

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 12 AUG 1986

NOTICE OF MOTION

ORDINARY MEETING - 12TH AUGUST, 1986

By Councillor S.E.Durrington :

A review be undertaken of the code relating to the
resiting of dwellings with particular attention being
paid to conditions requiring satisfactory completion of
the structures within a reasonable time.

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Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 29th July, 1986, commencing at 9.48am.

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

An apology for absence was received from Councillor P.A.Dunn and was accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th June, 1986, be adopted and the revised estimates of cost be adopted.

CORRESPONDENCE

ITEM 1: (File A7/35, T225)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: HEAVY VEHICLE CHECKING STATION AT BELL

Advising that it has been found more cost effective to use the limited resources of available Inspectors to undertake mobile checks as well as duties at fixed stations. Further advising increased costs of extra staff required to keep the station open continuously would be substantial, and could not be justified by any marginal improvement in the control of overloaded trucks which might occur.

S.E. REPORT

This is in response to Council's support to the Kurrajong Heights Progress Association for 24 hour operation of the Station.

Recommendation

That the Kurrajong Heights Progress Association be advised of the Department of Main Road's reply.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File M130-16)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS, N.S.W.

SUBJECT: M.R. 184 - WINDSOR ROAD, CLARENDON
TRANSFER OF DRAINAGE EASEMENT

Advising that consideration is being given to transferring a 12 ft wide strip of Departmental land, containing drainage pipes, to the adjoining

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owner, subject to the granting of an easement in favour of Council.

Requesting advice as to whether Council would accept the easement and subsequent responsibility for the pipes.

S.E. REPORT

The pipes carry stormwaters from Windsor Road. It is normal practice for Council to accept the easement and subsequent responsibility.

Recommendation

That Council accept the granting of an easement to drain water over the site of drainage pipes from M.R. No. 184 through part Portion 63, Parish of St. Matthew at Clarendon and that the Common Seal of Council be affixed to the relevant documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File S196)
CORRESPONDENT: DEPARTMENT OF EDUCATION
SUBJECT: EDUCATION WEEK

Requesting help of Council during Education Week (11-14th August) with seating and transporting a portable stage.

S.E. REPORT

Assistance has been provided in previous years.

Recommendation

That Council assist the Department of Education with transport in respect to Education Week displays at Windsor and Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File E74/1 & 665-1833)
CORRESPONDENT: THE PROSPECT COUNTY COUNCIL
SUBJECT: IMPROVED STREET LIGHTING - RIFLE RANGE ROAD,
SOUTH WINDSOR

Advising Council that a design has been prepared for improved lighting at the intersection of George and Mileham Streets with Rifle Range Road, providing for an increase of \$461.24 in annual charges.

S.E. REPORT

The proposal provides for 1 - 250 watt sodium high pressure lamp in George Street at Rifle Range Road, 1 - 150 watt sodium high pressure lamp in Rifle Range Road at Mileham Street with 1 - 40 watt lamp in Rifle Range Road towards the George Street intersection.

Prospect County Council will be requested to undertake the installation upon completion of the roadworks in Rifle Range Road.

Recommendation

That the lighting scheme be approved.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (FILE C51/20)
CORRESPONDENT: WINDSOR TENNIS CLUB
SUBJECT: CONSTRUCTION OF SHELTER SHED

Requesting construction of a new shelter shed to serve the Windsor Tennis Courts.

Advising that the Club has received a quotation of \$13,500 for the work and seek Council's financial assistance towards the project. Advising that the Club is prepared to meet half the cost.

S.E. REPORT

It is considered that a budget of \$16,000 should be provided for the project to cover fees, extras and other cost increases.

It is proposed that a grant of \$6,000 be offered towards the project, together with a loan of up to \$10,000 repayable over 5 years interest free. Such funds to be provided from the contributions to Council for improvement of Public Gardens and Reserves.

Recommendation

The Windsor Tennis Club be offered a grant of \$6,000 and a loan up to the value of \$10,000 for the construction of a new tennis shed at the Windsor Tennis Courts. The loan to be interest free to be repaid at the minimum rate of \$2,000 per year.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 6: (File 625-135)

CORRESPONDENT: PENRITH COLLEGE OF TECHNICAL & FURTHER EDUCATION

SUBJECT: LABOUR MARKET PROGRAMME - LANDSCAPING COURSE

Forwarding copy of plans of the work to be undertaken in Keda Circuit North Richmond and requesting a contribution of \$6,000 from Council towards the programme.

The project will be undertaken over the 12 weeks course duration. Requesting Council to also provide work in other Council parks to provide further work experience for the students.

S.E. REPORT

The plan provides for construction of the access adjacent to 88-92 Keda Circuit, that leads into the park in the centre of Keda Circuit (see plan displayed).

The project will be a joint scheme between the Penrith College of Technical and Further Education and Council with assistance being given by CYSS at Richmond in provision of a classroom, Council in transport through use of the community bus with the students not only undertaking the construction work but also carrying out work experience in Council's parks and gardens.

The estimate of the cost of the project is \$11,358 and a contribution of \$6,000 from Council has been requested toward the purchase of materials and plant hire.

Recommendation

That Council undertake the construction of the access into the park Keda Circuit in co-operation with the Labour Market Programme - Landscaping Course being organised by the Penrith College of Technical and Further Education with funds of \$6,000 provided from the contributions to Council for development of Parks, Gardens and Reserves.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625/220)

CORRESPONDENT: M. WALLACE

SUBJECT: "HAWKESBURY VALLEY RIDE N STRIDE"

Requesting permission to conduct a biathlon sporting event during 8.30am - 12 noon, Sunday, 19th October, 1986, requiring use of certain roads in the Richmond area and hire of facilities at Bensons Lane, Richmond. Approximately 300 persons will be participating in the proposed event, to be conducted over the following routes:

1. 3km Stride Bensons Lane
Cornwallis Road

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Powells Lane
Edwards Road
Cornwallis Road
Bensons Lane

2. 30km Cycle Event (3 laps) Bensons Lane
Francis Street
Jersey Street
Dight Street
Cupitts Lane
Cornwallis Road
Bensons Lane

3. 8km Stride as for 1 above

On-course communications and medical services will be provided by Nepean Rescue Squad. Permission has been sought from the Police Department and the Multiple Endurance Events Committee.

S.E. REPORT

This event was conducted previously in 1985 and is again supported, subject to standard conditions regarding use of reserves, as well as the following conditions:

- (i) payment of \$60.00 hire fee in respect of use of Bensons Lane Sporting Complex;
- (ii) payment of costs incurred in provision/removal of additional rubbish receptacles.

Recommendation

Approval be given to Mr. M. Wallace to conduct the "Hawkesbury Valley Ride N Stride" during 8.30am - 12 noon, Sunday, 19th October, 1986, traversing the above routes, subject to standard conditions regarding use of reserves, as well as:

- (i) payment of \$60.00 hire fee in respect of use of Bensons Lane Sporting Complex;
- (ii) payment of costs incurred in provision/removal of additional rubbish receptacles and ancillary services if required.

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. MINISTER FOR YOUTH AND COMMUNITY SERVICES - LONG DAY CARE CENTRE, WILBERFORCE. C43/14

Advising of a grant of \$20,000 for the purchase of equipment for the Long Day Care Centre at Wilberforce.

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(S.E. - This grant will enable the purchase of equipment for the cotroom, office, playground and children as well as furniture, furnishings, kitchen utensils, crockery and cutlery.)

B2. DEPARTMENT OF LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES -
COMMONWEALTH COMMUNITY EMPLOYMENT PROGRAM NATURAL AREAS ENHANCEMENT
SCHEME. G95/37

Advising that total Commonwealth funding of \$171,484 under the Commonwealth Community Employment Program-Natural Areas Enhancement Scheme has been approved to include the employment of 13 people for 26 weeks. Enclosing the Agent's agreement for completion.

The State Department of Environment and Planning will also contribute to this project under its Sydney Greenspace Programme and that Department will write to Council under separate cover in the near future on this matter.

(S.C. - Provision has been made in 1986/87 Loan Programme for Council's share of this programme (\$51,484). The Department of Environment and Planning has also advised that a grant under the Greenspace Programme of \$13,516 will be provided which gives a total programme for the project of \$236,484. Plans will be displayed at the meeting.)

B3. DEPARTMENT OF ENVIRONMENT AND PLANNING - COMMONWEALTH COMMUNITY
EMPLOYMENT PROGRAM - NATURAL AREAS ENHANCEMENT SCHEME. G95/37

Advising of a contribution of \$13,516 towards the cost of the Natural Areas Enhancement Scheme.

(S.E. - See previous item regarding this matter.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File F84/9)

SUBJECT: FLOOD MITIGATION - CLARENDON LEVEE

The construction of this levee was first discussed in 1977 when consultants for the then Windsor Municipal Council, prepared a report evaluating the project.

In its original concept, this levee was to be constructed at an R.L. of 10 metres running from Percival Street, Clarendon to the Hawkesbury River immediately upstream from Rickabys Creek, a distance of approximately 2000 metres. It is estimated that a levee built to this height would protect approximately 1250 hectares of farmland.

In 1982, the Department of Public Works suggested that Council should update its 1977 study so that the project's eligibility for future funding

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could be further assessed. In view of this advice, Council resolved that a further study be carried out and this investigation was subsequently completed in 1983.

This latter report was expanded and three different proposals were investigated, these being:-

1. A levee constructed to an R.L. of 10 metres as before, estimated to cost \$455,000 (1983).
2. A Control Structure within Rickabys Creek also providing protection to R.L. 10 metres, estimated cost \$413,000.
3. A lower levee proposed R.L. 9 metres, estimated cost \$302,000.

It was reported to the General Purpose Committee of Council on the 31st July, 1984, that the cost benefit ratios for the above proposals ranged from 2.7 (No.1) to 2.0 (No.3). Further, it was noted that the benefit ratios for the 10 metre levee, the only proposal considered in 1977, was almost 4.0 and this indicated that there was a sharply diminishing time related benefit trend emerging.

The Department of Public Works recently reviewed the 1983 report (correspondence May 1986) and in doing so, identified a number of matters regarding the economic evaluation that required clarification.

Council's consultants Gutteridge Haskins and Davey have now amended a small section of the '83 report correcting the earlier discrepancies to give the following results:-

- | | |
|----------------|-------------------|
| . Proposal (1) | Benefit cost 2.02 |
| . Proposal (2) | Benefit cost 2.54 |
| . Proposal (3) | Benefit cost 3.11 |

It should be noted that these corrected figures do not alter the earlier statements relating to the project's time related diminishing return.

