall consult with Council's Health and Building Department regarding fire resistant ratings of external walls.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

APPLICANT:

(File DA 39/86)

OWNER:

R. & A. SOUTHWELL
R. & A. SOUTHWELL

LAND & LOCATION:

LOT 6 DP 232770 BOCKS ROAD, OAKVILLE
HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL
1(C)

APPLICATION:

TO INCREASE THE NUMBER OF DOGS FROM 20 TO 40 IN
EXISTING KENNELS

DATE RECEIVED:

30th JANUARY, 1986

D.S.P. REPORT

Council at its meeting of 14th October, 1980, approved the erection of kennels and runs for the breeding and housing of a maximum of 20 Chihuahua dogs.

The applicant is not proposing additions to the existing building and wishes to increase the number of Chihuahua dogs housed in the kennels from 20 to 40.

The existing building was approved prior to the adoption on the 12th May, 1981, of the Hawkesbury Shire Council's Code for the Housing and Keeping of Dogs. However, an additional enclosure, not shown on the initial plans submitted on 11th August, 1980, has been constructed at the rear of the dwelling and does not comply with the minimum setbacks specified by the Code.

The land is zoned Rural 1(c) under the Hawkesbury LEP 1984, which permits animal establishments. The application was advertised with no objections being received.

Recommendation

Council approve the application subject to the following conditions:

- 1-3. Standard conditions (Development) 17, 25 and 34.
4. Approval be limited to a maximum of 40 Chihuahua dogs at any one time.
5. That the dogs be kept within the confines of the kennel and run area at all times.
6. The grass area of the runs are to be doubled.
7. The septic absorption area to be maintained with cut grass to maximise transpiration.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred pending an inspection of the site.

25/4/86
John

*981115-9/4/86
for clarity consult*

ITEM 3:
APPLICANT: (File DA 378/85)
OWNER: MR. J. GRIFFITHS
LAND & LOCATION: R. & N. SCHUMANN
ZONING: LOT 9 DP 220236, NO. 7 BANDON ROAD, VINEYARD
HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. PART
RURAL 1(b) AND PART RURAL 1(c)
APPLICATION: 120 AGED PERSONS UNITS "WINDSOR COUNTRY VILLAGE"
ADVERTISING: LOCAL PRESS AND ADJOINING OWNERS. NO OBJECTIONS
RECEIVED
DATE RECEIVED: 30th JULY, 1985

D.S.P. REPORT

Council is in receipt of an application to amend a proposal for 104 aged persons units to 120 aged persons units on the above land. At the Ordinary Meeting of 12th November, 1985, Council resolved to approve the establishment of a 104 bed serviced hostel for frail aged and disabled persons subject to compliance with a number of conditions.

In the course of finalising the design of the hostel the applicant had discussions with the New South Wales Council for the Ageing. During these discussions the Council for the Ageing recommended that the number of units be increased to 120 consisting of 24 studio units and 96 single bed units. The applicant has provided for the increased number of units by dispensing with the individual courtyards. It is, however, considered that there will be little loss of amenity experienced by residents as communal open space and facilities are provided within the overall development.

The proposal provides 64 car parking spaces in accordance with the requirements of Council's Development Control Plan No. 2. After assessment of the development's sewerage provision it is considered appropriate that the development be connected to the Riverstone Waste Water Treatment Plant.

Recommendation

Approval be granted to the establishment of a 120 bed serviced hostel for the frail aged and disabled persons on Lot 9 DP 220236 Bandon Road, vineyard, subject to compliance with the following conditions:

1. Development shall be in accordance with the submitted plan numbers d.a. 001; d.a. 002; d.a. 003; d.a. 004; d.a. 005; d.a. 006; d.a. 007 dated January 1986.
- 2-16. Standard conditions (DAs) 1, 2 (64) plus - in addition, an adequate area shall be provided for visitor parking, 8, 9, 13, 21, 17, 19, 25, 26, 27, 29, 7, 15 and 28.
17. Flood level of all habitable rooms shall be at 16 metres AHD which is the 1 in 100 year flood frequency level.

18. A detailed roofwater and stormwater drainage plan shall be submitted to Council with the building application. Such plan shall be to the satisfaction of the Shire Engineer. The existing drainage depression shall be piped to carry a 1 in 5 year flood frequency, with a floodway constructed above the pipe to carry higher frequency flows of up to 1 in 20 years.
19. Reticulated water supply shall be to the requirements of the M.W.S. and Drainage Board. Evidence of the Board's approval shall be submitted with the building application.
20. Disposal of sewerage effluent to the requirements of the Shire Health Surveyor and the Shire Engineer. In this regard, all sewerage shall be disposed to the Riverstone Waste Water Treatment Plant.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA 63/86)
APPLICANT: V. INESON
OWNER: V. INESON
LAND & LOCATION: LOT A PART PORTION 8, PARISH OF BILPIN,
BELLS LINE OF ROAD, BILPIN
ZONING: RURAL 1(A2)
APPLICATION: TO INSTALL UNDERGROUND FUEL STORAGE TANKS AND
TWO PETROL BOWERS
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 11TH FEBRUARY, 1986

D.S.P. REPORT

The subject land is zoned Rural 1(A2) pursuant to Hawkesbury Local Environmental Plan 1984, and is 1031sqm in area. As the proposal involves extension to an existing non conforming service station and cafe use within the zone, the applicant requested Council to vary the provisions of the Plan and the Environmental Planning and Assessment Act 1979 under State Environmental Planning Policy No. 1 - Development Standards.

The application involves the installation of an underground fuel tank and two petrol bowers. The installation of this tank will eliminate the need for petrol to be delivered from twice a week at present to once a fortnight. The applicant is further required by law to make unleaded fuel available for sale in addition to super, standard and diesel fuels.

In view of the minor nature of the proposal, the application was not advertised. Because of its location on Bells Line of Road the proposal was, however, referred to the Local Traffic Committee for comment. The Committee expressed that it had no objection to the proposal.

As the proposal is of a minor nature, it is considered that the application should be approved subject to the imposition of appropriate conditions.

Article -
11/4/86
Council
for study

Recommendation

- A. That Council exercise its delegation pursuant to State Environmental Planning Policy No.1 Development Standards and grant consent to the installation of an underground fuel tank and two petrol bowzers, subject to the following conditions:-

1-3. Standard conditions (DAs) 3,19 & 34

4. Inlet to bulk storage tank shall be so situated that when tankers are discharging fuel they stand completely on the site so as not to obstruct entry and exit by other vehicles.

- B. That the Department of Environment and Planning be advised of Council's decision as required by State Environmental Planning Policy No.1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA59/86)
APPLICANT: DRURY BROS. PTY LTD
OWNER: MR. K.R. DRURY
LAND & LOCATION: LOT 1 DP 548152 GROSE VALE ROAD, NORTH RICHMOND
ZONING: RESIDENTIAL 2(A1) ENV.
APPLICATION: INSTALLATION OF UNDERGROUND FUEL TANKS
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NO OBJECTIONS
DATE RECEIVED: BEING RECEIVED.
10TH FEBRUARY, 1986

*JOY - Consent
9/4/86 for checkmate*

D.S.P. REPORT

The installation of the underground fuel tanks will involve the removal of an existing dilapidated shed. The site for the tank is well set back from the rear boundary and adjoining dwellings.

It is considered that the installation of the underground fuel tanks will not increase the traffic generation both of fuel tankers entering the site and the public entering for fuel as it will involve the replacement of above ground fuel tanks with underground tanks.

The proposal will be beneficial to the aesthetics of the site as well as the amenity of the surrounding areas.

Recommendation

The application be approved subject to the following conditions:

- 1-4. Standard Conditions (DAs) 1, 18, 25, 34.

5. The Development to comply with the requirements of the Dangerous Goods Branch of the Department of Industrial Relations.
6. Removal of existing aboveground tanks, the use of which are no longer required as a consequence of this consent.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (file DA 70/86)
 APPLICANT: CHRIS HEYER PROMOTIONS PTY. LTD.
 OWNER: CHRIS HEYER PROMOTIONS PTY. LTD
 LAND & LOCATION: LOT 3, DP 235303, WINDSOR ROAD, MCGRATHS HILL
 ZONING: PART 3(b2) AMENDMENT NO. 13 HLEP & PART 4(a) HLEP
 APPLICATION: MOTOR SHOWROOM & ASSOCIATED FACILITIES
 DATE RECEIVED: 10TH FEBRUARY, 1986

D.S.P. REPORT

The proposal is permissible with consent as the subject land forms part of the motor village. The subject land is traversed by two natural watercourses and affected by flood inundation at the 1 in 50 year (15m AHD) and 1 in 100 year (16m AHD) levels.

The proposal involves the construction of a motor showroom, service and spare parts centre and workshop. Whilst the motor showroom and service centre of the proposal is situated on land at the 1 in 100 year (16m AHD) level the workshop is situated below this having a proposed RL of 14.5. The proposal incorporates an area located forward of the 15 metre building setback for the parking of 32 display vehicles.

As the proposal involves development of approximately one third of the subject land's 2 hectare area the requirements of Council's carparking policy were altered accordingly. The proposal more than satisfies the requirements of the policy in its provision of 38 carparking spaces for both visitors and staff. Despite this provision it is considered that the layout of the 16 stack carparking spaces located west of the workshop is undesirable and that the format of this carpark should be changed to allow independent access to each space.

The application proposed temporary access direct onto Windsor Road until the service road was constructed to the properties boundary. Notwithstanding the temporary nature of this access ingress and egress to Windsor Road cannot be supported due to conflict with the established traffic management practice of restriction of the number of access points on major roads. In addition the temporary nature of the access may continue indefinitely depending on the development intentions of the adjoining land owners.

Vehicular access to the proposal, necessitates the construction of a temporary service road over the adjoining land on which a residence is situated. The owner of this land, Mrs E. Williamson, has given approval to the construction of the road over her land. It is considered

*N.P. consented per
 Mayor's Finance
 then to Police*

appropriate that the applicant pay for the construction of a 4m wide road over Mrs Williamson's property. Monies spent may be reimbursed when redevelopment of Mrs Williamson's property is consented to and a contribution made in this regard.

The application was referred to the local Traffic Committee for comment. Although the proposal was considered to be acceptable the Committee advised that temporary access directly onto Windsor Road should not be supported as the Traffic Authority Guidelines recommend restriction of access points onto a main road. The Committee further advised that a fence be erected on the northern side of the service road to discourage pedestrian access from Windsor Road. The Committee also recommended that an adequate area be provided for the unloading of car transporters to the site complete with an accessway which enables transporters to leave the subject land in a forward direction.

The application generally conforms with Council's concept plan for the development of the Motor Village, with provision of a 25m wide landscape buffer and 20m wide service road parallel to Windsor Road. The proposal further conforms with 15m building setback illustrated in the concept plan. The proposal's Section 94 contribution towards the costs of construction of the Type 3 intersection and drainage construction has been calculated as \$7,364 and \$3,814 respectively. Although reticulated water and electricity are available within the locality, it should be noted that sewerage is as yet unavailable. Accordingly, the proposal will require septic or pump out waste disposal.

It is considered that as the proposal is permissible with consent the application should be approved subject to the imposition of appropriate conditions.

Recommendation

That approval be granted to the erection of a Motor Showroom, service centre and workshop illustrated in Drawing NO. 236.20, 236.21, 236.22 and 236.23 on Lot 3 DP 235303 Windsor Road, McGraths Hill, subject to compliance with the following conditions:

- 1-2. Standard conditions (DAs) 1 and 2 (38 vehicles)
3. That the sixteen car parking spaces located west of the workshop be changed from stack car spaces to ninety degree in layout.
- 4-12. Standard conditions (DAs) 7, 9, 18 plus (Such structure to be the subject of a separate development application), 19 (delete parking areas), 21, 23, 28, 30 and 34.
13. That proposed Department of Main Road road widening of Windsor Road be dedicated to the Department of Main Roads free of all costs.
14. That the 25m landscape buffer strip together with the 20m wide service road reservation be dedicated to Council free of all costs.
15. Full road construction of the service road for the extent of the subject land's frontage. This will incorporate 10m of seal between kerb and gutter and 5m of formed and grassed footways on both sides of the road. Work to be to the requirements of the Shire Engineer.

16. Landscaping of the 25m buffer strip with advanced trees and shrubs to be undertaken by the applicant in accordance with a plan approved by the Shire Planner.
17. The development shall be serviced by underground power with connection and metering to be located above the 1 in 100 year (16m AHD) level to the satisfaction of Prospect County Council.
18. A drainage easement be determined and sited to the satisfaction of the Shire Engineer. All easement drainage shall be piped to the satisfaction of the Shire Engineer.
19. A schedule of external finishes, materials and colours shall be submitted for approval with the building application. Such schedule to be to the satisfaction of the Shire Planner.
20. A section 94 contribution of \$7,364 towards the construction of a Type 3 intersection at Park and Windsor Roads as required by the Traffic Authority of New South Wales.
21. A Section 94 contribution of \$3,814 towards the construction of a box culvert and other drainage works within the Motor Village.
22. A Section 94 contribution of \$4,734 towards the construction of Park Road between the intersection of the service road and Park Road within Windsor Road.
23. That an adequate area be provided for the unloading of car transporters within the site complete with accessway, enabling transporters to leave the site in a forward direction.
24. The floor level of the Motor Showroom and service & spare parts centre to be at a minimum of 16 metres above standard datum.
25. Ingress and egress driveway shall be linked at the rear of the workshop building providing through traffic flow. The 16 stack carparking spaces to the west of the workshop shall be relocated at 90 degrees to this driveway with aisle widths to the satisfaction of the Shire Engineer.
26. A fence shall be erected on the northern side of the service road to discourage pedestrian access from Windsor Road to the development. Such fence to be the subject of an application and to the satisfaction of the Shire Health Surveyor.
27. A 4m wide road shall be formed up and provided with suitable sub-pavement and sealed. The road is to be situated within the alignment of the service road as indicated in the development control plan.

Councillor Horrex declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted to the erection of a Motor Showroom, service centre and workshop illustrated in Drawing NO. 236.20, 236.21, 236.22 and 236.23 on Lot 3 DP 235303 Windsor Road, McGraths Hill, subject to compliance with the following conditions:

- 1-2. Standard conditions (DAs) 1 and 2 (38 vehicles)
3. That the sixteen car parking spaces located west of the workshop be changed from stack car spaces to ninety degree in layout.
- 4-12. Standard conditions (DAs) 7, 9, 18 plus (Such structure to be the subject of a separate development application), 19 (delete parking areas), 21, 23, 28, 30 and 34.

13. That proposed Department of Main Road road widening of Windsor Road be dedicated to the Department of Main Roads free of all costs.
14. That the 25m landscape buffer strip together with the 20m wide service road reservation be dedicated to Council free of all costs.
15. Full road construction of the service road for the extent of the subject land's frontage. This will incorporate 10m of seal between kerb and gutter and 5m of formed and grassed footways on both sides of the road. Work to be to the requirements of the Shire Engineer.
16. Landscaping of the 25m buffer strip with advanced trees and shrubs to be undertaken by the applicant in accordance with a plan approved by the Shire Planner.
17. The development shall be serviced by underground power with connection and metering to be located above the 1 in 100 year (16m AHD) level to the satisfaction of Prospect County Council.
18. A drainage easement be determined and sited to the satisfaction of the Shire Engineer. All easement drainage shall be piped to the satisfaction of the Shire Engineer.
19. A schedule of external finishes, materials and colours shall be submitted for approval with the building application. Such schedule to be to the satisfaction of the Shire Planner.
20. A section 94 contribution of \$7,364 towards the construction of a Type 3 intersection at Park and Windsor Roads as required by the Traffic Authority of New South Wales.
21. A Section 94 contribution of \$3,814 towards the construction of a box culvert and other drainage works within the Motor Village.
22. A Section 94 contribution of \$4,734 towards the construction of Park Road between the intersection of the service road and Park Road within Windsor Road.
23. That an adequate area be provided for the unloading of car transporters within the site complete with accessway, enabling transporters to leave the site in a forward direction.
24. The floor level of the Motor Showroom and service & spare parts centre to be at a minimum of 16 metres above standard datum.
25. Ingress and egress driveway shall be linked at the rear of the workshop building providing through traffic flow. The 16 stack carparking spaces to the west of the workshop shall be relocated at 90 degrees to this driveway with aisle widths to the satisfaction of the Shire Engineer.
26. A 4m wide road shall be formed up and provided with suitable sub-pavement and sealed. The road is to be situated within the alignment of the service road as indicated in the development control plan.

A FURTHER REPORT be submitted on the fencing of the development along the Windsor Road alignment, and that the site be listed for inspection.

SUBDIVISION APPLICATIONS

ITEM 1: (File DA 626/85)
 APPLICANT: P.S. GRAHAM & ASSOCIATES
 OWNER: MURPHYORES INC. PTY.LTD.,
 LAND & LOCATION: PORTION 9,11 & PART PORTION 18 PARISH
 PUTTY, PUTTY ROAD (AT BOUNDARY OF HAWKESBURY
 & SINGLETON SHIRES). MAP 1, REFERENCE D3.
 ZONING: HAWKESBURY LEP, 1984 RURAL 1(a1)
 APPLICATION: SUBDIVISION TO CREATE ELEVEN 40 HECTARE ALLOTMENTS
 WITH A RESIDUE OF APPROXIMATELY 2067 HECTARES
 DATE RECEIVED: 25TH NOVEMBER, 1985

D.S.P. REPORT

The subject land traverses the boundary of Singleton and Hawkesbury Shires at Putty. The land is roughly equi-distant between Singleton and Windsor, being approximately 90km from the latter. The property lies on the eastern side of the Putty Road.

At this location the Shire's boundary is unorthodox in alignment. The boundary on the western side of the land is approximately parallel to the Putty Road but some 180m to the east of its alignment, and corresponding to the property boundary of the subject land. The northern extremity of the Shire at this location is Bunjim Creek which traverses the property from west to east. The result in terms of the subdivision is as follows:-

- (i) Proposed Lots 5-10 are wholly within the Shire of Hawkesbury.
- (ii) Proposed Lots 1 and 2 are wholly within the Shire of Singleton.
- (iii) Proposed Lots 3 and 4 are within both the Shire of Hawkesbury and the Shire of Singleton.
- (iv) The residue (proposed Lot 12) is within both Shires.
- (v) Access to the land from the Putty Road via an easement is within the Shire of Singleton.

The matter then requires close liaison between the two Councils and this, has been undertaken in the inspection of the land and subsequent report preparation.

That land within the Shire of Hawkesbury is zoned Rural 1(a1). This zoning permits, with the consent of Council, a minimum allotment size of 40 hectares. The same minimum allotment size also applies to the land within the Shire of Singleton.

The character of the land proposed for subdivision into 40 hectare parcels is that of a generally well timbered west facing slope with some steeper areas (in excess of 1 in 6) comprising gullies feeding into Bunjim Creek. The land has little or no agricultural capability and would be very susceptible to erosion if cleared. The proposed 40 hectare parcels could not provide for any full time agricultural pursuit and it is suggested that they may not substantiate any hobby farm type activity.

The applicant has indicated that...."subdivision of these 40 hectare parcels is made with the intention of providing inexpensive rural lots for the four-wheel drive recreation vehicle users...."

*Michael
1/11/86
Completed
Deputy*

The land is currently unsuited for the erection of a dwelling by reason of the lack of reticulated electricity and its isolation and remoteness from any urban services. The land is also within a high bush fire hazard zone, the particular risk being exacerbated by the generally west facing slope of the most accessible land. In addition emergency fire services are remote from the land.

Having regard to these factors the proposed subdivision cannot be justified. The matter has been discussed with Officers of Singleton Shire Council, who are in agreement with these concerns and with a recommendation that the application be refused.

Recommendation

That the application be refused on the following grounds:-

1. High bush fire hazard of the land.
2. The land is unsuited for the proposed subdivision by virtue of its poor soil and erodability.
3. Inadequate urban services.
4. Adverse impact on the scenic quality of the area.
5. Creation of an undesirable precedent.
6. Not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. G.J. COLES & COY. LIMITED - PROPOSED K-MART DEVELOPMENT, RICHMOND. P160

"This company is aware of a number of locations which may be presented to Council incorporating a Discount Department store and we wish to clarify our views in this regard.

We are keen to establish a K-Mart in Richmond and it is our belief that the most suitable location for this kind of development would be an extension to the existing Shopping Complex in Windsor Street which includes our Coles New World Supermarket.

Accepted
11/2/86

12

We are currently negotiating with a development firm for a proposal on this site and trust Council will lend support to the scheme when submitted for consideration.

Should you wish to discuss any aspect of the development in this regard please don't hesitate to contact the undersigned".

The Deputy Shire Planner advised that the following telex had been received :

"We confirm our absolute intention to submit an application for rezoning of that part of a site bounded by Francis + Bosworth Streets Richmond adjoining the current Council car park behind Coles Richmond Mall. We have contracted to purchase 14 residential properties in Francis + Bosworth Streets and proof of acquisition of the various properties concerned can be provided if required. Our Consultants are now preparing a formal L.E.P. application for Council's consideration. However, a preliminary plan of the project has been provided to your Town Planner Mr.Glenn Falson.

You will be aware of a letter from Coles regarding this particular site and we are anxious to assure your Council of our intentions to proceed on a carefully planned timing schedule to allow the proposed K Mart development to open during October-November 1987. This will require the lodgement of our application within the next few weeks.

We are aware of another application for rezoning having been made and we are naturally anxious that notwithstanding that our formal application has not yet been lodged that Council will not be placed in a situation of making decisions which may create confusion in the minds of the residents of Richmond and Windsor to the extent of objections being raised against any rezoning which may prolong the timing of this project to its obvious detriment.

Regards,
K.W.Nipperess, Dunsford Investments."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE PLANNER'S REPORT

ITEM 1: (File P160/25)

SUBJECT: DRAFT STATE ENVIRONMENTAL PLANNING POLICY BUSHLAND
IN URBAN AREA

The Department of Environment and Planning has advised Council of the preparation of the above draft policy.

John G. Nipperess
19/4/86

The policy has been prepared to protect bushland on land zoned or reserved for public open space. Land administered by the National Parks and Wildlife Service and the Forestry Commission of N.S.W. is not included in the policy. Bushland in Urban Areas will require development consent for the removal of bushland on land zoned or reserved for public open space.

The Department's circular outlines the proposed administrative procedures for the policy. The main feature is that where development is permitted without development consent under State Environmental Planning Policy No.4 - Development Without Consent, this policy will override SEPP No. 4 if the development involves the removal of bushland on land zoned or reserved for public open space.

The policy applies to the Shire of Hawkesbury excluding that part of the Shire north of the Colo River.

The draft policy is on exhibition until 27th March, 1986 for any submissions.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

(file C44/2, T225)

GLB/N - 11/4/86

SUBJECT:

TRAFFIC AUTHORITY OF N.S.W. - REGIONAL ADVISORY
COMMITTEE

Council will be aware that at its meeting of 12th November, 1985 it resolved to recommend to nominate the Shire Planner and Shire Engineer to be the Local Government and Shires Associations representatives on the Regional Advisory Committee.

The Associations have now advised that the Shire Planner has been appointed as a representative for the region with the second representative being Mr John Barker, Shire Engineer of Baulkham Hills Shire.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:

LAND & LOCATION: LOT 1, DP 236785 WINDSOR ROAD, VINEYARD
OWNER : E. & V. MUSCAT & J. & C. CUTAJAR
SUBJECT: "THE TREES SERVICE CENTRE" - OPERATIONS OF RETAIL
PLANT NURSERY

At its meeting of 8th December, 1981, Council approved development on the site of the Trees Service Centre for an extension of the existing service station, the erection of a caravan/trailer sales office and the use of part of the land for the display and sale of caravans and box trailers subject to conditions.

On the plan attached to the application it was indicated that there existed a "plant nursery" with the application having been submitted on 18.11.81. In March 1978 Council acknowledged existing use rights for the site as a service station, shops and dwelling, refreshment room, pleasure ground and nursery. In December 1978 a variation to the Windsor Planning Scheme (I.D.O. 42) was gazetted varying the provision of the Scheme to allow use of the land for "the purposes of a service station and the purposes of the display and sale of caravans and box trailers but for no other purpose". The use of the land for the purpose of a shop, dwelling, refreshment room, pleasure ground or nursery were not permitted and consequently became non-conforming uses.

Council inspections around the time of the application in 1981 revealed that, inter alia, the nursery had ceased operations.

The current landowner made enquiries around this time as a prospective purchaser and was advised by letter of the situation concerning the nursery which he wished to re-establish. Mr Muscat furnished statutory declarations seeking to prove the continued existing use of the nursery. It was doubtful whether the declaration proved the continued operation as required by the E.P.A. Act, 1982 between himself and Mr D. Carpenter the then Senior Development Planner with Council. Mr Carpenter apparently indicated that in his opinion the declarations were sufficient and that use of the nursery could continue. It is believed that these discussions did take place. On the basis of this Mr Muscat indicates that he proceeded to purchase the property.

A detailed perusal of the statutory declarations would confirm the doubt that they would prove existing use rights for the nursery so in this respect Council's written advice to Mr Muscat and to other prospective purchasers, real estate agents and original landowner, Mr Latona, was correct.

Mr Muscat has now furnished further evidence in the form of receipts of nursery supplies which would appear to remove any doubt as to the lawful use of the nursery at the time.

On the basis of the recent supply of receipts and the information conveyed on site by Mr Carpenter it is believed that Council should formally recognise existing use rights for the nursery.

Recommendation

That Council recognise lawful existing use rights for the continued operation of the retail plant nursery on the land and that the owners be advised accordingly.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael 11/4/86

ITEM 4:
LAND & LOCATION :

(File A4/2)
POR. 84, PT.POR.85, PT.POR. 86 & PT. OF HOBART
STREET.

OWNER:
CROWN

SUBJECT:

PROPOSED AVIATION MUSEUM, WINDSOR ROAD, RICHMOND

At Council's meeting of 9th April, 1985, it was resolved that Council support, in principle, the development of an Aviation Museum on Part Portion 84, Part Portion 85, Part Portion 86 and part of Hobart Street and that Council make a submission to the Department of Lands for the care, control and management of Part Portion 84, 85 and 86. If obtained, the land would be made available for an Aviation Museum.

Subsequently, Council made a submission to the Department of Lands in the terms discussed.

Recently, Council received a reply from the Lands Office to the effect that the Office is prepared to earmark those parts of Portions 84, 85 and 86 as a Reserve for Public Recreation (Aviation Purposes), with Council as the appointed Trustee. The Office did not agree to the inclusion of part of Hobart Street in this reserve.

The Office has advised that actual reservation action will not take place until evidence is made available that funds for construction of the project are in existence.

This information has been conveyed to the promoter of the proposal, the Hawkesbury Aviation Museum, which has now advised of its further intentions as follows:

..."There are as you know a large number of historic aircraft currently in the district, mostly at Scheyville. Those at Scheyville belong to members of the Historical Aircraft Restoration Society (HARS). This group has been looking for more suitable premises for some time and currently have available to them a restoration facility to be erected at the Schofields Aerodrome. I felt that it would be of mutual benefit if there was a display facility, that is the Air Museum, at our proposed site beside the RAAF Base at Richmond.

Preliminary negotiations with representatives of the HARS have been most fruitful and further negotiations are in progress at the moment.

I believe that with the site available and the very significant collection of aircraft owned by the HARS and currently under restoration, we already have the nucleus of an excellent aviation museum. Provided the HARS join us, I would then propose to proceed with our original plan of holding a public meeting selling membership of the museum society, thereby raising funds....P.A. Kraus, Chairman, Hawkesbury Aviation Museum".

As requested by the promoters, the Lands Office will be advised that the project is proceeding and funds are expected to become available as the project matures.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (file DA 428/83)
LAND & LOCATION: PT.PORS. 108, 206 & 207 PH.KURRAJONG, COMLEROY
ROAD, KURRAJONG
OWNER : PEEL DOWNS PTY.LTD.
SUBJECT: REQUEST FOR WAIVING OF CONDITIONS OF DEVELOPMENT
CONSENT PT.PORS. 108, 206 AND 207 PARISH OF
KURRAJONG, COMLEROY ROAD, KURRAJONG

On 6th February, 1986, a development consent was issued for subdivision of the above land into 37 allotments each having a minimum area of approximately 4.1ha.

The plan of subdivision submitted with the application indicated a 50 metre wide strip of land along the foreshore of Little Wheeny Creek to be dedicated as public open space.

As Council's policy is to obtain open space along Little Wheeny Creek, the dedication was accepted and reinforced by appropriate conditions of development consent. The amount of land in question comprises approximately 10ha and will assist in the creation of a continuous foreshore reserve along Little Wheeny Creek.

Under Section 94 of the Environmental Planning & Assessment Act, 1979; (as amended), Council requires a contribution of \$725.00 for each additional allotment created by subdivision of zoned rural land. This comprised of:

-	Open Space	\$153
-	Circular 42 Community Facilities	\$572

The subdivision will generate a need for approximately .239ha of open space and as the applicant is prepared to dedicate an area of approximately 10ha, the Section 94 Contribution relating to open space was waived.

However, the applicant was also levied for a contribution for community facilities at the rate of \$572 for additional allotments which resulted in a total contribution of \$20,592.

This levy was imposed as a condition of consent in accordance with Council's policy.

The applicant has formally objected to this condition and requested that it be waived on the following grounds:

"The owner has agreed to dedicate over 10 hectares to the Council for public recreation and other purposes and the owner feels that this further Condition is onerous".

As the future residents of the proposed subdivision will generate a need for community facilities it is considered that the condition should not be waived. It would be onerous to place the burden of providing such facilities on existing ratepayers when the additional demand will be created by residents of the proposed subdivision.

While the proposed trade-off provides an additional area of public open space, it would be untenable for Council to waive a contribution of \$20,592 which will be required at a later stage for the provision of community facilities.

Recommendation

That the applicant's request for the waiving of Condition 10 of Development Consent No. 68/1986 be refused on the grounds that the proposed subdivision will generate a need for the provision of community facilities and that the waiving of the required contribution is contrary to Council's policy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (file P160/25)

SUBJECT: CROWN DEVELOPMENT APPLICATION

The Department of Environment and Planning has advised Council that as a result of the recent amendments to the Environmental Planning and Assessment Act, a development application made by or on behalf of the Crown or a prescribed person shall not be refused by the consent authority except with the written approval of the Minister. Further, the consent authority shall not impose a condition of its consent except with the written approval of the Minister or the applicant.

It will no longer be necessary for Council's to seek the Minister's approval where an applicant agrees to a condition or conditions. This is expected to save time for Council, applicants and the Department.

The Department's circular outlines the problems experienced in the past with irrelevant; uncertain; superfluous and unenforceable conditions which have resulted in delays and inconsistencies in approvals given.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

M-72
11/4/86

ITEM 7: (file C43/8)

SUBJECT: YOUTH RECREATION OFFICER'S REPORT

After a recent consultation with the Department of Sport and Recreation, there are a number of changes to the Vacation Play Centre Programme for 1986/87.

1. Vacation Play Centres currently existing at Kurrajong and Glossodia will no longer operate due to insufficient numbers of children attending.
2. A request has been made to the Department of Sport and Recreation for the provision of only 2 staff at McGraths Hill, North Richmond and Glossodia Youth Vacation Centres, as it is unnecessary and expensive to warrant the employment of three staff at these centres when attendance numbers are not sufficient.
3. Council investigate an alternative venue to Colbee Park at McGraths Hill.
4. The Department of Sport and Recreation is currently developing an annual schedule for Vacation Play Centres for the four term year in 1987. The four school terms are as follows:

2nd February - 15th April
27th April - 3rd July
20th July - 25th September
12th October - 18th December, 1987

The period between the 16th to 21st April is set around the Easter period with only four of these days not being public holidays. It is, therefore, not viable to operate a Vacation Play Centre for four days as many families will use this period for their holidays.

Recommendation

That Council continue to conduct Vacation Play Centres for 1987 in January, July and September/October, but not during the Easter break.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Richmond
12/4/86
Chapman

ITEM 8: (File L1/86, P160)
LAND & LOCATION: LOT 8, DP 599456 FRANCIS STREET, RICHMOND
OWNER: R.C.TATE
SUBJECT: PROPOSED K-MART SITES - RICHMOND

Council is in receipt of an application from Stokes, Hayes and Kanas Pty. Ltd. to permit construction of a large discount Department Store with frontage to Francis Street on land owned by R.C. Tate (Lot 8 DP 599456).

The plan outlining the proposal indicates a store of 12,000 sq.m. to be located on a suspended concrete slab above the floodplain. A detached building for auto care is also proposed on the site. Provision is made for 580 parking spaces on a single level between Francis Street and the building alignment.

The applicants have requested Council to approve of a rezoning of the subject land to 3(a) General Business. The applicants have submitted the following grounds in support of their application:

"(a) A strong need for a discount department store to be located in Richmond to provide a complimentary retail facility to the existing Coles and Jewels' supermarkets.

The absence of such a facility allows considerable retail expenditure to be lost to other centres further afield, notably Blacktown and Penrith.

In this regard, it is generally accepted that in non-metropolitan centres, such as Richmond, 80% of total retail floor space comprises clothing and household goods. However, there is no discount department store in Richmond of a national chain nature.

(b) The absence of any other large consolidated site in proximity to the established retail centre suggests that the subject land probably represents the only practical opportunity for a discount department store to be constructed in the foreseeable future.

(c) In the light of the increasing difficulty and cost of securing such sites, opportunities for developments of this nature close to the prime retail core are understandably rare.

(d) The concept of a retail development of a lynchpin for the prime retail core, as proposed, also accords with good planning technique. The interaction of concentrated development at the centre core of the urban region with its high accessibility is supported by traditional planning literature."

Council will also be aware that another developer has been preparing a proposal for a Discount Department Store in a different location, this being the subject of a letter from G.J. Coles (see separate item). At the date of writing no application for rezoning had been received in relation to this proposal. Therefore, consideration of this option must be disregarded until such time that an application is to hand.

The application, the subject of this report, is not supported by any traffic study and only makes a number of superficial comments in relation to the economic impact of the proposal on Richmond and the Shire as a whole.

Both of these issues should be addressed by independent consultants prior to the proposal being placed on public exhibition. In this regard it is proposed to seek quotes for the preparation of such reports from established consultants and to require the developer to provide sufficient funds for Council to employ selected consultants to undertake these studies.

Upon completion of these reports the proposal will be placed on public exhibition for a period of fourteen (14) days. The whole matter will then be referred to Council for a decision in relation to the preparation of a local environmental plan.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE APPLICANT BE informed that a traffic study and a study of the economic impact of the proposal is required and Council to subsequently inform him of the cost to employ selected Consultants to undertake these studies.

ITEM 9: (file DA453/82)
LAND & LOCATION: LOT 2, DP27352, CURRAWONG CRESCENT, BOWEN
MOUNTAIN
OWNER: J.J. & P.J. ROCHE
SUBJECT: REFLECTIVE ROOF - BOWEN MOUNTAIN

A large galvanised iron roof at Bowen Mountain has been the subject of comment for some time, the roof being clearly visible from Windsor and Richmond and probably further afield.

Condition No. 3 of the development consent for the dwelling required compliance with the provisions of Clause 45 of Interim Development Order No. 3 Shire of Colo. The provisions of this clause relate to the escarpment preservation status of the locality and the requirement for prescribed materials (i.e. non-reflective) in the construction of buildings. The dwelling house has now been structurally complete for a period of in excess of two years and to date nothing has been done to suitably treat the roof in spite of numerous site visits and letters.

11/4/82
Mickel

Given the fact that the dwelling has been structurally complete for in excess of two years, and that the owner is still unwilling to give any commitment to painting the roof, it is considered necessary to institute legal proceedings to force compliance.

The matter has been referred to Council's solicitor for action.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and the action taken be endorsed.

ITEM 10:

(file P160)

SUBJECT:

WESTERN SYDNEY BEAUTIFICATION PROJECTS

The Blue Mountains City Council has forwarded a copy of the consultant's final report dealing with Western Sydney Beautification Projects, including Hawkesbury Shire.

The report was funded by the Commonwealth Government under the Local Government Development Programme and was sponsored by Blue Mountains City Council on behalf of the Western Sydney Regional Organisation of Councils.

The objectives of the report are as follows:

1. To help create a city and shire or town identity with appropriate theme treatment.
2. To provide environmental improvements along roadways at the major town entrances to reduce the impact of the built environment and visual pollution from signs and ribbon development.
3. To improve the definition of entry points to the built-up areas and towns.
4. To help create a sense of town pride and public awareness.
5. To provide the basis for future grant submissions for implementation of the proposals.

With regard to Hawkesbury Shire, the report recommends that a priority matter is to provide a recognisable landscape identity for the eastern gateway entry to Windsor Town Centre on Windsor Road and to define the through traffic by-pass system on Macquarie Street. Other points of entry which have been canvassed in the report include a gateway entry to Richmond Town Centre, the Tourist Information Centre, McGraths Hill, Kurrajong Road immediately east of North Richmond Bridge, and Belbird Hill Reserve at Kurrajong Heights.

*Michael
11/4/86*

The report contains an indication of costs for the implementation of a landscaping treatment along Macquarie Street and as a second stage, from Macquarie Street along the Windsor Road to McGraths Hill. The consultants estimate that the landscape treatment for Macquarie Street would cost approximately \$60,000 for implementation, including purchase of 300 trees and planting. A further \$50,000 would be required to extend this treatment along Windsor Road to McGraths Hill.

Council will be aware that the cost of an effective landscape treatment extends far beyond the purchase and installation of trees. In this regard any submission which may be made for Commonwealth funds to carry out this work should include a large component for the maintenance of the street tree plantings.

It is appropriate that the consultant's report be considered along with other projects for funding in the 1986/87 Local Government Development Programme.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11:

LAND & LOCATION:

(File 126/11)

SHOPS 5 & 6, NO.485 GEORGE STREET TO SHOPS
1 & 2

OWNER:

MR.A. MULLINGER & MRS.G.TAYLOR

SUBJECT:

LIQUOR LICENCE FROM SHOPS 5 & 6, 485
GEORGE STREET TO SHOPS 1 & 2

Council is in receipt of a letter from Kay Davies and Champion, Solicitors, acting for Mrs G.J. Taylor who has informed Council that an application has been made to the Licensing Court of N.S.W. to resite the liquor outlet to another shop at the same address. The impact on the environment will be unchanged.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 12:
SUBJECT:

(File DA 17/86)
DEVELOPMENT APPLICATION - PROSPECT COUNTY
COUNCIL - LANDFILL BY DISPOSAL OF TREE
STUMPS AND ASSOCIATED TREE WASTE - PART
LOT 4 DP979541 'HALL ESTATE', HALL STREET,
PITT TOWN - OWNER: N. CLEARY
ADVERTISING - ADJOINING OWNERS -
ONE SUBMISSION RECEIVED FROM PITT TOWN
PROGRESS ASSOCIATION

See ref (2) AFTER FINANCE -

This application involves landfill by disposal of tree stumps and associated tree waste which will be cleared from under power lines in various areas of the Shire.

The submission made by the Pitt Town Progress Association states in part:

"...We are opposed to the use of this land for the dumping of vegetation and tree roots and stumps etc., in this environmentally fragile area and local experience shows that it would not stand up to significant flooding, probably causing severe pollution and danger to the river and the craft on it..."