The Department of Public Works concluded its May 1986 correspondence to Council in the following terms:-

"The State Government's Flood Prone Land Policy (adopted in December, 1984) outlines the Government's objectives and priorities regarding funding of flood mitigation projects. In line with the policy, priority is given to providing financial assistance to flood mitigation projects which reduce potential flood damage and hazards in existing developed urban areas.

Funding for Flood Mitigation Work Programmes from the Commonwealth and State Governments is limited and the allocation of funds for specific projects is competitive.

In these circumstances, Council is advised that Commonwealth and State Government funds for agricultural flood mitigation works such as the Clarendon Levee project will not be available in the foreseeable future."

Because the benefit cost ratios for the project are still positive, it has been suggested by the Department that commercially benefited agricultural interests (landowners) should consider paying for or contributing with Council towards the cost of the levee.

The suggestion is considered to be untenable for the following reasons:-

- 1) Support for the proposal is not unanimous amongst the landowners. Two major landholders affected have lodged formal objections against the proposal going ahead.
- 2) It is estimated that the 9 metre levee option based on current rates would cost around \$400,000 to construct an increase of approximately 30% on the 1983 figures.
- 3) The diminishing benefit cost ratio would make the operation economically suspect, particularly in view of the likely change in land usage towards the end of this century.

The State Pollution Control Commission in its report on "Extractive Industries in the Hawkesbury Region" released in March 1977, has indicated that extraction of the Richmond lowlands vast sand and gravel resources could commence before the turn of the century.

Recommendation

That in view of the Public Works Department advice regarding future State/Commonwealth funding and on the basis of what is seen as an unfavourable long term economic benefit, that none of the flood mitigation options proposed for the Cornwallis Flood Plain be proceeded with at this time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 875-32C, R190/12)

SUBJECT: BUILDING ON CROWN ROAD OFF CABBAGE TREE ROAD,
GROSE VALE

Council has received several requests to take action regarding an old cottage erected on the Crown Reserved Road adjoining Lot 1 in DP 558140. A petition containing 7 signatures of persons living on or using the road has also been received requesting that Council seek dedication of the Crown Road, thus making Council responsible for maintenance or construction.

As a result of the building encroachment the track in use encroaches on land adjoining to the south.

The road extends for a distance of approximately 1.5km before reaching the last property, while the building is in an old and dilapidated condition.

The house is believed to be about 60 years old and is used for storage by its owner, Mrs. S. Poole, who owns and resides on the adjoining Lot 1 in DP 558140.

From discussions with Mrs. Pooles's son it is understood that the old house was built by, his father, now deceased, as the family home and in view of his mother's age and state of health he is reluctant to demolish the building.

Mr. & Mrs. P. Coffey own and reside on Lot 21 in DP 599943 (which is adjacent to the west of Mrs. Poole's property) and rely on the track for access and are concerned at the uncertainty of continued access across private property, also the dilapidated and untidy conditions surrounding the encroaching house.

As the road is under control of the Crown Lands Office, the matter was referred to that office and Mr. and Mrs. Coffey advised to take similar action. To date no advice has been received from the Crown Lands Office and follow up correspondence has been forwarded.

Mr. & Mrs. Coffey, one of the petitioners, have referred to the fact that Council approved development of their property, by erection of a dwelling (D.A. 258/81), and state they believe Council was aware of the encroachment.

Recommendation

Council not seek the dedication of the Crown Road passing through DP 558140 at this time and that a further report be submitted to Council on receipt of advice from the Crown Lands Office as to any action proposed to be taken regarding the building encroachment.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (FILE 665-210, 665-309)

SUBJECT: ACCESS BETWEEN EL RANCHO ESTATE AND GOLDEN VALLEY ESTATE, GLOSSODIA

Several requests have been received from residents in the El Rancho and Golden Valley Estates seeking Council's consideration to the construction of a road or pathway connecting Boomerang Drive and Chestnut Drive in order to improve access to the shops and community facilities in Golden Valley Drive.

Preliminary investigation reveals that residents in El Rancho Estate travel up to about 3.5 kilometres to reach the shops etc. and a cross link could reduce this distance by about 1 kilometre. This reduction in distance would be of major benefit to pedestrians, particularly those involving small children. The reduction of pedestrian traffic in Spinks Road would also be of benefit.

Detailed investigation and negotiations with affected property owners would need to be carried out in order to provide Council with an estimate of cost and feasibility of this proposal.

Recommendation

That investigation be carried out as to the feasibility and cost of providing a road link between El Rancho Estate and Golden Valley Estate at

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Glossodia to improve access to the shops and community facilities, including negotiations with affected property owners and a further report be submitted for Council's consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (FILE 15932-1)

SUBJECT: WIDENING MR 181 - ACQUISITION FROM A.W. & P.J. JONES

Council, at the Ordinary Meeting on 12th March, 1985, resolved to acquire an area of approximately 94 sq. metres from Mr. and Mrs. Jones for road widening purposes and offered an amount of \$200.00 compensation. Subsequent boundary survey revealed that the actual area involved is 142.5 sq. metres, the difference apparently being due to fencing encroachments.

In view of the difference in area, the owners requested a review of the compensation and this was referred to Council's Consultant Valuers.

The Valuer has now recommended an amount of three hundred dollars (\$300.00) compensation and the owners have indicated acceptance of this amount.

Recommendation

An amount of three hundred dollars (\$300.00) compensation be paid for acquisition of 142.5 sq. metres from Part Portion 80, Parish of Wonga for widening of Main Road No. 181 at Lower Macdonald.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (FILE R190/13/26)

SUBJECT: ROAD CLOSURE/PURCHASE APPLICATION AT UPPER COLO BY TRUSTEES OF THE MARIST BROTHERS

Application has been made by the Trustees of the Marist Brothers for the closure and purchase of the Reserved Road passing through Lot 4 DP 101360 and Lot 5 DP 101355.

The road does not connect to the existing public road system and no objection is seen to its closure and purchase by the Marist Brothers, who own the adjoining property and are developing the site for recreation purposes. The consent of adjoining owners affected by the closure has been obtained.

Recommendation

No objection be raised to the closing of the non-public road passing through Lot 5 DP 101355 and Lot 4 DP 101360 at Upper Colo and subsequent

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purchase by the Trustees of the Marist Brothers having in mind, in particular, present and future requirements of the public, including general public recreation needs and access by fishermen to actual or potential fishing grounds.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File B24/6)

SUBJECT: PROPOSED GROSE RIVER BRIDGE APPROACHES

In order that acquisition of land for the bridge approaches can proceed in the section between Ashtons Road and Springwood Road it is desirable that survey plans be lodged at the Land Titles Office at the earliest opportunity. This enables settlement to be made without undue delay once agreement is reached with the owners and is a pre-requisite to resumption should such action be necessary.

Recommendation

That plans for the acquisition of land for the Grose River Bridge approaches from Ashtons Road to Springwood Road be lodged at the Land Titles Office and that negotiations proceed with the affected land owners.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File 625-205)

SUBJECT: DEVELOPMENT COUNCIL LAND THE PENINSULA

At Council's meeting held on the 8th July, 1986 it was resolved,

"That a master plan be prepared for Council's consideration to provide for the overall development of the Governor Phillip Park and adjacent Council land."

Work to date has involved the collating of all information relevant to the overall development.

In the first instance a number of proposals are being prepared giving ownership details and showing possible future locations for the various sporting codes that are to be represented at the above location.

At this stage it is envisaged that the plans will be available for presentation to Council at the August Committee meeting.

Recommendation

That the information regarding development of the Peninsula be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 695/29, 665/901)

SUBJECT: STORMWATER DRAINAGE - LOT 197 CNR. MITCHELL DRIVE
& IAN STREET, GLOSSODIA, 3 IAN STREET - OWNER MRS.
L. JONES

Discharge from a 375mm pipeline providing drainage at the junction of Ian Street and Mitchell Drive is onto land owned by Mrs. L. Jones, 3 Ian Street, and during heavy rain results in flow of stormwater around the house and through the garage.

The problem can be overcome through diversion of the stormwater by construction of a pipeline for a distance of 67m to the outlet of an existing pipeline under Mitchell Drive that discharges onto a watercourse in Lot 195.

The work is estimated to cost \$7,050 and can be financed by variation of the JOLOR programme as follows.

Item 5 - Concrete bridge - barrier rail restoration
Reduce by \$7,050 to \$16,450

Item 6 - Drainage Cnr Ian Street and Boomerang Drive - \$7,050

Recommendation

The drainage improvement at the corner of Ian Street and Boomerang Drive, Glossodia, be undertaken under Council's 1986 JOLOR programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday, 11th July, 1986, commencing at 10.00am.

PRESENT: Councillor J. Nicholson
Sgt. R. Pakes
Sgt. A. Granland
Mr. G. Smith - Department of Main Roads
Mr. M. Coulter - Deputy Shire Planner
Mr. J.R. Gilmore - Shire Engineer

APOLOGIES: Mr. W. Readon - Department of Motor Transport

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 296/86)

APPLICANT: MRS. M.A. VAUGHAN

LAND & LOCATION: LOTS 1 & 2 DP 597047, PITT TOWN ROAD,
MCGRATHS HILL

SUBJECT: EXTENSION OF EXISTING PRODUCE SHED TO
WOOLSHED/DANCE HALL. EXTENSION OF EXISTING
PRODUCE SHED FOR FARM PRODUCE - STABLES

The comments from the NSW Police Department and the Department of Main Roads were tabled as follows:-

NSW Police Department

"Objection is raised in principle to the proposed development as the site has direct access to a main road, (Pitt Town Road - M.R. 181) and will cause a substantial increase in vehicular movement to and from the function hall during its operative hours. This is considered to be an extension of ribbon development along a main road.

Should approval be given to the application however, it is recommended that Council give consideration to the following design improvements.

(a) In accordance with Traffic Authority guidelines, provide separate driveway with,

- (i) 6 metre wide entry
- (ii) 4-6 metre wide exit
- (iii) 1-3 metre separation, and
- (iv) 1 metre splay at kerbline

Such entry and exit to be clearly signposted.

(b) Allowing for 350 guests to be seated in the function hall, guidelines require 1 car space per 3 persons. Accordingly, increase off street parking from 70 to 117 spaces.

(c) Increase length of parking spaces from 5 metres to 5.4 metres.