The landfill site, which consists of a natural depression located 80 metres from the southern bank of the Hawkesbury River, has an area of approximately 3,000 square metres (1/3ha) and forms part of a total parcel of land comprising 74ha.

The area to be filled is not visible from the Hawkesbury River, surrounding roads or from adjoining and adjacent land.

It is anticipated that the life of the landfill operation will be 4 to 6 months, normal business hours (7.00am - 4.00pm, Monday to Friday) will be worked, and average truck movements will consist of 10 return trips per working day. It is expected that the burial of natural timber products will have minimal environmental impact. This view is supported by both the Metropolitan Waste Disposal Authority (MWDA) and the State Pollution Control Commission.

The unmade section of Hawkesbury Road may require attention during the operation and in this regard it is proposed that Prospect County Council carry out the work as required. In addition, Prospect County Council should contribute towards the maintenance of the local access roads pursuant to S.94 of the Act and in this regard it is considered reasonable to impose a levy of \$4,000 prior to the commencement of work.

The MWDA has stated that the site is considered suitable for the establishment of a waste disposal depot for receipt of "Arboreal Waste", provided that it is located a minimum of 30 metres from the river embankment.

The waste material should be covered with soil on a daily basis so as to ensure its stabilisation in the event of flooding. This has been addressed in the conditions attaching to the recommendation.

However, within the Rural 1(a2) zone, extractive industries are a prohibited use, as is access to the 1(a1) zone, other than access to development permissible within the Rural 1(a2) zone. Although the extractive industry will be operated on land zoned Rural 1(a1), it is necessary to prepare a draft local environmental plan to allow access to the site across the 1(a2) zone.

At the time, Council resolved to not support the draft local environmental plan to allow the application to proceed on the basis of dam construction, as the applicant had not demonstrated the site's capability for water retention and that the applicant be advised that further justification would be required of the need for the extraction material, should consideration of the proposal be required on the basis of an extractive industry.

The applicant has now provided additional information in terms of the proposal being an extractive industry, which reads in part:

"...The Sydney market has been estimated to require upwards of 150 million tonnes of fine to medium sand to the year 2020, further estimates range up to 170 million tonnes for medium to coarse sand.

Given the projective needs for sand in the region there is likely to be a short fall in supplies from currently existing major sources. It is imperative, therefore, that new sources within the region should come into production.

The geological report by Peter H. Stitt and Associates Pty.Limited indicates a reasonable portion of the sand is suitable as glass sand.

Discussions have also been proceeding over the last two years with a major user of glass sand. The Company's continued interest is evidenced by the fact that representatives from the company visited Tinda Park in December of last year. They are not in a position to commit themselves to receiving material from Tinda Park until such time as the application has been approved by Council..."

The Department of Environment and Planning has also advised that as the initial proposal included an "extractive industry" component, the matter was originally considered as such and, therefore, the requirements for the environmental impact statement remain the same. Further, Council may assess the E.I.S. on the basis of it being one of local significance only.

The Sydney Extractive Industry Regional Environmental Study prepared by the Department of Environment and Planning examines sand deposits of regional significance and states that although there are a number of smaller deposits scattered throughout the region (including the subject site), their main role is in supplying particular local or specialised needs rather than large scale supply to the regional market. For this reason it seems inappropriate to consider the Tinda Park deposit within a regional context, since it constitutes only a very small part of the total sand reserves within the Sydney region.

The applicant, however, indicates that a reasonable portion of the sand is suitable as glass sand. Production of glass sand has, over recent years, fluctuated round 100,000 tonnes per year, occurring at Botany, Londonderry

and Elderslie. The Botany deposit used in manufacturing amber grade glass has only a limited remaining life, while deposits at Londonderry and Elderslie require additional processing before use and are most suited for use in mortar. Supplies of sand for making higher grade clear glass are only obtained from the Port Stephens area. Although additional processing is required of sand from the Tinda Park deposit, it is considered to be a useful source of glass sand for companies in the local area.

The extraction of sand from the site is also for the purposes of constructing a dam for irrigation and pasture establishment. This dam will contribute to the agricultural viability of the land and complement the substantial agricultural improvements already undertaken.

Recommendation

That Council prepare a Draft Local Environmental Plan over that part of the land zoned 1(a2) to allow access to the extraction site and that the matter be forwarded to the Department of Environment and Planning for determination.

Further, that the Department be advised that, in Council's opinion, an environmental study is not required prior to the preparation of the plan, as the Environmental Impact Statement and additional information provided by the applicant is considered acceptable in this respect.

COMMITTEE'S RECOMMENDATION

~~COUNCIL NOT PREPARE a Draft Local Environmental Plan.~~

ITEM 14:

LAND & LOCATION:

(File R190/13)

LANEWAY AT REAR OF NO.1 BRADLEY ROAD, SOUTH
WINDSOR (BETWEEN GEORGE STREET & BRADLEY ROAD)
OWNER : HAWKESBURY SHIRE COUNCIL
SUBJECT: PROPOSED CLOSURE OF LANE BETWEEN GEORGE STREET
AND BRADLEY ROAD, SOUTH WINDSOR

Hawkesbury Local Environmental Plan, 1984 provides for the closure of the above lane to achieve its zoning - 8(a) Open Space Reservation.

Council at its Ordinary Meeting of 12th June, 1984, resolved to apply for the road closure under the Public Roads Act, 1902. The road closure was subject to the provision of Right of Way access to the rear of No. 1 Bradley Road, owned by Mr. T. Karlson. This Right of Way access was provided in response to Mr. Karlson's concern that the road closure would prevent him from utilising the present laneway for access to his garage at the rear of his dwelling.

Discussions were held with Mr. Karlson relative to the proposed Right of Way. Mr. Karlson has now submitted a proposal that after closure, the half width of the lane for the depth of his lot be transferred to him. Additional conditions sought include fencing (material only), filling and grading to overcome a drainage problem and extension of the vehicular crossing in the kerb.

Mick
28/4/86

It is considered that the cost of closing the lane, then either creating a Right of Way or transferring part of the land and carrying out the other requirements, could be largely avoided by providing low cost fencing or barriers to limit traffic to gaining access from Bradley Road only and only using as much of the lane as is required to gain access to the adjoining properties. The remainder of the lane could be restricted to pedestrian usage by street closure in accordance with the guidelines set out by the Traffic Authority of N.S.W.

Recommendation

1. Closure of the lane and the creation of a Right of Way for access to No. 1 Bradley Road, as resolved at Council's Meeting of 12th June, 1984, not proceed.
2. A partial road closure be undertaken, the effect of which would be to provide barriers across the George Street frontage of the lane so as to restrict access to Bradley Road only. Further that any part of the lane reservation superfluous to access requirements be subject of closure and incorporation in the adjacent public reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 15:
LAND & LOCATION:

(File DA290/85)
LOT 1, DP184741 & LOTS 181, 182, DP701978,
HERMITAGE ROAD, KURRAJONG
DR. LARKIN
SUBJECT: THE ISLANDS

Context

The proposal seeks Council's support for the preparation of a Local Environmental Plan (LEP) to amend Hawkesbury LEP, 1984, to enable broadacre strata subdivision of the subject land.

At present the land is zoned Rural 1(a1) which requires a minimum area of 40 hectares for each allotment created by a subdivision.

The amendment sought would permit 194 'rural residential' lots ranging in size from 5,000 sq.m. to 2 ha and utilising approximately 20% of the land, with the remaining 80% (675 ha) being held as common property. It is intended that the common property will be preserved in its natural state under a plan of management.

The Land

The "Islands" comprises an area of 844 ha and is located on the eastern escarpment of the Blue Mountains approximately 65km north west of Sydney, 2km east of Kurrajong Heights and 21km from Windsor.

At the base of the escarpment, streams flowing from west to east have created steep-sided valleys that dissect the land into three plateau - like areas known as Little Island, Middle Island and Big Island - hence "The Islands".

The western and northern boundaries adjoin Wollemi National Park, while the southern and eastern boundaries adjoin freehold land which can be best described as rural residential.

Environmental Factors

The subject land is situated within the National Trust's Upper Hawkesbury Landscape Conservation Area and as such has high scenic and environmental value.

The effect of the development on the bio-physical environment is addressed by the various submissions received from the relevant government authorities, however, it is important to note here that the land provides a haven for a diverse range of flora and fauna, including a number of rare plant species.

The applicant's consultant on vegetation has stated in a separate submission to Council:

"2) Rare Plants Sections of my submission have been misquoted. In particular, on Page 40, referring to rare plant species, it is stated'these would be outside the areas designated for development'.... This statement is not from my original submission".

Broadacre Strata Subdivision

The applicant's submission states that:

"Broadacre strata may be defined as any strata subdivision where:

- (i) The units are laid out horizontally and do not overlap each other;
- (ii) The units and the common property comprise mostly open (un-enclosed) space;
- (iii) The position, shape and configuration of the units derive directly from the geographic nature of the land;
- (iv) The land area of each unit is not less than the minimum area permissible for equivalent freehold lots; and
- (v) At the time of subdivision the buildings on the land serve primarily as survey reference points and not necessarily as habitable or separately occupiable areas".

The submission also states that..."There is a real need in country areas for a form of land tenure that allows residential development without threatening viable agricultural land....a single holding may be divided into small residential allotments leaving the property basically intact.

Areas suitable for residential occupation can be carefully identified and set aside for that purpose without detracting from the rural use of the property, or alienating areas of agricultural potential or environmental significance".

Relationship to Multiple Occupancy

The applicant's submission states in part:

"....the multiple occupancy provisions expressly prohibit strata title. For this reason in many Shires, multiple occupancies can proceed by way of development applications....whereas broadacre strata communities require the prevailing LEP or IDO to be amended. Consequently, broadacre strata and multiple occupancy are mutually exclusive forms of development even though they are closely related.... the push for broadacre strata has come from attempts to create individually titled domiciles within a framework similar to multiple occupancy..."

The submission goes on to outline the environmental advantages of 'broadacre strata'. Generally it is claimed that the method can be used to promote the ecologically sensitive use of land.

Utility Services

(i) Electricity and Telephone

Refer submissions from Prospect County Council and Telecom, which are documented in this report.

(ii) Water

It is proposed to use roofwater which will be collected and stored for domestic use; non-potable water will be drawn from Big Island Creek; to be supplemented with earth storage, concrete storage and an earth dam which will provide water for reticulation to the various lots.

Fire Fighting...."It is proposed that the rising main have hydrants installed which would provide water under pressure from the pumps or in the case of failure of the electricity:

- (a) supply allowance would be made to reticulate back from the storages to provide water to the hydrants which would not affect flow to the blocks;
- (b) diesel power would be used to provide emergency pumping to storage points...."

(iii) Effluent Disposal

"Effluent treatment systems will be installed on each site under the supervision of Hawkesbury Shire Health and Building Surveyor as provided in the present regulations. This is sufficient control to ensure that:

- . the appropriate system is used;
- . sufficient soil depths occur;
- . outlet trenches are properly located".

(iv) Garbage Disposal

"A garbage enclosure will be constructed near the Hermitage Road entrance to the property. This will be accessible to residents on departure from the property and handy for garbage trucks entering the property.

This deposit area will be supplemented by placement of removal waste containers at strategic locations throughout the property if required".

Access

(i) External - two alternatives have been investigated:

- (a) Hermitage Road;
- (b) Mill Road then Hermitage Road.

The applicant has indicated that alternative (b) is preferred - "The intersection of Mill Road and Bells Line of Road functions well under existing traffic volume and should be able to accept additional traffic with minor, if any, improvement. Provision of a splay and pavement widening on the north eastern corner and a holding lane on Bells Line of Road for traffic turning right into Mill Road could be considered...With upgrading, as suggested, the access route via Mill and Hermitage Roads would be very adequate to cater for traffic volumes generated by the proposed development..."

(ii) Internal

All internal roads, with the exception of the main access road to the Centre of Big Island will be privately owned and maintained rather than transfer to Council by dedication.

"As far as possible road routes have been located along the ridges to achieve moderate longitudinal grades in the order of 5%.

Three levels of sealed roads are envisaged:

Level 1 - Main spine road

Level 2 - Branch roads extending from the spine road to each of the islands

Level 3 - Minor access roads as a continuation of Level 2 roads to the end of each island, plus driveways for access to lots.

In addition a network of unsealed fire trails has been incorporated in the proposed layout".

Bushfire Control

"The following measures are proposed to reduce the risk of bushfire damage to the property and its neighbours:

- (i) ...a network of fire trails will be constructed throughout the development area. The most important trails will circumnavigate the main residential areas, forming a break between forested common property and private allotments...A major trail will be out at the base of the escarpment along the line of Monocline....will serve the plateau areas from the sideslopes...
- (ii) ...reticulated non-domestic water supply includes provision for hydrant points located on common property...
- (iii) ...heavy, combustible litter ... on the forest floor of the residential areas will be heaped up and disposed of as part of the development capital works programme...
- (iv) ...lot-owners will be required to keep an area within 50 metres of their residences clear of combustible litter ... normal restrictions applying to building design and construction as set out in the Hawkesbury Shire Council's "Bush Fire Mitigation Policy" will be applicable to the development...
- (v) ...a bushfire volunteer station in the form of a sub-depot of an existing brigade will be set up with the approval and co-operation of Hawkesbury Shire Council. It is expected to have its own tender...
- (vi) ...several dams are proposed...
- (vii) ...the Development Company will adopt, where landscaping works are required, a policy of planting low flammability trees and shrubs in areas of high risk...
- (viii) ...'Parkland' type clearing will be carried out in selected parts of the common property to break the continuous canopy and reduce the fuel load..."

Proposed Development Control Plan

"It is proposed that provision for a site specific Development Control Plan (DCP) be included in the LEP Amendment. The Development Company in conjunction with Hawkesbury Shire Council Planners, wish to prepare a DCP which will:

- (i) set parameters for the lot layout;
- (ii) provide a hierarchy of essential control standards".

Assessment of the Proposal

Background

Following an initial assessment of the proposal and submissions received from the relevant government departments/authorities involved, it was considered that the application could not be recommended to Council for support of the re-zoning. This information was conveyed to the applicant, who then met with the Shire clerk and Shire Planner. At this meeting, these Officers outlined their areas of concern in relation to the proposal and confirmed that these fell into three broad categories, namely, bushfire mitigation, access provisions and associated engineering works, and general concern relating to the effect of the proposal on water quality and general pollution as a result of the development.

Acting on his own initiative, the applicant requested that consideration of the application be deferred, pending the preparation of further studies to address the shortcomings of the original submission and the various submissions from the relevant government authorities involved. This request was assented to. The various Government submissions have been listed in chronological order, which highlights where substantial alterations have been made to the technical advice provided.

Public Participation

The applicant has pointed out that there was no statutory requirement under the Environmental Planning and Assessment Act, 1979, to advertise this proposal until after Council resolves to prepare a draft Local Environmental Plan, should this decision be reached. This is quite correct, however, it is Council's policy to advertise applications of this nature upon receipt. This is a most sound and prudent policy as indicated by the overwhelming public response which the application has generated. Significant events emanating from the advertising include :

- . Formation of the "Islands Neighbourhood Committee" (INC); and
- . The applicant conducting a public meeting in order to provide a forum to fully discuss the relevant issues.

A summary of public and government submissions has been prepared as a separate document.

Shortcomings of Current Zoning

A number of private and government submissions questioned why an area as significant as "The Islands" was not included within either an Environment Protection or Escarpment Protection or Escarpment Preservation Zone. This is a most relevant point in assessing this application and it should be noted that the original Environment Protection and Escarpment Preservation Areas were as determined by the (then) Planning and Environment Commission in 1975, at the time of preparation of Interim Development Order No. 3, Colo. Hawkesbury Local Environmental Plan 1984 was an Environmental Planning Instrument prepared shortly after the amalgamation of Colo Shire and Windsor Municipality. The aim of this

amalgamated Instrument was to incorporate, insofar as it could be done, the existing planning provisions for each Council area. The Department of Environment and Planning at the time did not permit Council to radically alter the existing planning provisions and, hence, there were no major inclusions of areas into the Escarpment Preservation Area.

Hawkesbury Local Environmental Plan 1984 is currently under review and areas such as "The Islands" are under investigation to be included within a proper Environmental Protection zone such as "Environment Protection 7(e) - Escarpment." This zone, if adopted, would preclude development such as 'broadacre strata'.

Amended Proposal

Immediately prior to the close of the Business Paper for this meeting, the applicant lodged an amended plan which:

- * Reduces the number of lots on Big Island by 5 - these lots were located on the western extremity of the proposed development area - total lots now 86.
- * Middle Island - lots increased from 80 to 86.
- * Little Island - lots reduced from 23 to 22.
- * Main Access road to the centre of Big Island now intended to be a public road.

In addition, the applicant has submitted additional documentation -

1. Fire Management Strategy - generally aimed at placing onus for fire management on individual owners and body corporate - stated to be a sensitive response to the need to conserve ecological values in a bushfire prone environment.
2. Road Construction & Erosion

controls - relies heavily on careful management and control, particularly during road construction and building site levelling.

While being an improvement on the original layout, the amended proposal does not overcome the problems relating to traffic matters, erosion, siltation and bushfire management which are inherent in this proposal.

Issues

The applicant has provided further submissions arguing against objections that have been received. In particular, detailed arguments have been presented against the advice provided by the National Parks and Wildlife Service and the Soil Conservation Service, both of which have not departed from their original submissions.

The escarpment in the area of the proposed development contains one of the more dramatic and least developed sections of the eastern escarpment of the Blue Mountains. If the subject land was developed in accordance with the current zoning then the maximum dwelling density permissible would be 21, however, the actual density would be less after provision is made for roads and easements etc., and it should be noted that any subdivision under the current zoning is not a right but is at the discretion of Council.

The applicant's submission draws a comparison between broadacre strata and multiple occupancy - this is best described as an academic exercise as multiple occupancy is not permitted within the Shire of Hawkesbury and if it were, the maximum permissible dwelling density would be 80.

The main issues of access (internal and external) bushfire layout, and environmental degradation have not been properly addressed. This is clearly evidenced by the relevant Government Departments' inability to address their own areas of concern in a satisfactory manner - hence, two submissions from a number of authorities. Another example is provided by the Water Resources Commission - while expressing reservations as to the success in the long term of the proposed nutrient stripping system, the Commission states that it has no objection to the development proceeding.

The proposed development would increase daily traffic flows on the existing road system which will result in congestion on local roads. The intersections by which access is gained to the major road network are of particular concern in view of the increased risk to residents and through traffic alike. The overall impact of the development on major and minor roads in the locality is considered to be unacceptable.

The internal roads, including the amended layout, will be partly constructed on Class E land which may well result in erosion of the existing landscape and siltation of unpolluted watercourses. The applicant states that this can be controlled through proper management, however, this is an area which is beyond the day-to-day control of Council. The Soil Conservation Service are not convinced on this aspect of the development nor are the National Parks & Wildlife Service. On this basis, the existing watercourses within Wollemi National Park should not be placed at risk.

The subject land has an obvious fire history. Fire management may reduce the risk, however, the fact remains that there is a very real threat to the proposed development with only one exit available in times of fire. Although the applicant states that future residents will actively enforce management proposals, the increased population will increase Council's obligations to protect life and property. In times of low rainfall, there is no guarantee that an adequate water supply will be available on-site to provide protection.

It would be imprudent of Council to approve an application which may ultimately place a strain on existing emergency services and which may also place firefighters at risk.

Options Available

1. Council resolve to prepare a Local Environmental Plan to permit the development as proposed or subject to modification as required by Council.
2. Council resolve to prepare a Local Environmental Plan to permit broadacre rural strata subdivision with rural areas of the Shire, subject to performance standards which would be included in such a plan.
3. Refuse the present application and not support the re-zoning as requested.

In regard to Option 3. the applicant has no right of appeal under the Environmental Planning & Assessment Act, however, he could make representations to the Minister requesting him to direct the Council, under Section 55, to prepare a draft plan.

Summary

The concept of broadacre and rural strata is both innovative and to be commended if it is aimed at halting the fragmentation or destruction of large holdings of viable agricultural land - this is simply not the case with "The Islands".

The proposal relies too heavily on the body corporate and residents to ensure that the area will not suffer irreversible environmental degradation and that bushfire management will be properly carried out.

Of particular concern is the precedent that this application may create if approved. This approval may well lead to further applications for indistinguishable developments of the same type sufficient in their totality to bring about an objectionable state of affairs - this situation could have an adverse effect on the large tracts of undeveloped land and environmentally sensitive areas in the north-western section of the Shire.

The concern expressed by the National Parks & Wildlife Service, other Government authorities and local residents are most valid under the circumstances and the fragile environment of "The Islands" should not be placed in jeopardy. Therefore, the applicant's request for re-zoning to permit broadacre rural strata development should be refused.

Recommendation

Council not support the request for amendment of Hawkesbury Local Environmental Plan, 1984, to permit the development of 194 strata lots on the subject land.

Items 15 and 16 were dealt with in conjunction with each other.

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ITEM 16:
LAND & LOCATION:

(File DA 290/85)

LOT 1, DP184741 & LOTS 181, DP701978,

HERMITAGE ROAD, KURRAJONG.

OWNER:
DR. LARKINSUBJECT:
"THE ISLANDS"

The following letter dated 21st March, 1986, has been received from Hoffah Development & Construction, proposed developers of "The Islands":

"Further to our telephone conversation of this morning we now confirm our request that the Islands proposal be removed from the agenda for Council's meeting scheduled on the 25th instant, and further, that the matter be held in abeyance pending further information being supplied to the Council.

In a meeting with you in December it was agreed that our application would be held pending further reports dealing with effluent disposal, bushfire management, road construction and soil erosion controls. The first of these reports was completed in January and as a consequence the Water Resources Commission and the State Pollution Control Council reversed their previous negative position in relation to the proposal.

The Fire Management Strategy and the Soil Erosion and Road Construction Report were completed and lodged with Council on Monday 17th March, 1986. The Soil Conservation Service and the National Parks and Wildlife Service have indicated to us their intention to make a further response to the proposal once they have had the opportunity to assess these reports. They have not had sufficient time to do this to date.

In addition we were advised by Council's Fire Control Officer, Mr. Bill Rodgers, that as at 4.00pm on Thursday 20th March, 1986 Council's fire officers have also been unable to assess these reports.

In our view, any discussion of the merits of our proposal that does not take account of these reports and the response of the Soil Conservation Service in relation thereto, is inadequate. We suggest that the Town Planner's report to Council recommending against the preparation of an L.E.P., in relation to the merits, is made on faulty premises. This is reason alone to request that the matter be withdrawn from the agenda.

However, there is a far more serious reason to request that our matter be held in abeyance. Steve Larkin and Jim Rannard met with Glen Falson about four weeks ago and requested that our re-zoning application be brought forward for Council's consideration at the earliest opportunity on the basis that it be recommended that an L.E.P. be prepared so that the statutory process laid down in the E.P. & A. Act could commence. On this basis it would not be necessary that all of the matters dealing with the merits of the case to be at hand.

The writer spoke to Glen Falson approximately three weeks ago and Glen Falson indicated that while he considered the request to be 'a bit smart' he thought it had merit and saw no problem in acceding to the request. In relation to all of the matters that have occurred to date outside the ambit of the Act he made certain, perhaps personal, comments.

Under these circumstances we were quite relaxed about the preparation of the Town Planner's report. We did not consider that there could be any doubt that we had supplied Council with sufficient information to enable it to resolve to prepare an L.E.P. Without arguing the merits or de-merits of our proposal to the 'n'th degree we were quite satisfied that we had established a good prima facie case for the preparation of an L.E.P. In our view we had shown that our proposal has merit and is not faced with any insolvable problems. As we understand the E.P. & A. Act, this is all that is required at this stage.

We were taken by surprise to learn late on Thursday afternoon 20th March, 1986 that the recommendation we thought we had been promised was not to be forthcoming. We were shocked that the Town Planner's report was prepared on the basis of an 'all encompassing' merits argument, especially in view of the additional responses outstanding from Soil Conservation and N.P.W.S. We would never have requested that our matter be brought forward to Council on this basis.

We also wish to refute any suggestion that we were advised of a negative, or possible negative, report from Council's Town Planner. In fact when the writer spoke to Gareth Ponton on Wednesday, Gareth Ponton suggested that he was unsure whether the recommendation would deal with the Islands proposal alone, or whether it would deal with the broader question of broadacre strata throughout the Shire. There was certainly no indication of a possible negative response, only some doubt as to how a positive recommendation might be framed.

In view of all of the above we must insist that our re-zoning application be withdrawn from Council's consideration on Tuesday next. Please confirm in writing that this request has been complied with.

Thank you very much for your kind assistance. I am sure you will be able to sort this problem out. We remain extremely indebted".

The information contained in the letter does not raise issues which should change the recommendation to the Committee at Item 15 as it is considered that there is sufficient technical and local information to arrive at the recommendation.

Additionally, considerable concern is expressed at the obvious increase in expenditure by the applicants should the matter be deferred for further reporting by themselves, particularly in relation to further reports from government authorities where such further reports may not subsequently add to the data so far available, such as to warrant changing of the recommendation.

This concern has been expressed to the applicants, however, it is still their desire to proceed with a deferral and subsequent submission to Council prior to the matter being dealt with.

Recommendation

That the deferment requested by the applicant, Hoffah Development and Construction, be agreed to.

Mr.J.Hannaford, representing the Consultant Solicitors for the firm of Sly and Russell, who have been retained by the developer, addressed the Committee.

Mr.C.Hallam and Ms.R.Nicholls, addressed the Committee as objectors to the proposal.

Mr.H.Luke and Mr.J.Burrell were available to answer questions.

COMMITTEE'S RECOMMENDATION

THE ITEM BE DEFERRED at the request of the applicants, Hoffah Development & Construction, for further legal information on Council's position and also that responses be obtained from the outstanding Government Departments concerned, Council's Fire Control Officer, and any other submissions which may be made. In the meantime Council make an inspection of the site and the matter come up for consideration again as soon as possible.

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	49476, 49546 - 50218	\$2,925,180.32
Trust	4506 - 4589	<u>1,515,783.80</u>
		<u>\$4,440,964.12</u>

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.

4. CORRESPONDENCE

ITEM 1 : (FILE S197/2)

CORRESPONDENT: RICHMOND LITERARY INSTITUTE

SUBJECT: RICHMOND SCHOOL OF ARTS

"The management committee of the Richmond School of Arts has arrived at the time when its next long term objective needs to be addressed.

In this context Richmond School of Arts is seeking financial assistance from Hawkesbury Shire Council in the preparation of plans for a project which it believes could update and expand the use of its existing premises to meet the needs of the next decade and beyond.

For some time the committee has accepted that if the School of Arts is to continue to fill its historic role as a centre for the community, cultural and artistic activities of the residents of Richmond and indeed the whole of Hawkesbury Shire, then a major re-building project needs to be undertaken.

With this in mind the committee has consulted Mr. Vivian Fraser, one of Australia's best known architects in the field of theatre design. He has recently presented to the committee what we believe is a visionary and exciting concept for the redevelopment of the School of Arts site.

The project includes a modern 180 seat stepped theatre with a frontage to Richmond Park. The design goes to great lengths to ensure there will be no conflict between the historic main hall and two-storey section and the proposed new theatre.

An all up estimate of the cost is some \$700,000 and obviously it would require major grant funding. However, it does appear that in the current climate of Arts Funding for the West there is no better time to put a well documented case to both Federal and State Governments.

To do this detailed presentation drawings and an illustrated brochure outlining the benefits of the project are essential. Cost of the production of such preparations is \$7,000 and we are seeking a council contribution of \$5,000. The School of Arts is able to make a contribution of \$2,000 from its existing funds.

To enable the project to be presented in more detail to council we suggest that its General Purpose Committee may be able to meet members of the School of Arts committee on the site on a date to be arranged.

Councillors and officers would then be able to view Mr. Fraser's concept in relation to the site and the historic West Market Street precinct.

The committee looks forward to consideration of these matters."

(S.C. - It is considered that the proposal is worthy of consideration as it would provide a considerable increase in the cultural facilities in the area. At this stage it is recommended that members of the Council meet with members of the School of Arts Committee on the site to be informed in more detail of the proposal and make a determination of Council's position.)

Recommendation

The General Purpose Committee meet with members of the School of Arts Committee to discuss the future development of the Richmond School of Arts.

Councillor Stevens declared an interest in this matter as a member of the Board.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillor Stanley asked if the site could be inspected.

ITEM 2:

(File 2648W, P155/12)

CORRESPONDENT:

MR. G.M. EVANGELIDIS ON BEHALF OF L. & M.
KOSMAS

SUBJECT:

PROPOSED RICHMOND CAR PARKING AREA

"Re: Rear Portion 151 March Street, Richmond.

There are a number of points I would like to bring forward at the Council Committee Meeting on March 25, 1986.

1. Cost of valuation which has been prepared by a qualified Valuer who was appointed by us.
2. Counter offer in order to speed up this drawn out matter.
3. How the matter has been handled in general.
4. Council's general attitude towards its intent to resume.

Following Council's advice we have received a valuation from a qualified and registered valuer and in light of this, we still maintain our original price of \$95,000 with Council to pay all costs including the valuation fee.

Copy of valuation will be supplied to Council once item number one listed above has been satisfactorily resolved."

(S.C. - This matter relates to the proposed purchase of the rear portion of Mr. and Mrs. Kosmas' property at 151 March Street, Richmond.

Council, in negotiations of this type, does not normally undertake to pay valuation fees as these costs are borne by both parties. The discrepancy between Council's valuation of \$30,000 and the counter offer of \$95,000 is considered irreconcilable.

At this stage Council officers are not aware as to whether the counter offer is based on a valuation or simply the purchase price required by Mr. and Mrs. Kosmas.

Council has supplied a copy of the valuation prepared by A.B. Alford and Associates but Mr. Evangelidis has not supplied a copy of his independent valuation which was prepared on behalf of Mr. and Mrs. Kosmas.

It is therefore very difficult to comment on the counter offer as the underlying principle on which it is based is not known. In any case, it is felt that the counter offer is well in excess of the value of the land and that Council's original offer should be reaffirmed.)

Recommendation

Council reaffirm its previous offer to purchase the rear portion of 151 March Street, Richmond, for \$30,000.

Mr.G.Evangelidis addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL REAFFIRM ITS previous offer to purchase the rear portion of 151 March Street, Richmond, for \$30,000 and that it be suggested to the owner that his Valuer consult with Council's Valuer with the intention of submitting a further report.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. BUSH FIRE COUNCIL OF N.S.W. - INSURANCE OF BUSH FIRE EQUIPMENT SHEDS. B27/7, I112

Advising that after 30th June, 1986, each Council should arrange its own storm and tempest insurance on the bush fire equipment sheds in the Shire. Stating that the cost of insurance should be claimed against the N.S.W. Bush Fire Fighting Fund.

S.C. COMMENT

Council has had a full comprehensive insurance policy operative on the bush fire equipment sheds and the sheds' contents since 1983.

Present value of sheds and contents	\$299,000.00
premium	\$398.72

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File M123)

SUBJECT: COMMUNITY SERVICES CONSULTATIVE COMMITTEE

The inaugural meeting of the above Committee was held on 21st February, 1986. The following were nominated for appointment as officers of the Committee:

Chairperson:	Councillor F. Denne
Deputy Chairperson:	Dr. P. Bazeley
Secretary:	Mr. J. Atkinson

It was recommended that Mrs. Genevieve Brown be appointed to represent service organisations on the Committee. Mrs. Brown was nominated by the Bilpin District Women's Association.

It was recommended that the Hawkesbury Interagency also be represented on the Committee.

It was resolved that in line with the resolution of Council, the Ministers' Fraternal be invited to nominate a representative from the membership of the Fraternal.

The Hawkesbury Community profile, prepared for the Western Sydney Area Assistance Scheme, formed the basis for discussion on the development of an overall plan of Community Services in the Shire.

Recommendation

The report be adopted and Committee membership endorsed.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (file 625-52)

SUBJECT:

PROPOSED RECREATION AREA & FIRE PROTECTION
FACILITIES - BOWEN MOUNTAIN

For some considerable time, Council has been pursuing an agreement to a plan prepared some years ago proposing fire protection facilities, including the establishment of a recreation area, in the Crown Land immediately to the west of the Bowen Mountain subdivision. There has been an amount of correspondence between Council, the National Parks and Wildlife Service and the Crown Lands Office, including site inspections. Some time ago, verbal agreement from officers of both Authorities to Council's proposal was obtained.

Correspondence has now been obtained from the National Parks and Wildlife Service indicating that it has no objection to the approach taken by Council in the development of the recreation area and offers comments regarding fire protection for the locality, including the necessity to relocate a couple of the proposed dam sites for water supply for fire fighting purposes.

Contact with the Crown Lands Office indicates that the matter has been referred with a favourable report for a Ministerial reply to Council on the basis that there are two areas of responsibility involved.

At this stage the comments on the fire strategy offered by the National Parks and Wildlife Service have been forwarded to the Fire Control Officer for report and this will be made in conjunction with the response from the Minister and include details of development of the recreation area.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

A PROPOSAL BE submitted on the land involved for the Recreation Reserve.

ITEM 3:

(File C44/2, L128)

SUBJECT:

PROPOSED AMENDMENTS TO LOCAL GOVERNMENT
(PERSONAL INCOME TAX SHARING) ACT

Legislation to amend the Local Government (Personal Income Tax Sharing) Act is expected to be introduced into the House of Representatives this autumn. The Local Government & Shires Association have written expressing their concern that pressures on the Commonwealth to restrain expenditure next financial year may adversely affect local government revenue-sharing arrangements. The State Associations, along with the ACLGA are urgently conducting a survey of Council finances to assess the impact of any reduction in the level of revenue sharing funds on local government, especially as this relates to employment and public services.

They have requested that Councils make representations to their Federal Members of Parliament emphasising

- the contribution that local government makes to local employment, especially in non-metropolitan areas;
- the importance of the local government contribution to recreation, the arts and human services;
- the importance of the federal contribution to the local road building effort;
- the need for stability of funding in local government given the long term nature of many projects; and
- the limited capacity of local government to offset any cut in general revenue-sharing grants, for example, because of the downturn in the rural economy and because of ratepegging.

The major commitments which are being sought from the Commonwealth Government are: that the quantum of funds should not be reduced in real terms and, that any programme of funding should be ongoing (that is, not subject to annual budgetary processes) with regular reviews. The decision in this matter could be made in the immediate future and, accordingly, the representations will be made should the Council concur immediately following the Committee Meeting.

Recommendation

That Council make representations to the Federal Member of Parliament regarding the proposed amendments to the Local Government (Personal Income Tax Sharing) Act emphasising the matters indicated in the report.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1:

(File H105/16, C50/12)

SUBJECT:

JOHN TEBBUTT - "ASTRONOMICAL MEMOIRS"

Council at its February meeting resolved to reproduce "Astronomical Memoirs" of John Tebbutt with the cost funded from sales. The earlier report to Council indicated that the reprint of 2,500 with 164 pages each would cost approximately \$13,750.

However, there was a need to include additional material and the book is now 176 pages long and has more photographs, which it is felt will increase its appeal to the general public. It is also proposed to publish 3,000 (2,900 softcover and 100 hardcover limited signed editions).

It is proposed to sell the softcover version for \$10 and the limited signed edition for \$20. Mr John Tebbutt, grandson of John Tebbutt the astronomer, has agreed to sign the limited edition.

Mr Graeme White CSIRO, Division of Radiophysics, Sydney has written a comprehensive introduction.

The additional material added includes the first section from Tebuttts 1887 publication which describes the observatory and its equipment, journal articles, newspaper articles, obituaries and photographs, many of which were kindly lent by local residents.

The costs are as follows:-

Printing	\$11,920	
Special edition - sewing, binding and gold lettering	840	
Typesetting	3,380	
Scanning of photographs and layout of book	1,960	
	<u>\$18,100</u>	
		\$18,100
	Proof reading	500
		<u>18,600</u>
	Less refund of book bounty	3,660
		<u>\$14,940</u>

The front cover of the softcover version will now be full colour and the back cover will feature the photograph of Tebbutt's lunar crater held at the Museum.

The above price also includes 100 additional covers of the softcover version which will be used for advertising purposes.

The 2,900 softcover will have laminated 4 colour front cover and 2 colour back cover with 176 pages in black and white. The 100 limited edition will be in hard cover, sewn, dark blue cloth with gold embossed. The photographs and the cover of the softcover version will be featured on the end papers of the hardback version, black and white.

Recommendation

That the increased price for reprinting Tebbutt's Astronomical Memoirs and the additional number of books to be published be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

FIXING OF DATE FOR INSPECTIONS.

COMMITTEE'S RECOMMENDATION

THE SITE INSPECTIONS be carried out on Tuesday, 1st April, 1986 commencing at 9.00 a.m.

Report of the Bicentenary Park Committee held at the Council Chambers on Tuesday, 18th March, 1986 commencing at 7.30pm

PRESENT:

Councillor G.G.Michael, Chairman, Messrs. W. Wenzel, R. Miller, A. Biggs, I. McEwan, J.R. Gilmore, Shire Engineer, C. Hamilton, Parks Superintendent, Gursewak Aulakk, Hawkesbury Agricultural College.

APOLOGIES:

Cllrs. R. Rotherham, A.B. Sheridan & F.S. Stevens.

CORRESPONDENCE - Nil

REPORTS

Horticultural Sub Committee

1. AUTUMN TREE PLANTING - 20 APRIL, 1986

A total of 220 trees are to be planted over stages (1), (2) and (3) of the Park development. However, this figure does not include the seventy five (75) Plane trees allocated to the continuation of the avenue planting from the Rest-A-While picnic area to Clarendon which are to be planted by Council staff the following week.

Preparations for planting will be undertaken by Council staff during the week preceding the 20 April, with delivery of trees, stakes and ties being made on that morning allocated for planting. It is envisaged that commencement of planting will start at 12 noon and finish at approximately 2.30pm which is compatible with previous plantings.

The planting of the Plane trees has been deleted and left to Council staff due to traffic flow along the Bicentenary Park frontage, for safety precautions. Plantings are varied and include both native and introduced species from the original planting lists; they are not confined to any one particular section as indicated previously, but spread over the 2.1km length of the park development.

Starting time was advanced to 10.00am.

Committee's Recommendation

That the report be received.

QUESTIONS/GENERAL BUSINESS

Easy Access Garden

N. Wenzel advised that verbal approval for the work to proceed has now been received from the Metropolitan Water Sewerage and Drainage Board.

R. Miller reported on the Horticultural Sub Committee investigation to date in respect to the development of a Camellia garden. A detailed report will be prepared for further consideration.

DATE OF NEXT MEETING

The next meeting of the Committee was set down for Tuesday, 20th May, 1986 at 7.30pm at the Council Chambers.

The meeting terminated at 8.38pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

QUESTIONS WITHOUT NOTICE

Councillor Stubbs referred to an article in the local paper last week stating that the traffic lights at the corner of Kable and Macquarie Streets were turned on by an M.L.A. and asked why a representative of the State Government turned them on when they were fully paid for by Council.

The Shire Engineer stated that he understood that with the turning on of traffic lights, the Minister concerned makes the determination as to who is to do it, and this determination was made without consultation with Council.

Councillor Stubbs asked what action Council intends to take in regard to this matter.

The Shire Engineer stated that this is a matter for Council.