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The proposed extension to the existing produce store does not create an adverse geometric movement for semi-trailers servicing this area as advice from the developer this date indicated that it will be a drive through type store with egress onto a common right of way bounding the property on the north-eastern alignment."

Department of Main Roads, NSW

"The Department has no objection in principle to the proposed development subject to the following conditions.

1. The number of parking spaces is considered adequate, however, the applicant is to ensure that car parking spaces are a minimum 5.4m x 2.5m and aisle widths are adequate to accommodate bus movements.
2. The northern car park aisle is to be one way eastbound.
3. Bus parking spaces are to be rearranged to prevent any reversing manoeuvres by buses.
4. Parking area is to have an all-weather surface with bays and direction of travel clearly defined.
5. Driveway access is to be designed and constructed so as to permit semi-trailers to enter or leave site without crossing road centreline.

The recommended driveway is 8.0m entry width, 1.0m-3.0m separation, 4.0m-8.0m exit with a 2.0-9.0m turnout radius.

6. Sight distance to the driveway is to be a minimum 140m.
7. Adequate manoeuvring area to be provided on-site for deliveries by semi-trailers.
8. The subject property is affected by realignment proposals of this Department and, as such, no development can take place in the area marked red on attached sketch."

COMMITTEE'S RECOMMENDATION

That these requirements be taken into account in determination of the Development Application.

CORRESPONDENCE

ITEM 1: (File S207/5)

CORRESPONDENT: TRAFFIC AUTHORITY OF N.S.W.

SUBJECT: ACCIDENT STATISTICS FOR QUARTERS ENDING 30TH SEPTEMBER, 1985, AND 31ST DECEMBER, 1985

Fowarding Accident Statistics for the last two quarters of 1985.

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THE INFORMATION BE received.

COMMITTEE'S RECOMMENDATION

At this stage the Shire Clerk joined the meeting.

The Department of Main Roads tabled a plan to provide for the closure of The Terrace and traffic adjustments in Macquarie Street to allow for right turning vehicles into Baker, Kable and Fitzgerald Streets with the provision of "No Standing" in Macquarie Street between Bridge Street and a point 120m south of Fitzgerald Street. Information was provided on the accident history at the intersection of The Terrace and Bridge Street, and details of a recent traffic count undertaken at this intersection.

THAT FURTHER TRAFFIC counts be undertaken at the corner of Bridge Street and Macquarie Street, Kable Street and Macquarie Streets and at the car parks to further ascertain the traffic movements, and that such counts include traffic movements on a Saturday.

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Upon completion the matter be resubmitted to the Committee for further consideration.

ITEM 4: (FILE T225)
 CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
 SUBJECT: GROSE VALE ROAD BETWEEN MR184 (BELLS LINE OF ROAD)
 AND RIVERVIEW STREET, NORTH RICHMOND

Request for one hour parking limit on both sides of the street.

In view of Council's proposals for off-street parking in the area and the recent work carried out to provide temporary off-street parking adjacent to this location, and advice from the NSW Police that they do not have staff to patrol this location, no action is proposed.

COMMITTEE'S RECOMMENDATION

That parking time limits be not introduced.

ITEM 5: (FILE 665-2338)
 CORRESPONDENT: DEPARTMENT OF MAIN ROADS
 SUBJECT: PEDESTRIAN CROSSING - WEST MARKET STREET, RICHMOND
 AND RICHMOND ROAD - NORTHERN SIDE

Listed below are details of a traffic count for consideration:-

Period 6.30am - 9.30am

Left turn from Windsor Street into West Market Street (N)	42
Windsor Street proceeding east	242
Right turn from Windsor Street into West Market Street (S)	22
Left turn from Windsor Street into West Market Street (S)	41
Windsor Street proceeding west	222
Right turn from Windsor Street into West Market Street (N)	40
Left turn from West Market Street into Windsor Street (E)	35
West Market Street proceeding south	40
Right turn from West Market Street into Windsor Street (W)	4
Left turn from West Market Street into Windsor Street (W)	50
West Market Street proceeding north	76
Right turn from West Market Street into Windsor Street (E)	64
Total vehicle movements	878
Pedestrians Windsor Street, north side	85
Pedestrians Windsor Street, south side	63
Pedestrians West Market Street, east side	19
Pedestrians West Market Street, west side	16
Total pedestrian movements	189

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Period 3.00pm - 6.00pm

Left turn from Windsor Street into West Market Street (N)	85
Windsor Street proceeding east	388
Right turn from Windsor Street into West Market Street (S)	75
Left turn from Windsor Street into West Market Street (S)	137
Windsor Street proceeding west	523
Right turn from Windsor Street into West Market Street (N)	177
Left turn from West Market Street into Windsor Street (E)	148
West Market Street proceeding south	109
Right turn from West Market Street into Windsor Street (W)	65
Left turn from West Market Street into Windsor Street (W)	152
West Market Street proceeding north	88
Right turn from West Market Street into Windsor Street (E)	90
Total vehicle movements	2073

Pedestrians Windsor Street north side	512
Pedestrians Windsor Street south side	278
Pedestrians West Market Street east side	106
Pedestrians West Market Street west side	49

Total pedestrian movements 945

COMMITTEE'S RECOMMENDATION

A pedestrian crossing be approved in West Market Street on the northern side of Windsor Street, Richmond.

Prior to installation of this crossing, Council to have discussions with Prospect County Council regarding lighting of the crossing.

ITEM 6: (FILE T225)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: INTERSECTION OF OLD STOCK ROUTE ROAD AND SCHEYVILLE ROAD

The NSW Police Department reported that they have undertaken a review of traffic conditions at the intersection of Old Stock Route Road and Scheyville Road and advised that there had only been one accident at this intersection in the years 1982/86 and that the area has no street lighting. They recommended that no alteration be made to the existing "Give Way" provisions, i.e. priority is given to traffic along Old Stock Route Road.

COMMITTEE'S RECOMMENDATION

That no further action be taken on this matter.

The meeting closed at 11.05am.

COMMITTEE'S RECOMMENDATION

DEVELOPMENT APPLICATIONS - ITEM 1 - MRS.M.A.VAUGHAN, LOTS 1 & 2, DP 597047, PITT TOWN ROAD, McGRATHS HILL. EXTENSION OF EXISTING PRODUCE SHED TO WOOLSHED/DANCE HALL. EXTENSION OF EXISTING PRODUCE SHED FOR FARM PRODUCE - STABLES. DA296/86

A SITE INSPECTION be carried out.

CORRESPONDENCE - ITEM 6 - HAWKESBURY SHIRE COUNCIL - INTERSECTION OF OLD STOCK ROUTE ROAD AND SCHEYVILLE ROAD. T225

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

1. Submission of a Building Application, plans and specifications complying with Ordinance 70.
2. Parking to be provided for ... vehicles in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas and to be constructed, drained, sealed and marked to the requirements of Council's Engineer, full details of which are to accompany the building application.
3. An onsite area for parking and loading is to be provided that is commensurate with the development of the site and its surroundings, to the satisfaction of the Shire Planner, and is to be of a suitable all-weather construction to the satisfaction of Council's Engineer.
4. Parking to be provided at the rate of covered and visitor's spaces in accordance with the regulations of Council's Code for Off Street Parking. Parking spaces and aisle widths to conform to Council's specifications for the Layout of Parking Areas and to be constructed, drained, sealed and marked to the requirements of Council's Engineer, full details of which are to accompany the building application.
5. The payment of an amount of \$.... being a contribution in lieu of car parking not provided on site based on \$.... per space.
6. The payment of an amount of \$.... being contribution toward the parking spaces deleted by the development based on \$.... per space.
7. An approved physical barrier being provided between public places, vehicle accessways, parking areas and the surrounding landscaped area.
8. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
9. Provision of satisfactory vehicular access to the land to the requirements of the Council's Engineer.
10. Provision of full width concrete vehicular entrance(s) to the satisfaction of Council's Engineer.
11. Provision of full width concrete footpath over the full frontage of the development.
12. Provision of half width concrete footpath over the full frontage of the development.
13. Formation of an earth and grassed nature strip for the full frontage of the development to the satisfaction of the Shire Engineer.
14. The provision of concrete kerb and gutter over the full frontage of the development to the satisfaction of the Shire Engineer.
15. Construction of the road shoulder for the full frontage of the development to the satisfaction of the Shire Engineer.
16. Construction of half the road for the full frontage of the development to the satisfaction of the Shire Engineer.
17. No advertising structures to be erected, displayed or affixed on any building or land.
18. No advertising structures to be erected, displayed or affixed on any building or land without the prior approval of Council under Ordinance 55 of the Local Government Act.
19. No goods or signs to be displayed on the footpaths, pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.

20. No materials, goods or vehicles to be stored or vehicles parked between the building and the street alignment.
21. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
22. Provision of a garbage receptacle storage area adjacent to the street alignment to the satisfaction of the Shire Health Surveyor.
23. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
24. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
25. A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
26. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within six calendar months of erection.
27. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.
28. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
29. Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
30. The applicant is to receive the approval from the Trade Waste Inspector, of the Metropolitan Water Sewerage and Drainage Board, in order to determine whether or not the installation of a grease arrestor is necessary for the proposal.
31. The registered owner of the land is to reside in one of the proposed dual occupancy dwellings.
32. The development shall, at all times, conform with the following definition of "Home Industry" as defined in the Hawkesbury Local Environmental Plan 1984:-

"home industry" means an industry carried on in a building (other than a dwelling-house or a dwelling in a residential flat building) under the following circumstances:

- (a) the building does not occupy a floor space exceeding 50 square metres and is erected within the curtilage of the dwelling-house or residential flat building occupied by the person carrying on the industry or on adjoining land owned by that person; and
- (b) the industry does not -
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
 - (ii) involve exposure to view from any adjacent premises or from any public place of any unsightly matter; or
 - (iii) require the provision of any essential service main of a greater capacity than that available in the locality;

33. The development shall, at all times, conform with the following definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan 1984.

"home occupation" means an occupation carried on in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house or dwelling which does not involve-

- (a) the registration of the building under the Factories, Shops and Industries Act, 1962;
 - (b) the employment of persons other than those residents;
 - (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
 - (d) the display of goods, whether in a window or otherwise; or
 - (e) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident);
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).
37. In consideration of the number of sole occupancy commercial/shop units, a common structure is to be provided for the display of advertisements. Details of the location and design of this structure shall be submitted with the building application.

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.