Councillor Denne referred to her previous request in regard to the filling of potholes in the Drift Road at the intersection of Castlereagh Road.

Councillor Denne stated that there have been no Entry signs at the North Richmond Shopping Centre for over 12 months and asked if these signs could be erected as it is causing accidents now that the shrubs are growing, which limits vision, and also because motorists are using the one access. She stated that she had requested the erection of these signs over 12 months ago.

The Deputy Shire President stated that this matter would be followed up by the Engineer.

Councillor Denne asked if the Local Traffic Committee could have a look at the 80kph speed limit on Terrace Road in the vicinity of the light industrial complex. She stated that further up the road the speed limit is 60kph and this is a nasty road and she feels that it should be a 60kph zoning.

Councillor Denne stated that she believed that a traffic count is being done on Browns Road and asked when would this be finished and when would a report be coming to Council.

The Shire Engineer stated that the count has been finished but he was not aware that a report was required. He undertook to take the matter up with Councillor Denne.

The meeting terminated at 1.53 p.m.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on Tuesday, 1st April, 1986 commencing at 9.00am.

PRESENT: Councillor G.G. Michael, President, and Councillors F.Y. Denne, R.F. Rotherham, A.B. Sheridan, F.S. Stevens and J.J. Horrex.

Apologies for absence were received from Councillors F.A. Dunn, S.E. Durrington, J.E. Nicholson, C.J. Stanley and R.P. Stubbs and were accepted.

The Committee inspected the following properties:

1. ROAD CONSTRUCTION; KERB & GUTTER - DRAINAGE AND FOOTPATH PAVING; DRAINAGE RESERVE, PECKS ROAD TO ELIZABETH STREET, NORTH RICHMOND. R190/1.

Committee's Recommendation

That action be taken immediately to have a grill placed on the downstream end of the drain for the safety of children utilising the area.

That the construction of the drainage works be considered in a future works programme.

2. RICHMOND LITERARY INSTITUTE - RICHMOND SCHOOL OF ARTS. S197/2

Committee's Recommendation

That Council make a donation of \$5,000 to the Institute towards the preparation of architectural details for a theatre to be established as an addition to the existing building.

Councillor Horrex arrived at this stage, the time being 11.15am.

3. LOTS 10 & 11 UWORRA ROAD, WILBERFORCE - PROPOSED DOG KENNELS OF MR & MRS I. MITCHELL AND MESSRS J. MUIR & G. CASTLES. DA555/85, DA43/86.

John - 11th

SHIRE PLANNER'S REPORT

Council is referred to DA Item 4 of the meeting of 11th March, 1986 and to the supplementary report, Item 10, by the Shire Planner that the matter be withdrawn pending further investigations on the environmental effects of the proposals.

It is anticipated that the proposals will be fully reported to the General Purpose Committee in April.

Committee's Recommendation

The Shire Planner to bring forward a further report on this matter.

4. LOT 4 DP979541 "HALL ESTATE", HALL STREET, PITT TOWN - OWNER: N. CLEARY, APPLICANT: PROSPECT COUNTY COUNCIL - LANDFILL BY DISPOSAL OF TREE STUMPS AND ASSOCIATED TREE WASTE. DA17/86

SHIRE PLANNER'S REPORT

Council is referred to the Deputy Shire Planner's Report, Item 12 of the General Purpose Committee of 25th March, 1986.

Committee's Recommendation

That approval be granted, generally in accordance with the details shown on plan no. B105585A prepared by Prospect County Council subject to compliance with the following conditions.

1. The applicant agree to indemnify Council against any damage occasioned to the Shire Roads as a result of the proposal and that such agreement to rest on correspondence.
2. The applicant agree to restore and make good any damage occasioned to the site as a result of any subsequent flood should such occur within a period of 3 years from completion of works. Such agreement to rest on correspondence.
3. Standard condition (DA's) 34.
4. Approval being obtained from both the State Pollution Control Commission and Metropolitan Waste Disposal Authority prior to the commencement of work.
5. Works shall not be carried out outside of the hours 7.00am - 4.00pm, Monday to Friday (excluding public holidays).
6. Waste material shall be placed in layers having a maximum compacted depth of 1.8m with each layer being covered with a minimum of 150mm of compacted soil on a daily basis.
7. Finished surface levels shall be 500mm above final layer of waste material.
8. The County Council be required to maintain the public roads leading to the area to the satisfaction of the Shire Engineer until the completion of the works.
5. FENCING ALONG WINDSOR ROAD, FRONTAGE OF 'MOTOR VILLAGE' AREA, MCGRATHS HILL. DA70/86

SHIRE PLANNER'S REPORT

Council is referred to development application, Item 6 to the General Purpose Committee of 25th March, 1986.

W.P. 11/11/86
Coun. 11/11/86

The recommendation to the Committee included a condition providing for the erection of a fence for the frontage of the development to discourage pedestrian movements from cars parked along Windsor Road to the vehicle display areas. The Committee recommended that the condition be deleted and the site inspected.

Committee's Recommendation

That Council adhere to the Committee recommendation of 25th March, 1986 and not require a fence along the Windsor Road frontage of the subject land being Lot 3 DP235303 at McGraths Hill.

The meeting terminated at 1.00pm.

Report of the Meeting of the Extractive Industry Committee held in the Shire President's Office on Thursday, 13th March, 1986 at 4.40pm.

PRESENT:

Councillors R.F. Rotherham, F.S. Stevens and C.J. Stanley;
Messrs. G.M. McCully, Shire Clerk, J.R. Gilmore, Shire Engineer, A.R. Hastie, Design Engineer and M. Coulter, Deputy Shire Planner.

APOLOGIES:

Councillor G.G. Michael, Shire President, who later arrived at the meeting, time being 4.55pm.

The meeting was chaired by Councillor F.S. Stevens.

CORRESPONDENCE

ITEM 1:

(File F84/5, E78)

CORRESPONDENT:

M.F. PERRY

SUBJECT:

EXTENSION OF AGREEMENT

Seeking an extension of the contract period to provide for a continuation of the operation over the next four (4) years.

The Committee was advised that the current contract arrangement should cover the life of the operation. See General Business Item 1.

Committee's Recommendation

That the advice be received.

ITEM 2:

(File C55, E78)

CORRESPONDENT:

LANDS OFFICE

SUBJECT:

PERMISSIVE OCCUPANCY 1985/13

Offering Council a two (2) year exploratory Permissive Occupancy over a 2.6km section of the Hawkesbury River commencing at the confluence with Cattai Creek and extending downstream.

Total costs associated with this offer are:

- (a) An annual rental of \$500.00; and
- (b) Initial administration charges \$160.00.

Committee's Recommendation

That Permissive Occupancy 1985/13 be formally accepted at the rent and on the conditions offered and further, that Council now proceed with the investigations necessary to obtain final approval for extraction.

GENERAL BUSINESS

ITEM 1: (File F84/5, E78)

SUBJECT: EXTENSION OF CONTRACT PERIOD - CORNERS
CORNER

This matter has been discussed at previous meetings of the Committee on the basis of an extension of the contract operation for a period of two (2) years with an option for a further two (2) years. Action should be subject to review of the royalty payment to Council at regular intervals.

With regard to the time to complete the operation, the second pass of the dredge through the area has commenced and it should be anticipated that unless there is a substantial movement of material downstream, the operations will be completed well within the proposed time span. Extension of the Permissive Occupancy to include the section of the river downstream will provide some extension to the operation.

Committee's Recommendation

That the advice be received.

ITEM 2: (File C55, E78)

SUBJECT: EXPLORATORY PERMISSIVE OCCUPANCY, CLARENCE
REACH, HAWKESBURY RIVER

The Land Board Office has recently offered council a two (2) year exploratory Permissive Occupancy over a 2.6 kilometre section of the Hawkesbury River at the above location (site plan attached).

Eventual approval to extract will be subject to Council obtaining consent from the Public Works Department, the National Parks and Wildlife Service and the State Pollution Control Commission. In addition Council has to, within two (2) years from the date of granting, submit a five (5) year stage plan for extraction as well as a detailed plan for the first twelve months. (This latter plan to be updated annually).

It is the intention at this stage that all documentation necessary to obtain final approval will be prepared by Council Staff.

Committee's Recommendation

Dealt with under Correspondence Item 2.

ITEM 3: (File F84/5)

SUBJECT: REMAINING SAND QUANTITIES - CORNERS CORNER

Council has recently carried out a random bed profile survey to roughly determine the quantity of extractive material remaining within the river profile at Cordners Corner.

Soundings were taken at three separate locations and the results of these soundings (to be tabled at meeting), have indicated that a reasonable quantity of material (three to six months pumping) still remains.

Mr. Davidson has indicated verbally that a lot of the material existing was basically unsuitable because of a high clay content, however, Council's survey has provided him with additional information regarding reserves and he is now preparing to make a final pass over the areas with suitable material remaining.

Committee's Recommendation

That the advice be received.

ITEM 4: (File F84/5)

SUBJECT: FINANCIAL SUMMARY OF OPERATION

Details shown on attached summary sheet.

Committee's Recommendation

That the Financial Statement be received.

ITEM 5: (File F84/5)

SUBJECT: DOWNSTREAM EXTENSION OF AREA COVERED BY
PERMISSIVE OCCUPANCY NO. 1979-4

Written advice has been received (4/3/86) from the Land Board Office informing Council that a two (2) year Exploratory Permissive Occupancy over a 600 metre section of Argyle Reach (immediately downstream of the existing operation at Cordners Corner) is to be offered to Council in the near future.

Committee's Recommendation

That the application proceed as an extension of Council's Flood Mitigation project at Cordners Corner

ITEM 6:

SUBJECT: OTHER GENERAL BUSINESS

Nil.

ITEM 7:

SUBJECT: TIME AND DATE OF NEXT MEETING

Committee's Recommendation

That a further meeting of the Committee be held on 10th April, 1986 commencing at 4.30pm.

The meeting terminated at 5.45pm.

Report of the Meeting of Hawkesbury Community Services Consultative Committee held in the Councillors Room on 26th March, 1986 at 2.00pm.

Present

Councillor F. Denne, Chairman, Councillors S. Stevens, J. Horrex and S. Durrington, R. Hawkins, P. Bazeley, C. Humphries, G. Falson, L. Weatherstone and J. Atkinson.

Correspondence

Councillor J. Horrex introduced the background to the Local Government Association Social Planning Manual.

COMMITTEE'S RECOMMENDATION

THAT THE CORRESPONDENCE be received and that a working committee comprising G. Falson, J. Horrex and P. Bazeley prepare a resume of the manual for the next meeting.

Reports

The Deputy Shire Clerk reported on expenditure for community services in both Capital Expenditure Items and Working Expenses.

The Community Projects Officer conveyed information from the Department of Youth & Community Services on expenditure in the Shire during 1986/87.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received.

General Business

Councillor S. Stevens introduced the subject of Community Use of Buildings.

Schools are used for community purposes - the extent of use varies across the Shire.

Neighbourhood Centres tend to fill up with regular daytime use - with space for occasional evening use - rentals tend to be kept to a minimum.

School of Arts - Richmond major public hall run from its own resources - the main hall is used extensively - cost is relatively higher than neighbourhood centres.

Community & Cultural Centre - Extensively used for wedding receptions and major functions. For economic reasons it is not appropriate for small groups.

Sporting Clubs express a willingness to make premises available with limited response.

A need exists for an amenity suitable for workshops, classes and groups conducting information seminars.

COMMITTEE'S RECOMMENDATION

1. THAT A REGISTER be prepared of:

- a. Council Buildings
- b. Public Authority Buildings
- c. Privately Managed Buildings

with their location, management, facilities and present uses identified.

Council officers to prepare a data collection forum.

2. That a draft policy be prepared on management procedures for the use of Council buildings.

Members

North Richmond - westward	Clr. J. Horrex
Windsor - South Windsor	Clr. S. Stevens
Blaxlands Ridge - East Kurrajong Colo Heights	G. Falson
Agricultural College	R. Hawkins
Oakville, Maraylya, Pitt Town McGraths Hill	R. Hawkins Clr. S. Durrington
Freemans Reach, Glossodia	C. Humphries
Other Areas	J. Atkinson

COMMITTEE'S RECOMMENDATION

THAT R. HAWKINS be requested to report to the next meeting on demographic information.

Next Meeting

30th May, 1986 between 9.30 and 11.30am

The Meeting closed at 3.10pm.

Shire Clerk/General Manager's Report

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FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS 174 & 175.
B23/3

Offering Council a loan of \$146,000 to repay the balance outstanding on the above loans.

(S.C. - Council borrowed the above loans from the G.I.O. in 1976, to be renegotiated on 1st April and 1st October, 1986, with principal outstanding of \$73,000 and \$73,000 respectively. The G.I.O. has advised it will be unable to renew these loans.

The Commonwealth Bank of Australia has offered Council a loan of \$146,000, repayable over four (4) years based on an eight (8) year repayment period. The interest rate to apply will be 14.8%.

The bank is prepared, without commitment, to consider renegotiation of the amount outstanding at the expiration of the initial four (4) year period).

IT IS RECOMMENDED THAT the offer be accepted, 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.

2. PUBLIC AUTHORITIES SUPERANNUATION BOARD - 1985/86 LOAN BORROWING
PROGRAMME. B23

Offering Council a loan of \$1,000,000 to complete its 1985/86 loan borrowing programme.

(S.C. - The total approved programme is \$3,500,000, of which Council has already raised \$2,500,000. This offer will complete the funding requirements of the 1985/86 Loan Borrowing Programme.

The loan is offered over ten (10) years at an interest rate of 14.2% per annum. Interest is payable half-yearly but principal is to be paid in one lump sum on maturity of the loan.

Council will, therefore, be required to set aside an amount of principal each year into a Sinking Fund. The amount held in the Sinking Fund will be invested to offset the interest payable.)

IT IS RECOMMENDED THAT the offer be accepted, 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.

FINANCE AND ADMINISTRATIONREPORTS1. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/15

In accordance with the provision of Clause 45A, Ordinance 26, I hereby certify that the state of accounts work as at 31st March, 1986 is as follows:-

1. Rates and Charges

	<u>1985</u>	<u>1986</u>
Collectable		
Collected	\$9,037,913	\$9,039,140
	2,726,787	2,563,909
Balance Outstanding	\$6,311,126	\$6,475,231
Percentage	30.17	28.36

Approximately \$800,000 of rates is still to be levied in 1986. Of this approximately \$770,000 is applicable to rural assessments, the checking and issue of which was delayed due to the Extraordinary Election and work required to implement the new supplementary rate levy computer system.

236 legal notices were issued on 18th March, 1986 for rate assessments greater than \$20 (excluding pensioners, arrangements and current legal action). These notices will be followed up by the issue of summonses during the week commencing 1st April, 1986 should payment or suitable arrangement not be received.

2. Statements of Accounts

Work is still proceeding on the 1985 accounts in conjunction with the implementation of the new computer system. The conversion of all 1985 figures to the new system, the work required to process and reconcile 1986 figures and the extraordinary election have all contributed to this excessive delay. An estimate of completion dates has been prepared and at this stage it is anticipated that the Statements of Accounts will be finalized in May, 1986.

3. General Ledger

The trial balance to 31st March, 1986 is currently being carried out and will be completed following a change to the computer report programme.

4. Cash Book/Bank Reconciliation

The bank reconciliation of all funds is completed to the 31st March, 1986 and is currently being reconciled with the General Ledger.

Shire Clerk/General Manager's Report

Ord. 8/4/86

5. Payroll

Many problems have been encountered with the new payroll system, particularly during January and February. Reconciliation of the payroll to the 31st March, 1986 will be completed shortly.

6. Unpaid Accounts

Despite some delays during January and February all invoices received to the 31st March, 1986 have either been paid or are waiting authorisation of payment.

7. Stores and Materials

All stores and materials have been posted to 31st March, 1986.

8. Computer Installation - Financial Matters

The implementation of the new computer system has necessitated some major changes to procedures and the method of processing information. The progress of the implementation has not progressed as quickly as was originally anticipated and priorities had to be altered as a result of the Extraordinary Election to be held on 5th April, 1986.

It is anticipated that the major part of the computer systems implementation will be complete prior to 30th June, 1986.

IT IS RECOMMENDED THAT the report be received.

2. STAFF MATTERS - RESIGNATIONS. S1/8P

Ian Anlezark - District Health and Building Surveyor

Tendering his resignation from 18th April, 1986.

Ken Beckett - Driver

Mr Beckett has resigned from 21st March, 1986.

Greg Johansen - Draughtsman

Mr Johansen resigned from Council on Friday, 21st March, 1986.

Vino Thomas - Part Time Librarian

Mrs Thomas resigned from Council on 15th March, 1986.

Miriam Bourne - Chief Librarian's Secretary

Mrs. Bourne resigned on 3rd April, 1986.

(S.C. The service of these employees has been satisfactory.)

IT IS RECOMMENDED THAT the resignations be accepted and that a reference be provided, where requested, under the Seal of Council.

Shire Clerk/General Manager's Report

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3. COMMUNITY ARTS OFFICER'S REPORT

Senior Citizens Week - 2-9th March

The Senior Citizens Week Programme was most successful. Funding of \$500 was received from the Premier's Department for musical programmes in the Nursing Homes and Day Care Centres. The old-time dance on Friday, 7th March, in the Windsor Community & Cultural Centre was sponsored by St. George Building Society and the Office of Aged Services, Premier's Department. Donations of \$100 each were received from both Windsor and Richmond Ex-Servicemen's Clubs and donations for prizes were received from the Manager, Windsor Community & Cultural Centre, Railway, Tates and Macquarie Arms Hotels and Windsor Ex-Servicemen's Club. Letters of appreciation have been sent to all of these donors. The Nursing Home and Day Care Centre musicians' programme employed a local keyboard player, Horrie Hansell who visited Kurrajong Nursing Home, Richmond Nursing Home, Pitt Town Power Club, South Windsor Friendship Club. Dave de Hugard, collector of Australian folk songs and accordionist performed at the Rehabilitation Centre, Richmond, Tuesday Friendship Club, Richmond, Windsor Lodge, Fitzgerald Home and Friday Friendship Club, Richmond. Both musicians were well received with audiences participating as well as their disabilities would allow.

The old-time dance, featuring Jack Papworth's dance band was attended by approximately 250 people. The Manager of the Richmond Branch of the St. George Building Society and the promotions staff of the Society attended and issued prizes. Afternoon tea was served and those attending enjoyed the afternoon. Consideration will be given to organising more afternoon dances for senior citizens.

Other activities in the Shire were organised by the Over 50's Services and Educational Group, Glossodia and McGraths Hill Neighbourhood and Community Centres.

National Book Council Tour - 13-20th April

The programme has been completed and is as follows -

Monday, 14th	- reading and discussion of author's work - senior High School students. 10-12 noon
Tuesday, 15th	- tour and interviews - Rural Press. 10-12 noon workshop 7.30-10pm, Richmond Neighbourhood Centre
Wednesday, 16th	- workshops - Hawkesbury Agricultural College 9-12 noon, 2-5pm
Thursday, 17th	- workshops, Tebbutt Room, Windsor Library 1-3pm, 7-9pm
Friday, 18th	- workshop, Tebbutt Room, Windsor Library 1-3pm
Friday evening	- opening Macquarie Towns Arts Society Exhibition in Toxana basement
Sunday, 20th	- Writers' Picnic, Pugh's Lagoon

Authors are Barry Oakley and Olga Masters, well-known as feature journalists, novelists and short story writers.

This National Tour is funded by the Literature Board of the Australia Council.

Colo Wilderness Mobile Resource Unit

The Resource Unit's Pre-School sessions were well attended during March, with some new enrolments at Blaxlands Ridge and Bilpin.

The Management Committee has extended the Tuesday Pre-School session to a full day to meet the needs of the community.