SECTION 2 - DEVELOPMENTDEVELOPMENT APPLICATIONS

ITEM 1: (File DA 326/86)
APPLICANT: I. & S. ARMSTRONG
OWNER: I. & S. ARMSTRONG
LAND & LOCATION: LOT 4 DP 621519, NO. 51 GEORGE STREET, WINDSOR.
NORTH WESTERN SIDE OF GEORGE STREET, BETWEEN
BRIDGE AND PALMER STREETS. DIRECTORY D3, MAP 26A
AREA: 794.7 SQUARE METRES
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RESIDENTIAL 2(a) ENVIRONMENTAL PROTECTION
APPLICATION: ESTABLISH A HOME INDUSTRY FOR THE PURPOSE OF
REPAIRING TELEVISION SETS
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL IN
ACCORDANCE WITH COUNCIL'S POLICY - NO OBJECTIONS
RECEIVED
DATE RECEIVED: 24TH JUNE, 1986

S.P. REPORT

Council is in receipt of an application to establish a home industry within the existing garage on the subject land for the purpose of repairing television sets. The applicant has indicated that about half of the garage, or 32 square metres, will be used as a workshop, which will operate between 9.00am and 5.30pm, Monday to Friday, and between 9.00am and 12 noon Saturday. Further, one delivery vehicle will visit the site each week and up to ten television sets will be stored within the garage. All work will be carried out within the existing building.

Adjoining owners were notified of the proposal, and no submissions were received. The proposal complies with the definition of "Home Industry" as provided in the Environmental Planning and Assessment Model Provision, 1980, and may be approved.

Recommendation

The application be approved generally in accordance with the plan submitted, subject to compliance with the following conditions:

- 1-5. Standard conditions (DAs) 1 (in respect of any proposed alterations), 32, 18, 19 and 21
6. All raw materials and finished goods awaiting service and/or repair to be stored within the building and all work performed to be confined to within the building.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM: 2 (File DA217/86)
APPLICANT: RURAL PRESS LIMITED
OWNER: T.R. STARKEY
LAND & LOCATION: LOT 101 DP 702238 BELLS LINE OF ROAD, NORTH

2

RICHMOND (RURAL PRESS SITE)
ZONING: PART RURAL 1(B1); PART RURAL 1(B2); COMMERCIAL
USE OF THE LAND PERMITTED BY SCHEDULE 13 OF
HAWKESBURY LOCAL ENVIRONMENTAL PLAN 1984
APPLICATION: HELICOPTER LANDING SITE (HELIPAD) - FOR USE BY
RURAL PRESS (AND EMERGENCY SERVICES WHEN REQUIRED)
ADVERTISING: ADVERTISED IN ACCORDANCE WITH THE ENVIRONMENTAL
PLANNING ACT REGULATIONS, 1980
OBJECTIONS: FIFTY ONE LETTERS OF OBJECTION RECEIVED, THE
MAJORITY FROM NORTH RICHMOND RESIDENTS AND A
PETITION CONTAINING 246 SIGNATURES.
DATE RECEIVED: 24TH APRIL, 1986

S.P. REPORT

The principal objective of the establishment of a helicopter landing site on the subject land is to provide for the urgent transfer of material to be included in various Rural Press publications and to provide a rapid executive transport facility for Rural Press management.

A supplementary objective is to have a helicopter facility available for use by civil authorities in an emergency.

The applicant has indicated that the consequences of not proceeding with this proposal are that urgent material from interstate and other localities would not be able to meet deadlines for printing, as speed is of prime importance in the publishing industry.

The development is defined as 'designated development' under the Environmental Planning and Assessment Act, 1979, and in accordance with the statutory requirements an Environmental Impact Statement has been submitted after consultation with the Department of Environment and Planning. The main areas of concern addressed in the statement and the comments provided may be summarised as follows:-

1. Safety/Works Required at Helicopter Landing Site (Helipad).

The storage of fuels on the site will not be required and no maintenance work or testing of helicopter engines will be carried out except in emergencies. No refuelling activities will be conducted at the facility. No overnight parking of a helicopter is envisaged except in exceptional circumstances (e.g. in case of an emergency or breakdown). It should be noted that Rural Press do not own or operate a helicopter nor do they envisage acquiring one.

The proposed helipad will be located in the south eastern corner of the site, between the administration building and the southern and eastern boundary of the site on the upper part of the south easterly facing slope.

An alternative site is located near the western boundary of the subject land. The disadvantages of this site is that it is close to an existing dwelling, is closer to Colo High School and existing trees and vegetation would need to be removed to provide a safe and obstacle free landing area.

The proposed site has an obstruction free approach, requiring minimal disturbance to the natural environment.

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The helipad and surrounding areas will be paved so as to avoid dust pollution from the downwash of rotor blades. This and minor earth-works will be the only site work required.

2. Hours of Operation/Aircraft Movements

It is envisaged that the helipad will be used for an average of four movements (2 take-offs and 2 landings) per day. The hours of operation of the facility will be during daylight hours only:

- . 7.00am to 7.00pm
- . 7.00am to 8.00pm (during daylight saving)

No night flying is planned and the helipad would be available for use seven (7) days a week.

3. The Aircraft/General Requirements

Although the type of helicopter that will use the proposed facility is unknown at this stage, the Bell 206 Jetranger is representative of the type operated by commercial operators in the Greater Sydney Region, and could be expected to be the type that will use this facility most frequently.

The Department of Transport recommends that a helipad used by Bell 206 Jetranger, during daylight hours up to a maximum of six (6) movements per day, should be located at least 150metres from the nearest residence.

As pointed out previously, the proposed helipad only involves four aircraft movements per day during daylight hours with no dwellings being within 150m of the helipad.

The flight path can conveniently be made over open rural lands at this time. The impact of future urban release areas will be assessed later in this report.

4. The Environment

The immediate environment of the proposed helipad is generally defined by -

- . to the east - St. Phillips Church of England and beyond that the existing residential area of North Richmond;
- . to the west - Bells Line of Road;
- . to the south between the subject site and Redbank Creek - rural land currently used for grazing purposes;
- . to the south and west of Redbank Creek - 300ha proposed for future residential purposes.

5. Air Control

The R.A.A.F. have fully assessed the proposal and advised that no objection is raised provided that their requirements regarding constraints on operation (ie; designated flight paths and contact with Richmond Air Traffic Control) are complied with at all times.

6. Impact Considerations

- i) Lane Use Analysis - being on the periphery of urban development, ~~the extent of other~~ land uses likely to be affected by helicopter activity is minimal.
- ii) Traffic Considerations - State Environmental Planning Policy No.11 - 'Traffic Generating Development' - does not require private heliports, such as that proposed, to be referred to the Traffic Authority or local and regional traffic committees as their potential for generation of road traffic is considered to be minimal.
- iii) Visual Impact - Colo High School is approximately 400 metres distance directly north of the helipad. Enfield Hill, on which ~~the Rural Press~~ complex is located, forms part of the ridgeline overlooking the school site. The proposed helipad will be located on the south eastern slopes of this ridge and is screened from the high school by the topography, the Rural Press buildings, vegetation and trees. The helicopter may only be visible above the trees when it is moving away or approaching the site from its principal westerly flight path.

The edge of the existing North Richmond residential area is located approximately 400 metres south of the proposed facility and Redbank Creek. Whilst some parts of this area have an unobstructed view of the proposed facility, the majority of dwellings are screened from it by vegetation adjoining Redbank Creek and the slopes up to the Rural Press complex.

Overall, the visual impact of the helipad will be minor and only identifiable when the helicopter is on the site. It is anticipated that landscaping around the helipad will be of the same high standard as that already existing at the Rural Press complex.

- iv) Noise Assessment - The following conclusions have been drawn:-
 - . Maximum noise levels are less than those recommended by the State Pollution Control Commission (SPCC) - Note: Proposal requires licensing by the SPCC, as it is deemed to be 'Scheduled Premises'.
 - . Helicopter-generated noise would be hardly discernible on Bells Line of Road adjacent to the proposal.
 - . Due to its location, approximately 20 metres below Bells Line of Road, Colo High School would only be subject to minimal noise levels in comparison with existing noise levels from road transport.
 - . The helicopter will not be operating outside the SPCC designated hours of 7.00am to 10.00pm.
 - . As the residential areas to the south of the site fall within a noise exposure level of 20NEF (noise exposure contour around RAAF Base, Richmond) any noise from the proposed helipad would not be out of character with existing area noise patterns.

7. Conclusion

The most significant likely impact of the development is its potential for noise generation. The analysis provided has demonstrated that against the background of local traffic and military aircraft noise, the generation factor of the aircraft to be used is minimal.

Although the principal flight path is over an area recently approved for a 100 lot subdivision, the aircraft will be at a minimum of 1,000 ft (as stipulated by the RAAF) and as such noise impact would be relatively minor.

Notwithstanding this, the principal flight path can be re-located further westward.

In all, the development is considered to be environmentally acceptable in the form proposed.

Public Comment

The proposal was advertised in accordance with the Environmental Planning and Assessment Regulation, 1980, with the result being that a petition authorised by J.R. McMahon on behalf of Hawkesbury Shire Ratepayers Association containing 246 signatures and 51 individual submissions have been received. Thirty eight of the individual submissions received were virtually pro forma letters varying only slightly, if at all, in their reasons for objection.

Objections may be summarised as follows:-

- . increased noise levels, especially in respect of Colo High School and North Richmond Public School;
- . obtrusive and distracting to motorists on Bells Line of Road;
- . should be located at an existing landing strip/airport;
- . out of character with existing rural character in the locality;
- . effect on future residential areas of North Richmond;
- . helicopters will be flying over schools, thus posing a risk to children;
- . interference to television and radio reception;
- . no control over hours of operation or the number of flights;
- . North Richmond is a high wind and fog area;
- . hard to justify need for a helicopter when modern communication facilities such as telex and facsimile are readily available;
- . "... we cannot let the selfishness of one company upset the way of life of hundreds of Shire residents, regardless of inducements they may offer, or may have offered".
- . insufficient consideration of sources of hazard, risk levels, adequacy of safety measures, potential for accidents involving nearby structures and potential for wind damage on vegetation and structures;
- . insufficient consideration of security factors, emergency facilities etc;
- . proposal will prejudice the future development of North Richmond;
- . applicant should not be given further favoured treatment at the expense of public peace and quiet;
- . reduction in property values;

The Principals of both Colo High School and Richmond North Public School have both expressed concern at increased noise levels. Additionally, two of the objectors claimed that when the re-zoning of the Rural Press land

was being considered, no mention was made of a proposed helipad. This is not the case, as the helipad was included in the original proposal. It was indicated at the time, that it was 'designated' and required separate consideration.

Planning Assessment - Summary

The major concerns with the proposal are the impact of noise on the amenity of surrounding residents, safety aspects, and the location of the principal flight path above the residential release areas of North Richmond.

In regard to noise, the observed and calculated noise levels are less than the maximum specified by the State Pollution Control Commission. The proposed helipad is designated as 'scheduled premises' and requires licensing by the SPCC. The proposal in its submitted form satisfies the guidelines of the SPCC which state in part:

"... The guideline is intended for use in the evaluation of helicopter sites primarily in urban areas where noise may cause annoyance. The criteria aim at providing a compromise between the need for helicopter facilities and the desire for an environment free of noise..."

The SPCC consider that the two most important criteria are noise levels and time restrictions, viz;

- a) maximum noise levels ranging from 55 dB(A) to 85 dB(A); and
- b) flight times restricted to the hours of 7am to 10pm.

The proposal satisfies both these criteria.

Safety requirements are administered by both the Department of Transport and the Department of Aviation. Operation of the helipad would, at all times, be subject to compliance with the requirements of these authorities.

The applicant has indicated that the principal flight path can be re-located further westward so as to avoid the residential release areas of North Richmond. The existing requirement of one nautical mile west of the river is the minimum distance required by the RAAF.

The hours of operation and the number of flights can be controlled by both Council and the SPCC should the application be approved.

The Department of Environment and Planning, having examined all submissions received during the exhibition period, "... considers that this proposal is one appropriate for determination by Council, taking into account the various matters that have been raised..."

The proposed helipad will provide the applicant with a facility aimed at ensuring that the company maintains a dominant position in the publishing industry. In view of the level of employment generated by the company for residents of the Shire, it is in Council's interests that Rural Press maintain this position.

The negative impacts of the proposal can be mitigated by the imposition of appropriate controls/conditions by the relevant authorities involved with the result being that tangible benefits to the community at large will

outweigh intangible environmental costs.

Recommendation

That approval be granted for the establishment of a Helicopter Landing Site (Helipad) on Lot 101 DP 702238 Bells Line of Road, North Richmond, subject to compliance with the following conditions:-

- 1-2 Standard Conditions (DAs), 25, 34
3. Approval being obtained from the State Pollution Control Commission, Department of Transport and Department of Aviation, prior to commencement of any work or flights. Satisfactory evidence in this regard shall be submitted to Council.
4. Re-location of the principal flight path further westward to a point where it does not traverse the proposed residential release areas of North Richmond. Satisfactory arrangements in this regard shall be made with the RAAF and evidence of necessary authorisation submitted to Council.
5. Operation of the helipad shall be restricted to the following hours:
 - . 7.00am to 7.00pm
 - . 7.00am to 8.00pm (during daylight saving)

The hours of operation shall be restricted to daylight hours only, seven days a week, with a maximum of four aircraft movements per day, ie; two inward and two outward flights. This condition does not apply to emergency flights.

6. Re-fuelling or repair, other than for flight safety, of aircraft shall not take place on the subject site.
7. Sealing of the proposed helipad and immediately surrounding areas so as to prevent dust pollution.
8. All approach and departures shall be restricted to the approved flight path.
9. Disposal of all wastes to the requirement of the Shire Health Surveyor.

It is further recommended that the applicant be advised that pursuant to Section 93(1)(b) of the Environmental Planning and Assessment Act, 1979, that formal consent will be withheld for a period of 28 days, pending advice from the objectors to the proposal as to whether they wish to proceed with their right of third party appeal.

Professor Toon, Consultant to Rural Press, addressed the Committee. Mr.Cecil O'Dea addressed the Committee, as an objector to the proposal.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:	(File DA 342/86)
APPLICANT:	B.R. & J.W. JESSOP
OWNER:	B.R. & J.W. JESSOP
LAND & LOCATION:	LOTS 4 AND 5 DP 253781 (SUBDIVISION OF PORTIONS 204 & 205) MOLES ROAD, WILBERFORCE
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL 1(b1) and 1(b2)

8

APPLICATION: SIX LOT SUBDIVISION WITH AVERAGE AREAS OF
APPROXIMATELY 4.6 HECTARES AND GENERALLY IN
ACCORDANCE WITH THE PLAN SUBMITTED

ADVERTISING: NOT REQUIRED

DATE RECEIVED: 2ND JULY, 1986

S.P. REPORT

The application is made pursuant to SEPP No. 1, the minimum standard for subdivision in this area being 10 hectares.

The applicant has lodged a letter of objection as required by SEPP No. 1 objecting to the minimum area provisions which prevent the subdivision of the property into 4 hectare lots. The applicant advances the following reasons for this objection:-

- "1. The land is suitable for 4 hectare subdivision.
2. It adjoins existing 1(a)6 zoned land where the 4 hectare subdivision is permissible.
3. The proliferation of small lots in the North Wilberforce area already has occurred, hence this will not create a precedent.
4. 4 hectare subdivision will not create a precedent for urban services such as water supply and sewerage. The existing cottages on the property function most satisfactorily with 20,000 litre tanks and on-site septic sewerage. Electricity is already reticulated throughout the property, as is Telecom.
5. The land is not included in the North West Sector Study area (copy of advice from DEP attached)."

It is not agreed, as the applicant contends in point 3, that the proposed subdivision will not create a precedent for further subdivision in the North Wilberforce area. The general pattern of subdivision in the area is of allotments with areas of 10 hectares with the occasional small lot resulting from previous planning controls. In this regard, the applicant's position is no different to that of many property owners in the North Wilberforce area.

As the proposed subdivision varies substantially with the existing subdivision pattern in the area, it is not appropriate that it be supported pursuant to SEPP No. 1.

Recommendation

A. The application be refused on the following grounds:

1. The application is not in accordance with the minimum area standard for the applicable zones.
2. The application is contrary to the subdivision pattern in the area.
3. The precedent for further subdivision contrary to the applicable zoning.
4. Not being in the public interest.

B. The Department of Environment and Planning be notified of Council's decision as required by SEPP1.

Mr.B.R.Jessop addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA 59/86)
APPLICANT: HELROSS INVESTMENTS PTY LTD
OWNER: HELROSS INVESTMENTS PTY LTD
LAND & LOCATION: LOT 1 DP 548152 GROSE VALE ROAD, NORTH RICHMOND
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RESIDENTIAL 2(a1) ENVIRONMENTAL PROTECTION
APPLICATION: ALTERATION TO EXISTING FUEL DEPOT BY THE
RELOCATION OF EXISTING OFFICE, AND THE REPLACEMENT
OF EXISTING DRUM STORAGE CAPACITY OF APPROXIMATELY
62,150 LITRES WITH ADDITIONAL UNDERGROUND STORAGE
OF 48,300 LITRES IN ACCORDANCE WITH PLANS
SUBMITTED, DATED 20TH JUNE, 1986, DRAWING NO. 1,
2, 3 SCALE 1:100 AND 1:200
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED - TWO SUBMISSIONS
WERE RECEIVED FROM:
1. P & R SMITH, 2 CHRISTOPHER PLACE, NORTH
RICHMOND
2. MR & MRS SEATON, 1 CHRISTOPHER PLACE, NORTH
RICHMOND
DATE RECEIVED: 7TH JULY, 1986

S.P. REPORT

Council at its meeting of 8th April, 1986, approved the replacement of existing aboveground tank storage by additional underground storage of 171,700 litres on the above land.

Since then the land has been sold and the new owner requests an amendment to the consent issued. This entails the relocation of the existing office to a position on the site closer to the petrol bowzers; and the replacement of the existing drum storage capacity of approximately 62,150 litres with additional underground storage of 48,300 litres resulting in an overall reduction of approximately 13,850 litres in storage on the site.

The applicant has referred the plans to the Dangerous Goods Branch of the State Pollution Control Commission which has approved the plans subject to the installation of a vapour recovery control panel and two fire extinguishers, which will reduce the possibility of escaping volatile vapours and risk of fire.

The applicant states the following:

"My reasons for arriving at the proposed amendment are:

1. All fuel would now be stored underground in the latest Dangerous Goods /ASA specifications approved tanks. This is a far safer and more acceptable method of storing motor fuel.
2. It will alleviate the possibility of excess spillage from damaged, ruptured or old drums which would present a dangerous fire hazard.
3. Oil industry market research indicates there is a marked reduction in

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the customer demand for drum deliveries as the present economics reflect bulk deliveries give the customer a better return. Drum distribution will become obsolete.

4. All distribution would now be done in bulk and this would alleviate the need for unsightly empty drums being kept at the depot. This, in effect, would mean a much cleaner and safer operation of the fuel depot.
5. Noise level at the depot would also be reduced as there would be no need for machinery and fork lift to handle the drums.
6. Vehicular traffic within the depot will be reduced by terminating drum storage/distribution."

Adjoining owners were notified with one submission being received which detailed the following matters:

1. Main concern is for the health, safety and the well-being of surrounding residents.
2. Increased vapour problem and increased risk of fire.
3. Poorly drained surface run-off.

It is considered that points 1. and 2. have been adequately addressed by the applicant whereas 3. will be conditioned appropriately.

The installation of the additional underground fuel storage will reduce the overall storage from approximately 247,350 litres to 233,500 litres. The proposal will be beneficial to the aesthetics of the site as well as the amenity of the surrounding areas.

Recommendation

Approval be granted in accordance with the plans submitted dated 20th June, 1986, drawings 1, 2 and 3.