Vacation Care Centres have been planned from the 12th to 16th May. These will be held in the Schoolhouse at Blaxlands Ridge, Colo Heights, Horrie Eley Reserve and Bilpin, at the Bilpin Hall.

The McGraths Hill Vacation Centre has been funded for the whole of 1986 by the Department of Sport and Recreation and Hawkesbury Shire Council.

The staff have continued playgroup support and information to the Colo Heights playgroup and have begun outreach to Bowen Mountain parents. This has consisted of support to a Mothers' Group which meets informally for a coffee morning/playgroup for themselves and their young children.

Thirty children and their parents have been attending the playgroup in Bowen Mountain Park and a Pre-School session has been requested by parents. The staff and committee members have met with a representative of the Department of Youth and Community Services to discuss the feasibility of setting up another Pre-School session at Bowen Mountain or Grose Vale.

This idea has been well received by the Department, in principle, and the Resource Unit will continue its' outreach and proceed with the Playgroups whilst a venue is being sought for the Pre-School.

The work on the Blaxlands Ridge Community Hall and the surrounding fences and landscaping is nearing completion. The Resource Unit, the Blaxlands Ridge Bush Fire Brigade and the Blaxlands Ridge Playgroup are currently using the building.

IT IS RECOMMENDED THAT the report be received.

4. CONTRACTS AND DOCUMENTS FOR EXECUTION. S13/18

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

Residential Lease - Faye Smedley - Flat 2, 'Toxana', Windsor Street,
Richmond.

Application for Library Subsidy 1986.

5. COMMUNITY & CULTURAL CENTRE - MARCH BOOKINGS. C51/3

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for February, 1986.

Shire Clerk/General Manager's Report

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<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	Wedding	* D. Pelgrave
1st	Wedding	* J. Potter
4th	Meeting - Sister City Assoc.	Hawkesbury Shire Council
4th, 11th, 18th & Music Practice	25th	Macquarie Towns Junior Orchestra
6th	"Seminar for Seniors"	* Hawkesbury Shire Council
7th	Old Time Dance	
7th	& Afternoon Tea	* Hawkesbury Shire Council
8th	Meeting - Library	Hawkesbury Shire Council
8th	Wedding	* L. Gale
8th	Wedding	* D. Curry
9th	Church Meeting	* Holroyd Council
10th	Meeting - Handicapped	Hawkesbury Shire Council
11th	Music Practice	Macquarie Towns Junior Orchestra
13th	WSROC Meeting	Hawkesbury Shire Council
15th	Wedding	* Mr. Edwards
21st	Disco	* Blue Light Disco
22nd	Wedding	* Mr. Watson
22nd	Wedding	* Mr. Hall
24th	Lecture	Hawkesbury Shire Council
25th	Lecture	Hawkesbury Shire Council
26th	Meeting	* C. Burrell
30th	Dance	* Macedonian Society
		* Paying Functions

IT IS RECOMMENDED THAT the report be received.

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

At the Ordinary Meeting of Council held on 10th December, 1985, consideration was given to a series of projects to be submitted to CEP funding.

One of these projects was a Curator at Hawkesbury Museum.

Discussions took place with officers from the Nepean Zone Office of the CEP and it was indicated that approval for employment of a Curator would not be forthcoming as the proposed employee would require substantial qualifications and skills not normally possessed by the unemployed.

Time constraints required an alternative project to be formulated and submitted to the CEP office prior to this meeting and a number of possibilities were considered.

Council has a commitment to implement programme budgeting or a similar system for audit control and discussions have been taking place with representatives of Logocil an organisation affiliated with Council's insurance brokers, Laing Abraham & Associates.

Shire Clerk/General Manager's Report

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The discussions have revolved around a programme of risk management to reduce both the potential for losses through insurance claims and also the possibility of liability through advices given by Council staff.

This scheme will involve data collection, collation and input to the computer system for long-term appraisals and estimated costs amount to \$27,000. Advice has been received that the project will be given favourable consideration.

It should be noted that on a previous occasion Councillor Horrex requested that Navua Reserve be considered for future CEP programme priorities. At the current time detailed plans and costings are being prepared, but officials from the CEP have indicated that administrative projects will receive priority and in view of Council's commitment to programme budgeting, the risk management scheme is considered more appropriate.

IT IS RECOMMENDED THAT Council endorse the risk management system for consideration as a CEP project.

7. HAWKESBURY FAMILY DAY CARE CO-ORDINATOR'S MONTHLY REPORT - MARCH, 1986

A Child Development Officer (temporary) commenced work on 19th March, 1986 and the hours of two other part-time staff members have been increased to take the place of a C.D.O. on maternity leave.

The Co-ordinator went to the Personal Computer Show at Centrepont to look at computers and software suitable for use in Family Day Care.

A report is being prepared on computerisation in Family Day Care.

Enrolments have been very steady in the first quarter of the year and it is anticipated that Family Day Care will be operating at maximum capacity in the next quarter.

Throughout the month Hawkesbury Family Day Care hosted two meetings - one for Child Development Officers from the Region and one for clerical staff from the Region. A Co-ordinator's meeting was convened at Mr. Druitt Family Day Care.

OCCASIONAL CARE MONTHLY REPORT - MARCH, 1986

	<u>Jan 86</u>	<u>Feb 86</u>	<u>Mar 86</u>
No. of days Centre open	3	12	11
No. of children enrolled	23	162	171
Fees collected	\$110.99	\$772.75	\$777.55
No. of volunteers	2	18	18
Visits from YACS Advisor	-	-	-

IT IS RECOMMENDED THAT the report be received.

8. HAWKESBURY SHIRE COUNCIL - SHOP 1 MCGRATHS HILL SHOPPING CENTRE - ASSIGNMENT OF LEASE. C51/6/A

A request for assignment has been received Mr. D. Wood and Mrs. M. Johnson, who currently lease the above shop for operations of a retail butchery.

They have requested approval to assign the lease for the premises to Mr. K. And Mrs. C.L. Ferguson and it is felt that the request should be agreed to.

IT IS RECOMMENDED THAT Council agree to assignment of the lease of Shop 1 McGraths Hill Shopping Centre to Mr. K. and Mrs. C.L. Ferguson, with all necessary documents to be completed under Seal of Council.

9. ROAD WIDENING ACQUISITIONS/RESUMPTIONS. M123

Discussions have recently taken place with Council's Solicitor concerning payment of compensation where land is required for road widening purposes.

In most instances, the compensation is small and Council is often criticised because of the time lag which expires between the time agreement as to compensation payable is reached and formal documentation is completed to enable settlement and payment of the amount due.

This criticism is especially relevant where possession of the land has changed hands and, because of this, the possibility of preparing an agreement which would enable payment of compensation at the time the property is occupied has been pursued.

Council's Solicitor has prepared a Deed which would satisfactorily protect Council's interest while at the same time enabling compensation to be paid to the owner at the time possession of the property changes hands. Currently, Council has an authority to enter the land which specifies the amount of compensation payable and other matters such as survey, subdivision and legal expenses, but does not enable the payment of the actual amount of compensation.

The Deed which has been prepared would provide that, if the owner either refused or was unable to co-operate in subsequent completion of documentation, then the Deed would act as an authority to transfer the land to Council.

The amount of compensation which is to be paid to each individual owner is always subject to a report to Council and this procedure would still be adhered to. The only alteration would be that the amount of compensation due could be paid well in advance to completion of formal documentation.

As Council's Solicitor has advised that the Council's interests would be adequately protected by the Deed of Agreement and a large amount of criticism, which is currently being experienced, could be avoided, it is felt that the new procedure should be endorsed in cases where the amount payable is less than \$3,000.

IT IS RECOMMENDED THAT Council agree to payment of compensation for land required for road widening, where the amount due is less than \$3,000 at the time an authority to take possession of the land is received and subject to completion of a Deed of Agreement.

10. HAWKESBURY SHIRE COUNCIL - AUSTRALIANA PIONEER VILLAGE -
RELOCATION OF SLAB COTTAGE. C51/45

Council recently resolved to agree to relocation of a slab cottage from West Pennant Hills to Australiana Pioneer Village and the building has arrived at the site.

The Aiken Cottage was estimated to be approximately 120 years old and a detailed history of the building is currently being compiled.

Following relocation of this cottage, Mr. Bill Mangold approached Council Officers concerning a slab cottage on his land at Garfield Road, Riverstone. This particular building is approximately 100 years old and was occupied by Mr. Mangold's parents and grandparents.

It is significant in that it is a more recent example of slab cottages and would be valuable both in terms of its historical significance and also for comparison with the Aiken cottage.

Mr. Mangold has offered the building to Council, free of charge, and it is estimated that the cost of relocation would amount to approximately \$3,000. A possible site within Australiana Pioneer Village has been located in close proximity to the Aiken Cottage.

It is felt that the building would be a valuable addition to the Village and that expenditure of the required amount is justified.

IT IS RECOMMENDED THAT Council agree to relocation of the slab cottage located on Mr. Bill Mangold's property at Garfield Road, Riverstone at an estimated cost of \$3,000.

11. HAWKESBURY SHIRE COUNCIL - AUSTRALIANA PIONEER VILLAGE -
EXPRESSIONS OF INTEREST IN VILLAGE OPERATIONS. C51/45

Some time ago Council called for expressions of interest in operations of Australiana Pioneer Village. The intention was to consider any proposal which was received and these varied from management contracts to consultants interested in promoting the facility.

A Committee comprising the Shire President, Councillors Deme, Durrington and Stubbs, the Shire Clerk, Deputy Shire Clerk and Treasurer, was created to interview a number of interested parties, but unfortunately it was not possible to make a subsequent recommendation to Council.

Following the initial submission, three further submissions were received and the Committee, with Councillor Stanley, replacing Councillor Durrington, interviewed these interested parties, but again it was not possible to make a subsequent recommendation to Council.

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In view of the time which has now expired since the initial call for expressions of interest, it is felt that further advertisements should be placed in the Sydney Morning Herald and local papers calling for other interested parties to place submissions for consideration before Council.

Once these submissions are received, a further report would be submitted for consideration.

IT IS RECOMMENDED THAT Council advertise for expressions of interest in the operations of Australiana Pioneer Village.

12. HAWKESBURY SHIRE COUNCIL - 21 BAKER STREET, WINDSOR - PROPOSED RETAIL DEVELOPMENT HAWKESBURY VALLEY MOTORS & ADJOINING PROPERTIES. DA 464/86; P160.

At the Ordinary Meeting of Council held on 11th March, 1986, it was resolved that letters be forwarded to Mr. L. Taylor, H.V.M. Investments Pty.Ltd., and the Paynter Dixon Group of Companies, advising that it is proposed to enter into a long term lease agreement for 21 Baker Street, Windsor, unless satisfactory progress is made by the end of March, 1986, in regard to the proposed retail development of land bounded by Windsor Mall, Baker Street, Macquarie Street and Kable Street, Windsor.

Letters were subsequently forwarded and Mr. L. Taylor has contacted Council advising that he feels the development of the site will proceed in the near future. He has advised that he is aware of the financial loss which has been incurred by Council in leaving this cottage vacant, and has offered to enter into a lease agreement for the subject land.

When the property was last tenanted in 1984, a rental of \$165.00 per week was received. It is felt that an appropriate rent rate in today's market would be \$200.00 per week, and that Council should enter into an agreement with Mr. Taylor for lease of the land. The agreement would commence from 31st March, 1986 and would be a monthly tenancy.

IT IS RECOMMENDED THAT Council agree to lease 21 Baker Street, Windsor, to Mr. L. Taylor of H.V.M. Investments Pty.Ltd., for \$200.00 per week on a monthly basis, with the agreement to rest on correspondence.

13. HAWKESBURY SHIRE COUNCIL - LOT 20 BLACKMAN CRESCENT, WINDSOR SOUTH INDUSTRIAL ESTATE - PROPOSED PURCHASE BY ENOCH TAYLOR PTY. LTD. 802-20

Discussions have recently taken place between Council officers and representatives of Enoch Taylor Pty.Ltd., who currently operate the boot factory on the corner of Bridge and George Streets, Windsor.

The discussions concern continued operations of the boot factory on this particular site and possible exchange of land in the South Windsor Industrial Estate. The representatives have advised that Lot 20 Blackman Crescent, which has an area of 5,206 sq.metres and is currently listed for sale at \$98,000, would suit their purposes.

In exchange for the block of industrial land, plus a payment of \$10,000 the representatives have offered factory holdings, which comprise the former School of Arts building in George Street, significant factory additions and a cottage at 10 Arndell Street, Windsor. The overall area of this property is approximately 1 acre.

The boot factory currently employs approximately 60 people and a factory of 20,000 sq.feet would be constructed on the industrial land within twelve months of agreement being reached with Council.

To enable continued operations of the business, it would be necessary for the company to be granted possession of Council's industrial land while still operating within the existing premises.

Council's Valuer has inspected the site and advised that the proposal submitted by Enoch Taylor Pty.Ltd., is very reasonable. Council Officers have also inspected the site and while it is not felt that the factory additions would be of any particular benefit, the former School of Arts building could have a number of uses by community groups for meetings, etc., or possibly some form of commercial venture.

The cottage, which is located in Arndell Street, has a value of approximately \$55,000 and could be tenanted at a weekly rental of around \$100.00.

It is felt that Council should agree to the exchange of these properties, with a payment of \$10,000 to the company. Contracts could be exchanged immediately with settlement to take place prior to 30th June, 1987. At that stage the School of Arts building would become Council property and the excess of \$10,000 payable to the company would be paid.

Preliminary discussions have also taken place with representatives of the Bicentennial Authority in regard to renovation of the school of arts building, using part of the half million dollar grant allocated to the Thompson Square Precinct.

IT IS RECOMMENDED THAT Council agree to:

1. The sale of Lot 20 Blackman Crescent, South Windsor Industrial Estate, to Enoch Taylor & Co. Pty. Ltd. for \$98,000.
2. The purchase of the former School of Arts Building and factory additions corner of Bridge and George Streets, Windsor, and cottage at No. 10 Arndell Street, Windsor, from Enoch Taylor & Co. Pty. Ltd. for \$108,000.
3. Immediate exchange of contracts with authority to occupy the industrial site with settlement to take place prior to 30th June, 1987.
4. All necessary documents to be completed under Seal of Council.

14. HAWKESBURY SHIRE COUNCIL - LOTS 15, 31 AND 32 SOUTH WINDSOR INDUSTRIAL ESTATE. 802-15, 802-31, 802-32

Discussions have recently taken place between Council officers and representatives of A. Bignozzi and Associates concerning the possible acquisition of land within the South Windsor Industrial Estate.

The company specialises in design and construction management with emphasis on concrete slab buildings. They have inspected the estate and indicated that it would be ideal for establishment of a site for their operations.

The representatives expressed interest in three adjoining lots, namely Lot 15 which fronts Ham Street and Lots 31 and 32 which adjoin at the rear of the property and front Blackman Crescent.

The properties are currently listed for sale at the following prices:

Lot 15 - Area 6950 sq.m - Price	\$131,000
Lot 31 - Area 2795 sq.m - Price	\$83,000
Lot 32 - Area 2834 sq.m - Price	\$84,000
Total -	\$298,000

At this stage the company are prepared to enter into a contract for the acquisition of Lot 15 at the recommended sale price of \$131,000. The company has also expressed the desire to enter into an option for the purchase of both Lots 31 and 32 for \$129,000. This gives an overall cash sale price of \$260,000 and in each case the purchaser has undertaken to settle the acquisition prior to Friday, 12th December, 1986.

The question of an option has been discussed with Council's solicitor who has indicated that a figure of 1% of the sale price for each month the option will be in force, is appropriate. On this basis it is felt that a 3 month option with a holding deposit of \$4,000 would be appropriate.

Council has previously been offering development incentives within the estate and in view of the amount of land involved, the substantial purchase price and arrangements for payment of cash on completion, it is felt that the discounted sale prices for Lots 31 and 32 are reasonable and that the proposal should be agreed to.

IT IS RECOMMENDED THAT Council agree to:

1. the sale of Lot 15 Ham Street, South Windsor, to A. Bignozzi and Associates for \$131,000 with settlement to take place prior to 12th December, 1986.
2. enter into a \$4,000 3 month option for the purchase of Lots 31 and 32 Blackman Crescent, South Windsor, with A. Bignozzi and Associates for \$129,000 with settlement of the sale to take place prior to 12th December, 1986.
3. all necessary documents to be completed under Seal of Council.

15. BICENTENNIAL GRANT - THOMPSON SQUARE RESTORATION. C40/13
H105/11/A

In October, 1984, Council resolved to forward an application for funding under the Commemorative Program to the New South Wales Council of the Australian Bicentennial Authority for restoration of the Thompson Square Precinct, Windsor.

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

Advice was later received that the Bicentennial Authority had approved of the project and made available a grant of \$500,000. Of the 160 grants allocated by the Authority, the Thompson Square project was one of the largest.

Recently, the Authority indicated that it had a problem with its operational guidelines concerning that part of the funding that was to be utilised for the restoration of the facades on some privately owned buildings. As part of the project has always been known since its submission and is in accordance with the Heritage funding that is operated by the Council with contributions from both the State and Federal Governments, there were discussions last week with the Authority and a proposal developed whereby that part of the funding that had been allocated to the facade restoration from the Authority, could be allocated to the rebuilding of the boat clubhouse that forms part of the overall project. The Council funds allocated to the boat clubhouse project would then be allocated to the facade restoration. The amount in question is \$350,000.

The Authority has now written further advising of the success of the application and setting out a proposed spread of expenditure on an annual basis. This spread of expenditure would permit Council to undertake the boat clubhouse construction in the second half of this year, as originally planned. The Council funds then allocated to the Thompson Square project would be utilised during 1987 for facade restoration.

It is necessary for Council to approve of the changed funding arrangements and to obtain the approval of the Department of Local Government to that amount of funding for the boat clubhouse that was being allocated out of loans. There have been verbal discussions only, owing to the time limit with the Department, where it was indicated that approval would be given.

IT IS RECOMMENDED THAT Council concur with the proposed funding alterations for the Thompson Square Precinct restoration whereby:

1. Australian Bicentennial funds are allocated to the reconstruction of the boat clubhouse.
2. An equivalent amount of Council funds to have been used for that purpose, be allocated to the facade restoration as originally proposed.

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

The following reports, minutes etc. are submitted for Council's information.

1. Western Sydney Regional Organisation of Councils (WSROC)
2. Management Executive Committee
3. Prospect County Council
4. Report of Rural Rate Reductions for 1986

IT IS RECOMMENDED THAT the report be received.

17. 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.

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 15-JAN-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
8 13-Mar-84	Bicentenary SP	Feasibility study be undertaken on estab of Museum of Industry and Commerce for Bicentenary Celebrations	Discussion	Under investigation	
9 13-Mar-84	Water Supply SE	Report on present position regarding the possible extension of water supply to Grose Vale and Grose Wold areas	Waiting	Awaiting Section 94 advices from MWS&DB	
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	
64 14-May-85	Swimming Centres SHS	Further report on Option 2 for provision of pool heating	Report	Further information being obtained follow- ing earlier report	
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	
90 13-Aug-85	Educational Tapes	Report on feasibility of producing educational tapes for Local Government in co-operation with the Department	Report	Under consideration for report	
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	
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	

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 15-JAN-86

FILE NO	SUBJECT	REP DATE
102	SES Road Rescue	08-Oct-85
103	Amenities R'mond	08-Oct-85
105	Major Road Works	11-Nov-85
108	Grose Vale Site	11-Nov-85
112	Car Park S.R.A.	12-Dec-85
14-Jan-86	Power Boats	HS
11-Feb-86	Hollands Paddock	SE

ACTION	COMMENT
Report	Further report on the implications of Local SES involvement in Road Rescue
Report	Report on public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities
Report	Investigations with the DMR
Report	Hermitage Road, Kurrajong Hills
Report	Further report on the management of the former Grose Vale School building once Council has obtained ownership
Report	Investigation being carried out
Investigation	boats moving upstream of the Windsor Bridge
Plan	Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street
	Committee Meeting
	Report to G.P. April

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 15-JAN-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
11-Feb-86	Australiana Village Treasurer	Further report on discussions with Mr. Theo Dykgraaf regarding promotion and operation of Australiana Village	Report	Under further investigation	
11-Feb-86	Sister City SC	Report on costing, including civic functions of the Sister City operations		Report to G.P. Committee Meeting	
11-Feb-86	Playing Fields SC	Report on the access to an area set aside by Lands Department for active playing fields at Bowen Mountain	Report	Report to G.P. Committee Meeting	
	Amendment to EPA Act SP	Report on Amendments	Report	Report April GPC	
11-Mar-86	Child Care Wilberforce DSC	An examination of community needs of the Wilberforce area form the basis of a report to Council	Report	Under consideration for report	
11-Mar-86	Water Supply & Sewerage SC	A joint working party of staff from the Board & Council to look at this matter and, again, to report around June/July	Report	Report to June G.P.C.	
11-Mar-86	Industrial Use 43 Mileham St SP	A further report, including erection of proposed storage shed/workshop, be submitted to June GP for consideration	Report	Report to June G.P.C.	
11-Mar-86	Goat Sheds Vincent Road SP	Report to be submitted on whether the keeping of goats is a permissible development	Report	Report to April G.P.C.	

ENGINEERINGCORRESPONDENCE1. PROSPECT COUNTY COUNCIL - IMPROVED STREET LIGHTING - CHAPEL STREET, RICHMOND - FRONT OF RETIREMENT VILLAGE. E74/1

Forwarding Plan No. E105594 detailing proposed street lighting in Chapel Street, Richmond involving the installation of two (2) x 125 watt mercury fluorescent lanterns.

The project will result in a total annual charge increase of \$197.60 and a capital contribution of \$660.00. The lights are in front of the Richmond Retirement Village.

IT IS RECOMMENDED THAT the additional street lighting in Chapel Street, Richmond, be approved.

2. THE COMMISSIONER FOR DEPARTMENT OF MAIN ROADS - DEVELOPMENT OF THE STATE'S MAJOR ROADS. M130

Advising that a Task Force has been established to prepare a master plan for the development of the State's major roads up until the year 2000 and that the Task Force will be looking at a wide range of issues including the need for new routes, upgrading of existing routes, regional needs and financial arrangements.

Asking for Council to make its views and concerns known to the Task Force.

(S.E. - On the basis of the continued development of this area with a corresponding increase in traffic movements the need for an accelerated programme of works is essential as the area proceeds towards the year 2000.

The report to W.S.R.O.C. on the Regional Road Hierarchy for Western Sydney has established the need for additional funding of roadworks with a clear indication for the need for further funds to be provided at all levels of government.

In determination of priorities for this area, Council during 1985, has taken action with respect to traffic by passing Windsor and Richmond and has requested a further report on the extent to which the proposed Castlereagh Expressway will satisfy the needs for by-pass of the Windsor area. (Report No.110 Dec/85)

This road will direct traffic to Richmond and areas further west away from Windsor but with construction still to commence at the Epping end, no timetable is available as to when construction will be carried out at the western end.

In the interim traffic will be along the existing main road system with further increase in delay at points of intersection. In this regard congestion is evident across the McGraths Hill flats as a result of

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traffic joining from M.R. 182 and M.R.154 at the western end and M.R.181 at the McGraths Hill traffic lights indicating that top priority should be given to the reconstruction and widening of this road to four lanes complete with turning bays.

In forwarding a submission, and Council's proposals to W.S.R.O.C. are proposed as the basis of the submission, it is proposed that this matter be most strongly stressed.

Within this period there will be a high demand for installation of traffic facilities at intersections not only within the urban area but through installation of traffic lights or associated traffic control measures at locations in the non urban area such as the Chapman Road/Bandon Road intersection on Windsor Road and even the George Street/Richmond Road intersection.

In responding to this request there are sections of the main road through the built up areas where construction of kerb and gutter and full width sealing would raise these roads to a more acceptable standard. A number of these works have been undertaken by Council as the constructing authority with regard to the joint sharing of cost with progress still lagging behind the need. Currently it could be a further 3 years before work on Castlereagh Road out to Southee Road is completed and this is the next priority as listed by Council.

It is therefore proposed that representations be made for increased funding for this form of work with the attention of the D.M.R. (Blacktown Division) directed to the urgent need in respect to the following:

MR184 Bells Line of Road - Reconstruction between Grose Vale Road and Redbank Creek

MR154 George Street - Reconstruction between Drummond Street and Rifle Range Road

MR184 Windsor-Richmond Road - Widening through Clarendon

SR2063 Londonderry Road - Widening and drainage from College Street to Southee Road)

IT IS RECOMMENDED THAT:

1. the D.M.R. Task Force be advised of the priority for works on the main road system through the Shire;
2. the D.M.R. be requested to increase funding to Council for improvement works on main roads within the town areas; and
3. Council funds be directed to improvement works on main roads within town areas to meet Council's proportion where grants are received.

3. P.J. ROBERTS - BOAT RAMP CONTRACT. C51/25/A

"I hereby request an increase in remuneration for said contract to cover increases in wages and insurance costs. I feel a rise of about \$1,200 per annum (approx. 4%) to be appropriate.

Or, alternatively, that I should take one day per week off during the short winter hour periods from 1st May through to 30th September, these days to be either Tuesday, Wednesday or Thursday, and staggered so not to be known by boating public. The last year's takings on these days averaged less than \$20.00 per day."

(S.E. - The proposal that the attendant's hours be reduced is supported on the basis that the nominated day be where possible when inclement winter weather occurs with one day's absence in May and September and two days off during the winter months on the basis of attendance through the May and August-September school holiday period in accordance with the current contract requirement.)

IT IS RECOMMENDED THAT the contract with P.J. Roberts be amended to provide for attendance on six days in May and September and five days in June, July and August subject to attendance during the school holidays.

ENGINEERINGREPORTS1. ABORIGINAL LAND CLAIM - PARISH OF LOCKYER. P160-70

The Metropolitan Lands Office has advised that the Metropolitan Local Aboriginal Land Council has lodged claims through the Aboriginal Land Rights Registrar. Council has been requested to advise if it has any objections to the granting of the claims. The area claimed extends northerly from the northern end of St. Albans Common to the Shire boundary on Bala Range, then follows the northern Shire boundary generally easterly to M.R.No.181, then on the western side of M.R.No.181 south westerly and around the rear of freehold property back to St.Albans Common. No freehold properties are included in the area claimed, but one property is surrounded by the claim. Plan No. M286 will be on display at the meeting showing the claim areas edged red. The claims contain an area of about 100 square kilometres.

Any refusal of a claim over "claimable Crown lands" as defined in Section 36, Aboriginal Land Rights Act, 1983 may be based only on the need or likely need for the land for an essential public purpose and any objections to the claim will have to be fully justified on that basis.

On this basis four areas of concern are seen:

1. The claim includes Permissive Occupancy 1973-8 Windsor held by Council for Quarry and Stockpiling Area (shale). This quarry is used intermittently by Council for shale patching on M.R.No. 181 and its loss would involve some additional costs in maintenance.
2. The claim includes Trigonometrical Reserve No. 19691 (Fernances Trig. Station). Trig. stations are used for mapping control and occasional use is necessary for survey purposes. Clearing is also sometimes necessary within these reserves to enable sightings to be made. Whilst no objection is seen to the granting of the claim, the preservation of the continued usage and access to this reserve is considered necessary.
3. Portions 15 and 40, Parish of Lockyer are freehold lands owned by the Estate of the late M.Dean and access to these portions is through a claimed area. Continued right of access should be a condition of any granting of the claim.
4. The claims about M.R.No.181 for a distance of about 14 kilometres. The road formation is narrow and winding and it is suspected that, in places, the formation may be outside the road reserve and within the claims area. Future improvements would require widening in country which has a steep crossfall. In the absence of any detailed design plans it is desirable that the proposed boundaries should be not less than 20 metres from the existing road formation.

IT IS RECOMMENDED THAT objections be lodged to the claims by the Metropolitan Local Land Council for land in the Parish of Lockyer, Country of Northumberland in respect of the following matters:

1. Claim No. 2599 over Permissive Occupancy 1973-8 Windsor held by Hawkesbury Shire Council for Quarry and Stockpiling Area (Shale) on the basis of continuing usage.

2. Claim No. 2601 over Trigonometrical Reserve No. 19691 on the basis of use for survey and mapping control and claim No. 2600 for right of access to the Trig. Reserve.
3. Claim No. 2414 in respect of the need for continued right of access to Portions 15 and 40 Parish of Lockyer, owned by the Estate of the late M. Dean.
4. Claims 2414, 2599 and 2600 in respect of any land within 20 metres of the existing road formation of M.R. No. 181 to permit future widening.

2. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

			<u>Date Application Received</u>	<u>Date Approved</u>
S86/3	Applicant: Hawkesbury Shire Council Owner: Sisters of the Good Samaritan Land: Lot 45 DP 255307 Macquarie Street, Windsor subdivision creating two lots		18/3/86	28/3/86
S86/23	Applicant: R.K. Cambridge Owner: R.K. Cambridge Land: Lot 6 McMahon's Park Road, Kurrajong Subdivision creating two residential allotments		5/3/86	25/3/86
S86/16	Applicant: P.S. Graham & Associates Owner: E.M. & N.G. Langley, M. Guisolan, D.J. Schneider & C. Steinbach Land: Lot 2, DP 630163 & Lot 3 being Pt. of Lot 1, DP 628104, Kurmond Road, Wilberforce Subdivision creating two allotments		20/2/86	25/3/86
S86/15	Applicant: D. Matthews & Associates Owner: D. Jones Land: Lot 4, DP 262112, William Street, North Richmond Subdivision creating four lots by strata plan		18/2/86	24/3/86

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S86/11	Applicant: Owner: Land:	D. Matthews & Associates P. Blakeman Por. 94 Comleroy Road, Kurrajong Subdivision creating two allotments	6/2/86	27/2/86
S86/17	Applicant: Owner: Land:	H. & W.M. Pressick H. & W.M. Pressick Lots 1 & 2 Creek Ridge Road, Glossodia Subdivision creating two allotments	21/2/86	18/3/86
S86/27	Applicant: Owner: Land:	D. Matthews & Associates E.F. Tingle Lot 27 DP 556161, Arcadian Road, Kurrajong Subdivision creating two allotments	12/3/86	20/3/86
S85/126	Applicant: Owner: Land:	D. Matthews & Associates E. Van Loon Lot 1 DP 246157 Cnr. Titas Avenue & Blaxlands Ridge Road, Kurrajong Subdivision creating two allotments	20/12/85	18/3/86
S86/21	Applicant: Owner: Land:	D. Matthews & Associates Mr L.J. Barrett Por. 151 Warrigal Road, Kurrajong Subdivision creating two allotments	25/2/86	18/3/86

IT IS RECOMMENDED THAT the report be received.

3. PUBLIC WORKSROAD CONSTRUCTIONReedy Road

Earthworks and drainage works continued on this project.

Fisher Road

Work has now commenced.

William Street - Kerb & Gutter

Placement of the kerb and gutter has been completed and work is in progress on preparation of the road shoulders ready for sealing.

Vandal damage has occurred on approximately 23m of the new work and it will be necessary for this length to be replaced.

OTHER WORKS

Cordners Lane

Work is in progress on reconstruction of the broken sections of the pavement past the orange trees.

Work was undertaken in preparation for the official opening of the Tourist Information Centre.

MAINTENANCE

Tar Patching

Mulgrave Road	Redbank Road	Kurrajong Heights Area
Wallace Road	Pitt Town-Dural Road	Commercial Road
Cornwallis Road	Grose Vale Road	Old Pitt Town Road
Bruce Road	North Richmond Area	Boundary Road
Wilberforce Area	Cornwells Lane	Hobartville Area
East Kurrajong	Glossodia Area	Wire Lane
Road Section 2	MR 182	

Grading Unsealed Surfaces

Comleroy Road - Colo end	Burgess Street, Richmond
Old Gorricks Lane	Godalla Road
Railway Road North	

Shoulder Maintenance

Burdekin Road	Greggs Road	Tates Lane, Kurrajong
Golden Valley Drive	Yarramundi Area	

Slashing of Roadsides

Pitt Town Area	Racecourse Road	Mulgrave Road
Richmond Area	Hobartville Area	Tizzana Road

PARKS AND GARDENS

Natural Areas Enhancement Scheme

Construction work is to be terminated as at 11 April, 1986, with works complete with the exception of a section of the pathway near Baker Street. Discussions are being held with the government departments involved, to arrange for completion of this work.

New Wharf

Construction has been substantially completed with further improvements now requiring additional funding.

General

Maintenance work included further attention to the McQuade Park Lake, conversion of sporting fields from summer to winter sport, fertilising at Tamplin Field, Richmond Park, the new fields at Glossodia and the Bicentenary Park.

Mowing has included attention to parks, reserves and Council property in the Richmond and Wilberforce area while cemetery maintenance included work at the McGraths Hill and Sackville cemeteries.

BUILDINGSAustraliana Pioneer Village

Aitken Cottage has been sited and minor repairs carried out. Work on Marsden Museum has been completed. Restoration of the train carriages has been completed with work continuing on the engine. Preliminary works have commenced on the tracks. Painting of the Church has commenced.

Blaxlands Ridge Community Centre

The children's play area has commenced with fencing under way. Landscaping will take place during April.

McQuade Park Grandstand

Timber works have been completed and painting will take place early April.

Other

Maintenance works included: attention to vandalism at Woodhills Car Park Toilets, Richmond Park Toilets and repairs to the roof of the toilet block at Freemans Reach Tennis Courts.

SEWERAGE

Daily flow for March was 2,291kl/day.

Replacement of 50mm water service together with a new service to the dog pound and some internal lines including a 50mm line to the digester area has been completed.

A trial run has been made using a sludge press with a further trial to be undertaken with an alternate machine, this, together with installation of new filter material in half the drying beds has improved sludge disposal.

The internal surface of the collection chamber within the odour control structure has been surfaced with an epoxy where the concrete has been affected by gas discharge.

Painting and rust removal to the steel bridges in the sedimentation tanks has commenced.

Quarterly inspections of the pump stations has been undertaken including electrical equipment with replacement of seals in one of the Pumps "D" station (off Harris Street) now in hand.

Clearing of four (4) main line sewer blockages and five (5) chokes on Council property.

IT IS RECOMMENDED THAT the report be received.

4. BLIGH PARK ESTATE. P160/46/A

Road and drainage works have now been completed within Precinct 4 of the Estate and the anticipated release date for this precinct is April 19, 1986. Precinct 4 allows for the release of 70 lots, the total release to date being 276 lots, inclusive of Precinct 4. At present no lots are available for reservation within the estate.

In regard to future development, contracts have been entered into by the N.S.W. Land and Housing Corporation under the terms of the Bligh Park Estate Joint Venture memorandum of understanding to the lowest tenderers in respect of the following works in Precinct 5.

1. Road and Drainage Works -
J.K. Williams Contracting Pty Ltd
Contract price - \$278,804.15
Contract period - 14 weeks
2. Sewer Reticulation -
D. & M. Hughes Civil Engineering Pty Ltd
Contract price - \$107,241.65
Contract period - 8 weeks

Precinct 5 provides for the development of 88 allotments with anticipated release in July 1986.

IT IS RECOMMENDED THAT the report be received.

Shire Clerk/General Manager's Report

Ord. 8/4/86

HEALTH AND BUILDINGCORRESPONDENCE1. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NSW. C44/2; G90 METROPOLITAN WASTE DISPOSAL AUTHORITY. G90/13

The letter from the Local Government & Shires Association reads:

"Establishment of Engineered Land-Filled Sites

Attention is drawn to the operations of a Task Force established to examine the Waste Disposal Acts and Regulations.

As part of the Report of that Task Force, it referred to a submission from the New South Wales Road Transport Association and recommended:-

'That in respect of the Association's (New South Wales Road Transport Association) submission regarding the number of State Government bodies required to grant approval before an engineered land-fill is established the feasibility of the Metropolitan Waste Disposal Authority -

- (a) being granted powers to act on behalf of other bodies
 - or
 - (b) being the only approving body
- be examined'.

It is understood the recommendation was endorsed by the Cabinet Sub-Committee and that comments have been sought on that recommendation from all Metropolitan Councils and Government bodies involved.

The Associations are most concerned at the potential further erosion of local government control of public health, safety and convenience and recommend that the proposal be strenuously resisted.

To enable the Associations to mount a sustained opposition to the proposal, copies of replies to the Metropolitan Waste Disposal Authority would be appreciated".

The letter from the Metropolitan Waste Disposal Authority reads:

"The Premier, the Hon. N.K. Wran, Q.C., M.P., in his letter, dated 1st May, 1985, to the Minister for Planning and Environment requested the Minister to establish a Task Force to examine the Waste Disposal Act and Regulations. The Task Force was subsequently established under the chairmanship of the writer, with representatives from the Packaging Council of Australia, the Chamber of Manufacturers of N.S.W., the N.S.W. Road Transport Association and the Department of Local Government.

The Report of the Task Force presented to the Minister, the Hon. Bob Carr, M.P., made certain recommendations, one of which referred to a submission from the N.S.W. Road Transport Association. The particular recommendation states:-

'That in respect of the Association's submission regarding the number of State Government bodies required to grant approval before an 'engineered landfill' is established the feasibility of the Metropolitan Waste Disposal Authority -

- (a) being granted powers to act on behalf of other bodies or
- (b) being the only approving body be examined'.

A Cabinet Sub-Committee has endorsed the above recommendation of the Task Force and, accordingly, I would appreciate your views on this matter.

Please do not hesitate to contact the writer, or the Authority's Deputy Director, Mr. P. Horsley, should you wish to discuss the matter prior to the written submission of your views. (Sgd) R. Conolly, Director".

(D.H.S. - The proposal will affect not only public waste depots, but also those to be conducted on a private basis. Council will recall that two applications to dispose of tyres on private property, both of which were supported by the Metropolitan Waste Disposal Authority, were refused, and another to dispose of tree loppings is under consideration.

It is imperative for local authorities to be part of the approval process, to ensure full consideration is given to local environmental issues; compliance with planning instruments, effect on adjacent premises; and control of air, noise and water pollution.

The Metropolitan Waste Disposal Authority is the supervisory and licensing authority and its role should remain as this, with the decision on siting and establishment of waste depots at the discretion of the local authority).

IT IS RECOMMENDED THAT the Metropolitan Waste Disposal Authority be advised that Council objects to the proposals of the Task Force to examine the Waste Disposal Acts and Regulations relating to the Authority acting on behalf of other bodies, or being the only approving body for waste depots and that a copy of the reply be forwarded to the Local Government and Shires Associations.

Shire Clerk/General Manager's Report

Ord. 8/4/86

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of March, 1986. Applications received during March, 1985, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>
54	New Dwellings	\$2,896,083 (\$1,933,480)
52	Additions to Dwellings	322,234 (536,788)
1	Residential Flat Buildings	51,000 (23,000)
3	New Buildings other than Residential	318,000 (614,115)
4	Additions to Buildings other than Residential	110,900 (34,800)
7	Swimming Pools	66,875 (89,840)
-	Additions to Dwellings - Dual Occupancy Unit	- (15,000)
<u>121</u>		<u>\$3,765,092 (\$3,247,023)</u>

Building Applications received up to the end of March, 1986. Approvals for the corresponding period during 1985 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>
124	New Dwellings	\$6,321,178 (\$6,153,875)
177	Additions to Dwellings	\$1,174,117 (\$1,015,398)
2	Residential Flat Buildings	191,000 (123,000)
8	New Buildings other than Residential	1,075,000 (1,383,287)
16	Additions to Buildings other than Residential	314,500 (508,180)
35	Swimming Pools	246,641 (290,355)
1	Additions to Dwellings - Dual Occupancy Unit	10,000 (197,250)
<u>363</u>		<u>\$9,332,436 (\$9,671,345)</u>

IT IS RECOMMENDED that the report be received.