- 1-9. Standard conditions (DAs) 1, 7, 9, 18, 19, 20, 21, 25 and 34.
10. The site is to be drained to the satisfaction of the Shire Engineer to eliminate the possibility of surface run-off transversing onto adjoining properties.
11. With regard condition 8, the landscaping is to consist of super advanced species so as to assist in screening the development from adjoining properties. This is to be carried out within (4) four months of the issue of consent.
12. The retail of fuel is to form a minor ancillary part of the overall development.
13. Removal of existing drum storage the use of which is no longer required as a consequence of this consent.
14. Provision of adequate bunding around the underground tanks in order to eliminate the possibility of spillage transversing onto adjoining properties.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:	(File DA 278/86)
APPLICANT:	K. STUBBS
OWNER:	A.J. & K.J. STUBBS
LAND & LOCATION:	LOTS 1-5, SECTION 2, HAWKESBURY STREET, PITT TOWN,

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EASTERN SIDE OF HAWKESBURY STREET, BETWEEN
JOHNSTON AND WELLS STREETS. DIRECTORY F6, MAP 11
10.9 HECTARES
AREA: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL
ZONING: 1(a3) ENVIRONMENTAL PROTECTION AREA
APPLICATION: ESTABLISHMENT OF A TOURIST FACILITY INVOLVING THE
CONVERSION OF THE EXISTING GASROOM INTO A "TOURIST
ROOM", THE ERECTION OF A TOILET BLOCK AND THE
PROVISION OF AN ON-SITE PARKING AREA FOR TWELVE
VEHICLES
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL IN
ACCORDANCE WITH COUNCIL'S POLICY -

TWENTY-SIX LETTERS OF OBJECTION FROM

Hawkesbury Street:	G. & C. Bush P. & J.M. Ryan O. & S.M. Cividin T.J. Dring	C. Ballard (2 letters) M. & L. Miles K. Macquire S.C. Macquire
Hall Street:	I. & S. Low J. Delaney L. Delaney	A. & J. Waller Mr. & Mrs. D.A. Malpass
Wells Street:	T. Elliot L. Riches G. Riches P.F. & S.A. Norris	D. Dunn R.G. & L.A. Meally J.M. Mazaleigue J.A. Mazaleigue
Bathurst Street:	Mr. & Mrs. J. Whitty N.A. Johnston	D. Cleary D.M. Johnston

FIVE LETTERS OF SUPPORT

Hawkesbury Street:	G. & W. Smith)
Hall Street:	J.C. Elmir) 1 letter
Bathurst Street:	Pitt Town Cellars & Village Market H. Rebil, Pitt Town, Post Office Agent
Chatham Street:	L.G. Abson
Old Post Office Road, Cattai:	P. Taylor

S.P. REPORT

Council is in receipt of an application to establish a tourist facility on the subject land for the display and sale of oranges and juices from the property and the serving of morning and afternoon teas. The proposal involves converting the existing gasroom on the site into a "tourist room", erecting a toilet block and providing on-site parking for twelve vehicles. Access to the property will be from Hawkesbury Street.

The land, having an area of 10.9 hectares, is currently being used for the purposes of growing oranges and contains a dwelling house, packing shed and separate gasroom. The applicant has indicated to Council that the reason for the proposed development is to ensure the property remains economically viable, and further, that the proposal will only be of a very limited nature, due to the uncertainty over whether sand extraction is to be undertaken in the Pitt Town area and if so, at what stage.

The existing dwelling house on the property, known as "Lone Acre", is

covered by a section 130 order under the Heritage Act, 1977. This Order requires the applicant to first obtain approval from the Heritage Council for any demolition of or alteration to the building. The applicant does not propose to alter the existing house, and therefore will comply with the provisions of the Act.

The property, however, is identified in Schedule 11 of Hawkesbury Local Environmental Plan, 1984, as an item of environmental heritage and is subject to the provisions of Clauses 37 & 38 of the plan. The intent of these clauses is to ensure that Council take into account the extent to which approval of the application would affect the historic, architectural and aesthetic significance of the item of environmental heritage and its site. The proposal will only involve the erection of a small toilet block on the site and the establishment of a parking area for twelve cars. The "tourist room", and packing shed are already provided for, and as such the development will not affect the significance of the heritage item. The existing packing shed is constructed of corrugated iron, which has been painted green, and blends in well with the surrounding landscape and orchard.

Adjoining owners were notified of the proposal in accordance with Council's Advertising Policy, with twenty-six objections being received. A precis of these objections follows:

Create a precedent for larger, more extensive tourist developments along the lines of a "Big Orange", which will have greater environmental impacts on the area; doubtful financial viability of the proposal; increase in traffic including buses; adjoining road system not designed for increased traffic; increase in noise; detrimental to the tranquil, secluded environment of Pitt Town; adverse effect on neighbourhood amenity and quality of life; destruction of existing village setting; decline in property values; increase in theft and break-ins; destruction of "historical character" of the area; adverse impact on historic "Lone Acre"; disfigure grounds surrounding residence; destroy unique semi-rural area; reduction in safety for children; access to the property, opposite a number of existing homes, is not safe and is inappropriate.

Five letters of support were also received, precised as follows:-

Will bring more "tourist dollars" into the area; will not have a major impact in terms of traffic, particularly having regard to the existing traffic generated by skiers and their boats; an appropriate means of keeping the orchard viable; will promote Pitt Town as an historic village; "boost" for the area; no real disturbance to the tranquil area, especially when one considers the existing traffic and noise pollution generated by high powered boats on the river nearby.

The proposal is only a small scale development and parking for twelve vehicles on the site is considered to be reasonable, having regard to the objectives of Council's Car Parking Policy. Whilst there will be an increase in the amount of traffic using the roads in the immediate vicinity of the development, this increase is not considered to be significant, and will not have an adverse effect on the locality. The applicant has not envisaged tourist coaches visiting the site, however, if coaches are to be accommodated, then provision will need to be made on site.

Consideration was given to an alternate access drive to the site, as a result of concerns raised by the objectors, but this would involve the

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removal of several orange trees. Because of the minor nature of the proposal, the existing driveway to the land is considered to be capable of handling the amount of traffic envisaged.

The proposal complies with the provisions of Hawkesbury Local Environmental Plan, 1984, and may be approved.

Recommendation

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

- 1-10. Standard conditions (DAs) 1, 7, 8, 9, 18, 19, 21, 28, 29 and 34.
11. A septic drainage system shall be provided and a separate application shall be submitted to Council for approval of the septic tank installation.
12. An on-site parking area for twelve vehicles 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.
13. No goods to be stored between the building and the street alignment.
14. If tourist coaches are to be accommodated on the site, then provision is to be made in the car park design for one tourist coach. All accessways where appropriate to have adequate turning radius to accommodate bus movements to the satisfaction of the Shire Engineer.

Mr. Mazaleigue addressed the Committee as an objector to the application.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM: 6	(File DA 318/86)
APPLICANT:	J. & J. WITHERSPOON
OWNER:	J. & J. WITHERSPOON
LAND & LOCATION:	LOT 3 DP 31804 SETTLERS ROAD, LOWER MACDONALD
ZONING:	RURAL 1(A1)
APPLICATION:	ESTABLISH A RURAL INDUSTRY FOR THE REPAIR OF RURAL PLANT AND EQUIPMENT
ADVERTISING:	ADJOINING OWNERS NOTIFIED. TWO SUBMISSIONS RECEIVED. MR. J. & MRS J. DUNN, OF BAY VIEW ROBERT SZUTMARY, OF KENSINGTON
DATE RECEIVED:	18TH JUNE, 1986

S.P. REPORT

Council is in receipt of an application to permit a rural workshop on the above property. The workshop has been in operation as an unauthorised use for the past year, after which Council was advised by an adjoining owner

of its existence.

The subject land has an area of 3781sqm and is narrow and rectangular in shape with river frontage.

The applicant carries out repairs on tractors, fishing boats, auxiliary power plants, water pumps and the like. This is carried out between the hours of 8am and 5pm, Monday to Friday and 8am to 12 noon Saturday. In addition, the applicant has a mobile workshop where repairs are done on the farms. There is adequate parking on site and the applicant proposes landscaping which will screen the development from adjoining owners.

Adjoining owners were notified with two submissions being received. One submission raised no objection to the proposed workshop. The other submission raised objection on the following grounds:-

1. land is not zoned for the use.
2. effect on the amenity of the area.
3. industrial land use in a rural zone.
4. noise pollution

Rural industries are permitted in Rural 1(al) zone without any minimum allotment size required. Rural industries are defined in the model provisions as being:-

"handling, treating, processing or packing of primary products and includes the servicing in a workshop of plant or equipment used for rural purposes in the locality".

The proposal conforms with the definition and may be approved.

Recommendation

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

- 1-10. Standard conditions (DAs) 1 (for any alterations), 3, 9, 18, 19, 21, 23, 25, 32, 34.
11. The development not be used as a car repair station at any time.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM: 7	(File DA 175/86)
APPLICANT:	W.G. TAYLOR
OWNER:	W.G. TAYLOR
LAND & LOCATION:	LOT A DP 363142, MAIN CATTAI ROAD, PITT TOWN NORTH WESTERN SIDE OF MAIN CATTAI ROAD. DIRECTORY B5, MAP 12
AREA:	7.58 HECTARES
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 PART RURAL 1(A3) AND PART RURAL 1(B) ENVIRONMENTAL PROTECTION AREA
APPLICATION:	SUBDIVISION INTO TWO ALLOTMENTS WITH AREAS OF APPROXIMATELY 2.43 HECTARES AND 5.15 HECTARES

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AND GENERALLY IN ACCORDANCE WITH THE PLANS
SUBMITTED

ADVERTISING:

NOT REQUIRED UNDER COUNCIL'S ADVERTISING POLICY

DATE RECEIVED:

3RD APRIL, 1986.

S.P. REPORT

The proposal is to subdivide the subject land into two allotments having areas of approximately 2.43 hectares and 5.15 hectares. The land is zoned part Rural 1(b) being that land within 400 metres of the main road and part Rural 1(a3). The minimum allotment size in a Rural 1(b) zone is 2 hectares, and in a Rural 1(a3) zone, 8 hectares.

Whilst the proposed 2.43 hectare allotment complies with the subdivision requirements of the Rural 1(b) zone, the proposed 5.15 hectare allotment is less than the required minimum within the 1(a3) zone. Council has, however, power to consider the application under State Environmental Planning Policy No.1, subject to any approval being dependent upon the concurrence of the Director of the Department of Environment and Planning. The applicant has lodged a letter with Council objecting to the minimum area requirements of Clause 14 of Hawkesbury Local Environmental Plan, 1984, stating that the standard is unreasonable and unnecessary in the circumstances. The applicant states that there are already two dwellings on the property, one of which is a rural workers cottage. The subdivision therefore, would not increase the population in the area. Further, the proposed subdivision is compatible with the general subdivision pattern in the locality and with surrounding allotment sizes.

Clause 14(3) requires that a subdivision of rural land, other than a subdivision for the purpose of agriculture, shall not be approved by Council unless each lot to be created has sufficient area of land for the erection of a dwelling house above the 100 year flood frequency level for the locality. Although all the land is subject to the 1 in 100 year flood, each proposed allotment will contain an existing dwelling house within it. The subdivision, therefore, is considered to be reasonable in the circumstances, as it does not conflict with the intent of the clause.

The proposed 5.15 hectare lot is about 36% below the required minimum standard. SEPP1 guidelines provide for the following assessment:

1. Objective of Standard and Whether Proposal is Consistent with the Objective.

The existing 8 hectare minimum standard aims to preserve the existing rural amenity of the locality, particularly adjacent to the Hawkesbury River; protect existing and potential agricultural land and provide a density compatible with the existing and potential infra structure provided within the area. The application is considered to be consistent with these objectives.

2. Planning Objectives for Locality and Whether Proposal is Consistent with the Objectives.

In addition to the above, the planning objectives for the locality are to control the establishment of traffic generating development along the main road and to ensure that development is carried out in a manner that minimises risks from natural hazards such as flooding. In this regard, the proposed subdivision is considered to be compatible.

3. Cumulative Effect of Similar Approvals.

The subdivision character of the locality consists mainly of a large number of relatively small allotments with areas of approximately 2 hectares and a lesser number of larger allotments with areas generally between 7.5 hectares and 25 hectares. There is also one allotment in the vicinity having an area of approximately 40 hectares. The reason for the large number of 2 hectare allotments is that the locality includes land zoned Rural 1 (b) and 1(c), both of which have a minimum subdivision requirement of 2 hectares.

The proposed subdivision, if approved, would only create a precedent for a relatively small number of subdivision proposals in the locality, particularly having regard to the flood liability of the area and the necessary requirement for land above the 1 in 100 year flood frequency level. In terms of the existing number of lots, such an increase is considered to be only minor.

4. Whether of Notified State or Regional Significance.

Not relevant.

The property has an area of only 7.58 hectares. The zone boundary, which cuts through the property, creates a situation whereby the applicant must comply with two sets of subdivision requirements. Whilst that part of the land zoned Rural 1(b) can be subdivided to create a 2 hectare allotment, and thus satisfy the minimum area requirement, the remaining land zoned Rural 1(a3) would never comply with the minimum standard of 8 hectares.

As the application is consistent with the planning objectives for the locality, it is considered that it be approved subject to appropriate conditions.

Recommendation

- A. That the two lot subdivision as proposed by the applicant be supported by Council pursuant to State Environmental Planning Policy No.1, and that the proposal be forwarded with a request that the Director of the Department of Environment and Planning concur with the proposal.
- B. It is further recommended that should such concurrence be forthcoming the application be approved generally in accordance with the plan submitted, subject to compliance with the following conditions:

1-4. Standard conditions (subdivisions) 2, 4, 9, 12,

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA 274/86)
APPLICANT:	GREGG RITCHIE & PARTNERS
OWNER:	G.F. RITCHIE
LAND & LOCATION:	LOT A AND LOT B DP 154347 GRENVILLE STREET, PITT TOWN
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RESIDENTIAL 2(a) ENVIRONMENTAL PROTECTION

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APPLICATION: DEVELOPMENT OF EIGHT UNITS FOR AGED PERSONS
GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED

ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL
WITH SEVEN OBJECTIONS BEING RECEIVED
ADJOINING OWNERS -
MR. B. & MRS. L. GREEN
MR. K.W. JOHNSTON
OTHER RESIDENTS - MR. J. WATTS, GRENVILLE STREET,
PITT TOWN
MR. P. & MRS. M. CHADWICK, CNR BUCKINGHAM AND
CHATHAM STREETS
MR. V. & MRS. R. WOODS, BUCKINGHAM STREET
MR. N.A. JOHNSTON, BATHURST STREET
MRS. J. CHRISTOPHER, SECRETARY, PITT TOWN PROGRESS
ASSOCIATION

DATE RECEIVED: 28TH MAY, 1986

S.P. REPORT

The application relates to two lots in Grenville Street with a combined area of 1547 sq.metres previously inspected by Council in response to an application to demolish an item of environmental heritage (page 10 of Development Section of Meeting 11/2/86).

The application as originally submitted, was for 9 aged units, however, the applicant was advised that the overall development would be improved by the deletion of one villa. The applicant was also requested to attend to drainage details as Council may recall that the site is lower than the road surface in Grenville Street. The applicant has now submitted a revised site plan indicating the deletion of one unit and has provided drainage details which broadly indicate the use of approximately 1 metre of fill at the deepest point to force drainage onto Grenville Street.

The application does not come within the provisions of SEPP No. 5 - Housing for Aged or Disabled Persons. Amendment No. 1 to that policy excluded environmental protection areas from the provisions of the policy.

Notwithstanding the application is a permissible use in a residential 2(a) zone, being defined as "units for aged persons". The standards outlined in SEPP 5, however, provide some guidance toward the assessment of the application.

In terms of density, the proposal is within the standard provided in SEPP 5. It also complies in terms of the provision of landscaped area. The application provides for 7 off-street parking spaces, generally screened by buildings from the street frontage. This provision is in accordance with the standard indicated in SEPP 5 of 0.85 parking spaces per dwelling.

The proposal is for a low scale villa development incorporating restoration of the existing slab house. It is not considered that the development would impinge upon existing street amenity.

The objections which have been received in response to the exhibition make the following points:

- * inadequate parking
- * potential for units to be used by people, other than the aged
- * not compatible with a quiet residential street

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- * over-development of the site
- * bulk of the buildings will intrude into the historic single dwelling streetscape
- * increased traffic noise and traffic hazard
- * precedent for similar developments to the detriment of Pitt Town generally
- * lack of public transport or activities for the aged
- * loss of privacy, overshadowing
- * lowering of property values.

A frequent objection to the application was on the basis that it would be impossible to ensure the occupation of the villas by the aged. In this regard it is proposed to condition any future application for strata titling to the effect that the strata title would contain a section 88B restriction as to user requiring all of the villas to be occupied by at least one person over the age of 55 and/or disabled.

The site is within walking distance of the new commercial complex in Pitt Town.

As the application is a permissible use in the zone and is in conformity with the guidelines suggested by SEPP No. 5, it is recommended that the application be approved subject to conditions.

Recommendation

That the application be approved, generally in accordance with the plans submitted, subject to the following conditions:-

- 1-5. Standard conditions (DAs) 1, 2 (7), 26, 27 and 34
6. A contribution of \$4,004, being a contribution for community facilities as a consequence of the development, based on \$572 per additional dwelling.
7. Compaction of fill to be to the standard of 98% dry with tests to be done to the satisfaction of the Shire Health Surveyor.
8. Landscape plan to be submitted with the building application to the satisfaction of the Shire Planner.
9. Restoration of existing slab house to satisfaction of the Shire Planner.
10. Any future application for strata titling to contain a section 88B restriction as to user requiring all of the units to be occupied by at least one person who is over the age of 55 and/or disabled.
11. A contribution of \$3,850 towards sewer headworks based upon \$550 per additional dwelling.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred until a further report has been submitted on the resolution of the structural problems associated with renovation of the old building.

CORRESPONDENCE

ITEM 1: (FILE P160)

CORRESPONDENT: COUNCILLOR R ROTHERHAM

SUBJECT: PERMISSION TO OPERATE A "TOWN CRIER" SERVICE

"I am writing to seek permission to operate a "Town Crier" service in Windsor.

It is proposed to operate the service on Thursdays, Fridays, Saturdays and Sundays for a total of seventeen hours per week.

The 'Town Crier' will be appropriately dressed and will not use any form of amplification, he will however distribute some handbills and gifts for children.

The idea of a 'Town Crier' evolved out of a promotions meeting for a new business, Callahan's Pancake Parlour, that will be opening in one of our Baker Street shops in the near future and it was at that meeting that it was proposed to offer the service to all local business houses to defray the costs and to make the 'Town Crier' a more interesting feature of the central business area as a whole.

We propose to introduce the "Town Crier" to Windsor for the opening promotion of our Callahan's Pancake Parlour late August 86 and would appreciate Council approval as soon as possible in order that we can safely spend our time and money in organising the service as described."

S.H.S. REPORT

No objection can be seen to the proposal which, it is felt, will provide another attraction and create an atmosphere compatible with the area. No conflict is anticipated with other organised activities which occur from time to time, particularly on Saturdays, as the "Town Crier" could operate around other attractions.

Recommendation

That approval be given.

Councillor Rotherham declared an interest in 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. TIM SHELLSHEAR - TOWNSCAPE STUDY FOR RICHMOND. H105/1 & H105/15

Accepting Council's offer to carry out a proposed Townscape Study for Richmond and advising a starting date of 21st July, 1986, for the study.

B2. NOEL BELL, RIDLEY SMITH & PARTNERS PTY LIMITED - WINDSOR TOWNSCAPE STUDY. P160/56

Accepting Council's invitation to undertake the Windsor Townscape Study

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and advising that commencement of the study would be in the second week of July.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File C44/7 & P160/24/B)

SUBJECT: D.E.P. CIRCULAR NO. 108. - LONG TERM OCCUPANCY IN CARAVAN PARKS

The Circular outlines the intent of recent legislation and suggests guidelines for assessing development proposals as a result thereof. Following is a precis of the Circular:-

"Introduction

Councils may be aware that the Local Government (Movable Dwellings) Amendment Act 1986 has now been passed and will soon come into operation. This Act repeals section 288A of the Local Government Act and introduces a system of licensing for caravan parks which will permit both long and short-term residence based on a uniform set of standards.

The guidelines deal with locational criteria only and do not cover matters of internal layout, amenities and services which will be dealt with in advice to be issued by the Department of Local Government.

In recent years many factors have led to an increasing number of caravans and caravan-like structures being used for permanent or long-term accommodation. These factors include shortage in rental housing, the high cost of conventional housing, changing employment patterns, the apparent attraction to some people of a less conventional lifestyle and the widely held perception that caravan living is always cheaper. Moreover, caravans have grown in size and improved in the standard of accommodation they offer, usually at the expense of movability.

Siting of Parks

By and large caravan parks established to cater for long-term residents should be assessed in the same manner as conventional residential developments of the same scale. When considering a development application for a new park, Councils should take into account the heads of consideration under section 90 of the Environmental Planning and Assessment Act, 1979, in much the same way as if they were considering a residential development.

It follows that caravan parks for long-term residents are best located in areas which are suitable for conventional housing. The most appropriate sites, for new parks at least, will be those which are suitable for residential development, serviced, but not yet subdivided for conventional housing. Areas which are zoned rural, even if they have been identified for urbanisation in the long term, are likely to be less suitable. In some cases Councils may find it useful to prepare local environmental

plans or development control plans which identify land considered unsuitable for long-term caravan parks. This may give some guidance to applicants and obviate the need for applications which clearly will not comply.