PLANNING.. PROPOSED 'K MART' SITES, RICHMOND. P160, L1/86

Council is referred to item B1 of the correspondence section and item 8 of the Deputy Shire Planner's Report to the General Purpose Committee of 25th March, 1986.

By way of clarification, the letter from G.J. Coles & Co. Ltd (K-Mart) is as a result of a proposal not yet before Council although believed to be soon submitted by developers seeking rezoning of certain lands bounded by Francis Street, Bosworth Street, West Market Street and including Council's Car Park to the rear of the existing Coles store. G.J. Coles do not develop properties themselves. They do indicate a desire to locate in an area and developers then try to 'tie up' suitable development packages, hence Council being soon in a position of having 2 proposals before it. It would appear from the letter that Coles do not favour the site of the proposal over land owned by R. Tate in Francis Street over that proposal enunciated in their letter. It is believed however, that should the car park site be not supported by Council, the Tate site would be able to be developed for Coles.

The application before Council, and as reported, does not adequately address a number of issues, most importantly those of economic impact and traffic impact. Council has the option if it supports a draft LEP as required of requiring an environmental study to be prepared prior to the preparation of the draft plan and its subsequent exhibition. It can either do the study 'in house' or engage consultants to do it and pass to the applicants the full costs of its preparation.

Alternatively Council could request the applicant to provide the required studies prior to resolving whether to support the proposal, or not. This second method is not favoured in the circumstances as Council could still be in a position in some time of not being convinced by the applicants studies and still wanting an independent study prepared. Studies prepared prior to a Council resolution and prepared by an applicant cannot, by law, be considered to satisfy the requirements of an environmental study. It is felt that if Council considers that there is a possibility that a rezoning to allow K Mart is in the best interests of the community and that if it considers that the matters of impact should be addressed then it should resolve to support a draft LEP and to prepare an environmental study particularly addressing aspects of economics and traffic. An undertaking should be obtained from the applicants that they will bear all costs associated with the preparation of the environmental study by suitable consultants as chosen by Council.

Council could rightly support the initial step of a draft LEP for K Mart as it has been recognised that the Shire could support a department store development and this fact has been eluded to in reports on retail hierarchy prepared recently, particularly those prepared for WSROC by Retail Surveys Pty Ltd. These studies also make reference to lost custom for the Shire by those travelling to other regional departmental stores and making other associated purchases at these centres even though the goods are offered locally.

Handwritten signature
 11/11/86

Shire Clerk/General Manager's Report

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Notwithstanding this recognition, the development of K Mart will have a significant impact on the locality and should only ultimately proceed following an environmental study. The Committee's recommendation that the applicants be advised of this course of action being favoured is considered to be appropriate and the matter should be put to Council for a formal resolution when an undertaking to pay for consultants costs is provided.

IT IS RECOMMENDED THAT the information relating to the suggested rezoning process for the establishment of a K Mart development at Richmond be received.

2. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY.
P160/33

Goate 11/4/86

On the following pages are a list of development applications which were approved under delegated authority subject to conditions.

IT IS RECOMMENDED THAT the information be received.

Dwelling Houses

Applicant	Land	Date Received	Date Approved	Comments
R. Pont	Lot 16 DP 616626 Francis Street Richmond	25/7/85	6/3/86	Required Heritage Council concurrence
P. Reynolds	Lot 35 DP 205986 Lt. Bowen Drive Bowen Mountain	6/3/86	11/3/86	
S.P. Adams	Lot 822 DP 731891 Blaxlands Ridge Road, Kurrajong	10/3/86	17/3/86	
Mr. & Mrs. D. Adams	Lot 821 DP 731891 Blaxlands Ridge Road, Kurrajong	11/3/86	17/3/86	
J. & A. Galea	Lot 28 DP 627566 Ridges Lane, Richmond	27/2/86	15/3/86	
Inhabit P/L	Lot 4 DP 220135 Kurrajong Lane, Bowen Mountain	11/3/86	18/3/86	
Allworth Const.	Lot 7 DP 731842 George Road, Wilberforce	12/3/86	19/3/86	
C. & R. Orsini	Lot 2 DP 731150 (resub Lot 1 DP 700198) Comleroy Rd, Kurrajong Pt. Lot 9 DP 13446 Hawkesbury Road Yarramundi	17/3/86	20/3/86	
M. Kaines	Lot 3 DP 249176 Clergy Road, Wilberforce	5/3/86	26/3/86	
F. & H. Sinfield	Lot 517 DP 214752 Spinks Road, Glossodia	6/3/86	26/3/86	
Mr. G.C. Bingham	Lot 3 DP 592254 Spinks Road, Glossodia	6/3/86	26/3/86	
Allworth Const.	Lot 6 DP 731842 (Re-sub Lot A DP 371562) George Rd, Wilberforce Lot 11 DP 708324 Upper Macdonald Road, St. Albans	12/2/86	26/3/86	Awaited registration of subdivision details
A. Bockemann	Lot 1 DP 111841 Hawkesbury Street, Pitt Town	24/2/86	26/3/86	Required survey details
Ideal Constructions	Lot 304 DP 217501 Nightingale Square, Glossodia	31/1/86	26/3/86	Required survey details
GA & MJ Wilson	Lot 6 in resub Lot 3 DP 611717 Roberts Creek Road, East Kurrajong	17/3/86	27/3/86	
G. & J. Hutchinson		17/3/86	1/4/86	

Other Developments

Applicant	Land	Date Received	Date Approved	Comments
D. Matthews & Assocs	Lot 102 DP 603519 Blaxlands Ridge Road, Kurrajong - subdivision creating 3 allotments	6/3/86	6/3/86	
Bovis Homes	Lot 160 DP 717552 Supply Place, South Windsor - Dual Occupancy	6/3/86	7/3/86	
D. Matthews & Assocs.	Lot 4 DP 262112 William Street, North Richmond - Strata subdivision of 4 town houses	5/3/86	10/3/86	
D.L. & M.A. Page	Lot 3 DP 255595, No. 28A Mitchell Park Road, Cattai - Subdivision to create 2 allotments	3/3/86	10/3/86	
Dr. R.J. Dunlop	Lot 4 DP 608314 Pors 60, 153, 137 & Pt. Por. 16, Pt. Por. 13 & Closed Road, Parish Merroo, Blaxlands Ridge Road, Kurrajong - subdivision to create 7 allotments	18/10/85	10/3/86	Required amended plans
D. Matthews & Assocs.	Lot 27 DP 556161 Arcadian Road, Kurrajong - subdivision creating 2 lots	29/1/86	10/3/86	Required amended plans
W. Charles Jones	Pt. Por. 19 Wheelbarrow Ridge Road, Lower Portland - Extend existing church	20/1/86	11/3/86	Required Heritage comments
Heart of Parramatta P/L	Suite 4, Lots 9, 10 & 11 DP 4906 Cnr Windsor & Toxana Sts, Richmond - First use of Suite 4 for a Pizza restaurant	27/2/86	11/3/86	
R.K. Cambridge	Lot 6 DP 716202 McMahon Park Road Kurrajong - Subdivisions creating 2 allotments	5/3/86	11/3/86	
W.G. Taylor	Pors 167 & 232 Psh St. Matthew Cnr Mulgrave & Curtis Rds, Mulgrave Erection of industrial building	11/2/86	11/3/86	
R.K. Cambridge & Co	Pt. Lot 3 DP 611717 East Kurrajong Road, East Kurrajong - Subdivision creating 4 lots	13/2/86	11/3/86	

Applicant	Land	Date Received	Date Approved	Comments
Mrs. D. Brooke	Por. 191 & 192 Old East Kurrajong Road, Glossodia - Adjustment of boundaries to form 2 lots	11/3/86	17/3/86	
P.S. Graham & Assocs	Lot 2 & proposed Lot 3 Kurmond Rd Wilberforce - Adjustment of boundaries	11/3/86	17/3/86	
K. & P. Bennett	Lot 1 DP 715623 Old Bells line of Road, Kurrajong - Erection of a car port	6/3/86	18/3/86	
W.P. Roach	Lot 5 DP 16505 Bells line of Road Nth Richmond - Industrial complex for sales & service of automotive radiators	10/3/86	20/3/86	
Mr. S. Kruger	Lot 1 DP 706517 King Road, Wilberforce - Erect stables	25/2/86	20/3/86	
R. & R. Attard	Por. 534 Reserve Road, Freemans Reach - Erect stable	3/3/86	20/3/86	
P. & J. Tyazyle	Lot 3 DP 233001 Old Pitt Town Road Pitt Town - Dual occupancy	5/3/86	20/3/86	
C. & T. Farrugia & E. Borg	Lot 22 DP 10192 Pitt Town Bottoms Road, Pitt Town - Machinery and packing shed	28/2/86	24/3/86	
Bayabi P/L	Pt. Por. 31 Singleton Road, Central Colo, Erect dwelling, workshop, chicken shed & greenhouse	6/3/86	26/3/86	
R. & S. Fong	Unnumbered Lot, Section 5, No. 6, Shop 9, Kable Street, Windsor Town Centre - First use of shop for takeaway Chinese food	5/3/86	26/3/86	
P.M. McCartney	Lot 1 DP 557734 & Lot 2 DP 246709 East Kurrajong Road, East Kurrajong Subdivision creating 3 allotments	18/2/86	26/3/86	
K.J. & C.M. Ford	Lot 5 DP 247243 Howes Road, Wilberforce - Erect Dwelling, garage & workshop	13/3/86	26/3/86	
D. Matthews & Assocs	Por. 7, 15, 17 & 41 Greens Road, Lower Portland - Adjustment of boundaries creating 3 allotments	11/10/85	26/3/86	Required amended plans
D. Matthews & Assocs	Lots 5 & 6 DP 238173 Garfield Street McGraths Hill - Subdivision into 3 lots	18/3/86	1/4/86	

Applicant	Land	Date Received	Date Approved	Comments
Bennetts Real Estate	Lot 2 DP 622477 East Kurrajong Road East Kurrajong - Subdivision into 2 lots	28/2/86	1/4/86	
N. Hall & G. Lawson	Lots 11, 12, 13 DP 241246 Lukis Avenue, Richmond - First use of industrial building as indoor cricket centre	25/2/86	1/4/86	Awaited gazettal of
D. Matthews & Assocs	Lot 6 DP 240411 Cedar Ridge Road, Kurrajong - subdivision creating 2 allotments	3/3/86	1/4/86	
P. & R. Postosh	Lot 19 DP 212586 Ski Lodge Road, Sackville - Dwelling & sheds	3/3/86	1/4/86	

LIBRARYREPORTS1. REPORT OF THE LIBRARY COUNCIL OF N.S.W. 1985. L125/2

The Annual Report for 1985 was recently received. Members of the Library Council of N.S.W. for 1985 were as follows: Mr R. Hall, President, Dr A.M. Hertzberg, Deputy President, Rev. Father E. Campion, Mr A.G. Everard, Associate Professor B.H. Fletcher, Mrs N.F. Hinchey, The Hon. Justice M.D. Kirby, Mr N.T.G. Miles, Associates Professor M. Norst, Dr H. Radi, Dr E. Richardson, Miss R.J. Storie, Mr K.W. Wilder.

The report details matters relating to the State Library, the new building and the various divisions within the State Library. Of particular interest is the Public Libraries Department section and the following information is taken from the finance section of that report.

"The dollar for dollar per capita subsidy was increased by 20 cents to \$1.60. The amount of subsidy paid to local government authorities was \$8,549,920, an increase of \$1,136,700 over the previous year. The Council welcomed this increase but was disappointed that the Government found it impossible to increase significantly the total funds allocated. Overall there was little difference in the funds distributed to local government authorities as the increase in the per capita subsidy was only slightly more than the \$1,000,000 offered in 1983/84 for the provision of library services to the aged which was not repeated in 1984/85. The financial difficulties of public library services in New South Wales remain a cause for deep concern. Nevertheless this situation has had one positive aspect: librarians have been encouraged to examine and evaluate critically the performance of their libraries and to set objectives and priorities, and in the process administration has improved and uneconomic and ineffective procedures have been eliminated.

Local government authorities, particularly the smaller authorities, are naturally seeking to contain the cost of public library service within the limits set by the rate pegging legislation. It is usually impossible even to maintain existing services within the 8% increase allowed. The cost of library materials is increasing and the effects of devaluation are already being felt. Staff levels are in most cases minimal and there is little opportunity to reduce costs without reducing the level of service provided.

Precise comparison between expenditure and voted figures are not possible, because of variations in the expenditure of grants, but the increase in funds voted is at least 15% overall. This increase is virtually all from local government resources. The average per capita cost of providing public library services, based on the voted figure for 1985 is now \$11.76. In metropolitan libraries the average amount voted per capita was \$13.19 and in the country \$8.75. On average local authorities increased expenditure on their library services by about 15%.

The proportion of the total cost of providing public library services which will be met from State Government funds in 1984/85 is approximately 17% overall compared with 18.5% in 1983/84. The metropolitan libraries receive 12.5% of the total cost with a number of individual libraries receiving less than 10%.

Local government authorities and librarians are seriously alarmed at the present situation and the future prospects and are investigating other sources of funding. Some local government authorities believe that user charges will have to be introduced wherever these are possible. The Library Act prevents a charge being levied for the borrowing of books but there are other areas where charges are possible, the most obvious being information services, particularly where these are computer based."

Council recently adopted a policy which differentiated between charging for acces to information and charging for copy. It is felt that this is the most equitable method of introducing any charges for information and will avoid creating the 'information poor' and the 'information rich'.

In view of the concern of the Library Council for the level of funding for public libraries it is suggested that local state and federal members and WSROC be contacted urging that additional allocations need to be given to public libraries.

IT IS RECOMMENDED THAT:

1. Representations be made to the local Members urging that increased funding be made available to public libraries.
2. WSROC be requested to support increased funding for public libraries.

2. AUSTRALIAN LIBRARY WEEK - OCTOBER 17TH - OCTOBER 24TH, 1986. L125

The slogan for this year is "Everybody needs a library".

Because this is the fortieth year of library service in this area, it is felt that it would be appropriate to highlight the service in a special way.

A programme of celebrations is being prepared for Council's consideration.

IT IS RECOMMENDED THAT the report be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. DRAG BOAT RACERS OF AUSTRALIA LTD - NATIONAL POINT SCORE SERIES ROUND FIVE. 625-205

Forwarding cheque for \$756.00 being 40% of nett gate receipts collected at Windsor Marine Stadium in regard to the Drag Boat Racers of Australia National Point Score Series held on Sunday 9 February, 1986.

2. N.S.W. WATER SKI ASSOCIATION - BRIDGE TO BRIDGE 1985. 625-205

Forwarding cheque for \$6,169.14 being percentage of gate takings in regard to the Bridge to Bridge 1985.

3. ROYAL NEW SOUTH WALES BOWLING ASSOCIATION - LOCAL GOVERNMENT BOWLS DAY. S205/30

Expressing their appreciation on the occasion of the Local Government Bowls Day at Windsor Bowling Club on Friday 14 March, 1986.

4. DEPARTMENT OF MAIN ROADS N.S.W - LONDONDERRY ROAD IMPROVEMENTS SOUTH OF SOUTHEE ROAD, RICHMOND. M130/21 & 665-1226

Referring to Council's letter enclosing an estimate of cost for the subject road improvements. Council's estimated cost of \$17,500 has been examined and is considered satisfactory. As funds are available under the 1985/86 Traffic Facilities Programme it would be appreciated if Council could complete the work and forward a Claim for Payment (MR Form No.59) to the Department as soon as possible.

(S.E.- Work will now be programmed.)

5. WESTIR - MINUTES OF MEETING. C45

Forwarding copy of Minutes of recent meeting.

6. HAWKESBURY COMMUNITY INFORMATION & SERVICE CENTRE - MINUTES OF ANNUAL GENERAL MEETING. C45/1

Forwarding copy of Minutes of Annual General Meeting held at Neighbourhood Centre, Richmond on 13 February, 1985.

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7. DEPARTMENT OF COMMUNITY SERVICES - CHILDRENS SERVICES PROGRAM
HAWKESBURY FAMILY DAY CARE EQUIPMENT GRANT. C43/6

Advising of an equipment grant of \$1,000 payable to abovementioned scheme.

8. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL
CIRCULAR NO. 3/1986. C44/2

1. Valuations

The Associations have been requested by a member Council to undertake a survey of relative movements of rural property and urban property values.

2. Interest on Overdue Rates

Attention is drawn to Circular No. 85/47 dated 20 December 1985 from the Department of Local Government advising that Section 158(2)(a) of the Local Government Act has been amended to make provision for the variation of the present upper limit of 10% for the rate of extra charges that may be charged on overdue rates. Provision for variation of the rate of interest will now be provided for by Ordinance. The amendment will commence on a date to be proclaimed.

3. Establishment of Regional Traffic Advisory Committees

On 4 October 1985, the Associations circularised Councils advising that State Environmental Planning Policy No. 11 - Traffic Generating Development - had been gazetted and established a new procedure for obtaining the Traffic Authority's views on traffic generating development.

A number of regional advisory committees were to be established, generally defined along DWR Divisional boundaries. The Executives have now determined the representation and individual members have been advised.

BLACKTOWN ADVISORY COMMITTEE

Glenn Falson	Hawkesbury	Chief Town Planner
John Barker	Baulkham Hills	Shire Engineer

4. Biological Control of Paterson's Curse - IAC Report

In 1984, the Minister for Primary Industry referred to the Industries Assistance Commission, an inquiry into biological control of Paterson's Curse.

The IAC report has now been released and it recommends as follows:

1. That the Biological Control Authority declare Echium spp. (i.e. Paterson's Curse) a target for biological control;
2. That (eight listed) control agents be declared;
3. That a biological control program for Echium spp. should be managed by government agencies and supported by public funding.

Shire Clerk/General Manager's Report

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19. HAWKESBURY DISTRICT TENNIS ASSOCIATION - INCOME & EXPENDITURE STATEMENT & BALANCE SHEET. C51/23

Advising that the surplus for the year ended 31st January, 1986 was \$9,628.72. Total accumulated funds as at 31st January, 1986, were \$69,758.17.

20. OVER 50'S EDUCATION & SERVICES GROUP - SEMINAR. A7/36

Thanking Council for assistance given at a recent seminar.

21. NOXIOUS PLANTS OFFICERS ASSOCIATION - CIRCULAR. H102

Advising Council of State-wide Noxious Weeds Awareness Week to be held from 13th - 19th October, 1986, and requesting assistance in promoting activities. Advising Council of the various activities planned for the week.

22. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS OF N.S.W. - WOMEN'S DIRECTORATE. C44/2 & C48/3

Advising of Women's Directorate's First Annual Conference to be held on 19th - 20th April, 1986, at Koala Oxford Square Motor Inn, Darlinghurst.

23. KURRAJONG & DISTRICTS PONY CLUB. D64

Writing on behalf of one of its members, Miss Sonia Kennedy, who has been selected in the N.S.W. Team for the Australian Tetrathlon Championships, which was held in Perth on 15th and 16th March, 1986. The Championships were conducted as an Interstate Competition, with NSW being represented by a team comprising four girls and four boys.

Stating the Pony Club believes it an outstanding achievement for Sonia to be selected at the age of 13 to represent the State at National Titles level, and requesting Council to support her participation at the Championships by a financial grant in the form of an encouragement award.

(S.C. - A donation of \$100 has been made).

G.M. McCully
Shire Clerk/General Manager