Visual impact, landscape character and climate.

The visual impact of the proposed caravan park should be considered from scenic vantage points, public lookouts, public areas and major roads. Sites which will be difficult to landscape and integrate into the environment should be avoided.

Public Utilities

Ideally parks for long-term occupation should be provided with all utility services, including sewerage. However, the extension of the local sewerage system may be prohibitively expensive, or it may be that a park is developed ahead of urban development and the sewerage is not yet available. In such cases parks may be provided with their own treatment plant.

Water, electricity and telephone are essential services and there should be no exceptions to their provision. This matter will be addressed in the code of standards which is being prepared by the Department of Local Government.

Adjoining Development

The attraction and enjoyment of a caravan park as a living environment depends greatly on the types of land uses adjoining it. As for any other residential development, location in the vicinity of incompatible land uses such as rubbish tips and noisy industries should be avoided.

Parks providing for holiday makers and long-term residents

Such parks have the inherent problem that the locational requirements of the two kinds of residents are quite different.

There is some evidence that parks catering for both types of occupants work better if they are in two separate sections rather than with long and short-term occupants interspersed throughout the one area.

The new requirements of the Local Government Act will ensure this segregation.

Access to the park, services and facilities

It cannot be assumed for long-term caravan park residents any more than for the occupants of conventional housing that they all have access to cars. For those without cars a transport service such as a local bus route linking with community facilities, shops and schools will be essential if the site is beyond walking distance to these facilities.

The most important facilities to which long-term parks must provide easy access are primary schools, shops and a health centre or doctor. If these are too far for residents to reach, then they will be severely disadvantaged as compared to residents of conventional housing.

Licensing of existing parks for long-term occupancy

The most difficult problems for Councils will be dealing with applications to license existing caravan parks for predominantly long-term occupancy. Many of these were sited on the assumption that they would be for tourists, but have been increasingly occupied by long-term residents. The parks have poor links with community facilities and would be considered entirely unsuitable if they were proposed to be established now. However, if a licence were refused, a large number of people would lose their accommodation.

Clearly in such cases Councils will have to accept the reality of the situation and grant licences to parks with predominantly long-term occupation, which do not fulfil the criteria in these guidelines. Development consent should therefore not be required for existing caravan parks if they comply with their original consent. The important thing is not to increase any existing long-term occupancy in inappropriate parks and to ensure that new parks are appropriately located."

While the legislation has been enacted the implementation date has yet to be set. Council will be further advised of this and any other relevant information as it comes to hand.

Recommendation

That the information on long term residents in caravan parks be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File W275)

SUBJECT: 'RETAILING OUTSIDE COMMERCIAL ZONED AREAS IN
WESTERN SYDNEY'

The above study has recently been completed for WSROC as part of the Commonwealth Department of Local Government and Administrative Services 1985/86 Local Government Development Programme.

As Council is presently reviewing industrial zones as part of the overall review of Hawkesbury Local Environmental Plan, 1984, the study is opportune as it contains guidelines to implement statutory mechanisms aimed at permitting a more flexible approach to retailing outside commercial zoned areas.

To provide a background, the study is summarised below:

The aims of the study cover the development of policies which will:-

- * Guide retailing outside commercial zoned areas.
- * Encourage and promote modern and innovative forms of retailing and commercial activity.
- * Protect and enhance the retail and commercial viability of existing centres.

- * Protect the integrity of industrial areas.
- * Provide a policy framework to aid decision making on these issues having regard to proposed legislative changes.

Current Trends in Retailing

These include:

- * Larger supermarkets.
- * Incentive for some (but by no means all) retailers to move to out-of-centre locations to reduce rent commitments and to remain competitive with the major retail chains.
- * Pressure on some Councils to rezone industrial areas to allow retailing. This is greatest on Councils covering the rapid growth areas of the Western Region.
- * Development of "theme park" retail areas, some serving the needs of the homemaker and renovator and others serving the needs of the car owner/purchaser.
- * Increasing emphasis on retail locations which are easily accessible by car, serving the needs of the motor-oriented public.
- * Retailers in out-of-centre locations characteristically draw trade from a very wide area; prices are similar to those for the same goods in major urban centres.
- * Increasing pressure for office space development in industrial areas.
- * It is also noted that the United States experience has been for pressure for office space development in industrial areas and such pressure is becoming more evident here.

Impact on Commercial Centres

The study provides an analysis which shows that the recommended policy would not place the major urban centres at risk in regard to the majority of store types. The major potential for stores to locate outside the commercial centres concerns hardware, large household, retail plant nurseries and "homemaker" complexes. Other types of stores have strong links with commercial centres and should be located within them.

Examples of statutory mechanisms to promote the policy are provided. These are based on the variety of situations to which planning action could respond. The provisions cover zone objectives, traffic and parking, general development principles, development consent, buildings size limits, allotment sizes, building height, coverage and setbacks, landscaping and advertising. Performance standards for access and parking are also provided.

Summary

The policies cited in the WSROC study can be readily applied to either some or all of the Shire's industrial areas.

The zone objectives provided by the study have considerable merit and warrant further investigation as part of the major review of Hawkesbury Local Environmental Plan, 1984.

One of the aims of the Local Environmental Plan review as it applies to industrial zones is to encourage employment generating activity, thus providing local employment opportunities.

The WSROC study should assist in achieving that aim.

Recommendation

That the information on the WSROC study on, and encouragement for, retailing outside of commercial zoned areas be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C43/12)

SUBJECT: SCHOOL VACATION CARE CENTRES

The Youth Recreation Officer has advised that there is a need for a Vacation Care Centre within the Shire. Care centres are designed to cater for the children of working parents, operating from 7.00 am to 6.00 pm, Monday to Friday during the school holidays. Play Centres currently operating in the Shire sponsored by the Department of Sport and Recreation and Council cater for children only between the hours of 9.00 am and 3.00 pm. Care Centres provide a varied programme of crafts, sport, games and drama etc.

At present there are no provisions for this type of care in the Shire and parents are obliged to make alternative arrangements, which are often unsatisfactory. The adjoining Shires of Baulkham Hills, Penrith and Blacktown sponsor at least 3 care centres each during the school holidays. The Youth Recreation Officer advises that she receives numerous phone calls prior to each vacation period requesting this form of vacation care. The Shire has a total of 48.4% of women in the labour force (WSAAS Community Profile 1985) being the second highest proportion in western Sydney which identifies the urgency for a Vacation Care Service.

The Department of Youth and Community Services advises that it will fund 75% of the staff wages at approved vacation care centres, provided a sliding scale of fees is charged according to means. Parents are required to pay a fee for the use of the centre ranging from \$3.00 per day for the first child, \$2.00 for the second child and \$1.00 for the third and subsequent. Fees may be reduced or waived depending on a person's ability to pay.

Council's responsibilities in such facilities are as follows:

1. Arrange venue
2. Pay rent for use of venue and arrange cleaning
3. Advertise operation of centre
4. Take bookings for centre 2 weeks prior to operation
5. Employ staff - 1 staff member to 15 children

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6. Provide equipment
7. Collect fees from parents
8. Arrange payment of staff and provide remaining 25% of wages not subsidised by Department of Youth and Community Services
9. Provide accident insurance
10. Pay \$20.00 per centre per week for use of petty cash
11. Prepare annual care centre audit form for Department of Youth and Community Services
12. Make submissions each year for ongoing funding.

In respect of No. 8 above, 25% of wages not subsidised by the Department would be expected to be made up by fees paid by parents.

An anticipated budget for a two week programme for a thirty (30) place care centre is as follows:

Income \$		Expenditure \$	
Wages	1,384.80	Wages 1 X Class 10A	
		2 X Class 8A Total -	1,846.40
Fees	1,800.00	Equipment	200.00
Excursions	250.00	Excursion	350.00
		Advertising	250.00
		Petty Cash	40.00
		Rent	120.00
		Cleaning	150.00
TOTAL:	3,434.80		2,956.40

Whilst there is no guarantee that the above expenditure would occur, it would appear from discussions with other Councils who run centres, that the majority either break even or make a profit, albeit only a minimal one.

Applications are required to be made to the Department of Youth and Community Services before the end of September for the whole of the 1987 period. The Ham Street Hall Committee has agreed to make the hall available for the centre which, being located in South Windsor, is considered accessible for working parents. With over 20,000 residents of Hawkesbury Shire in the workforce, a Vacation Care Centre is considered to be an essential service.

Recommendation

That Council make application to the Department of Youth and Community Services to run Vacation Care Centres within the Shire for the 1987 vacation periods.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File L8/86)

SUBJECT: PLANT LOCATION INTERNATIONAL - R.C. TATE - FRANCIS STREET, RICHMOND - MAJOR COMMERCIAL DEVELOPMENT

INCLUDING A DISCOUNT DEPARTMENT STORE

Council at its Ordinary Meeting in July resolved to prepare a draft Local Environmental Plan to allow a discount department store (K-Mart) over that land generally behind the existing Coles store in Richmond. The report to Council at that Meeting included reference to another proposal for a major development and included a letter from Property Estates Ltd indicating that a revised proposal would be received. Such a proposal has been received whereby Property Estates Ltd are the developer who have engaged Plant Location International to be the applicant who have in turn engaged Bell Puddy Australia Pty Ltd to do a preliminary architectural assessment of the proposal.

Property Estates Ltd now have written as follows:

"We refer to our letter dated 2 July, 1986 and confirm our intention - to proceed with the development of the above site.

In order to facilitate the change of land use, we would like to apply for the rezoning of the above property and seek the preparation of a local environmental plan.

We enclose a set of updated drawings in support of our application. A more detailed set of plans will be submitted to you with our Development Application.

You will note that we have created an amalgamation of the existing shopping centre with our development by the creation of a mall through to Windsor Street, which includes the proposed site as an integral part of the existing town centre.

We recognise that some aspects of the plans submitted to you could be considered premature as we have not had the opportunity to meet with officers of your council to discuss the proposed development in detail. However, we believe that the concept of the proposed development was necessary so council could arrive at an informed judgement on our request contained in this letter and we look forward to further discussions with you and your colleagues.

We confirm that your recommendation for rezoning of our site is subject to payment by us of an agreed proportion of costs of the Environmental Study. We have also commissioned a detailed Traffic Study and Retail Study which will be made available to you on completion.

We have been able to secure the properties affected by the development and enclose letters of authority for your records together with a cheque for your lodgement fee."

As part of their preliminary assessment Bell Puddy Australia Pty Ltd indicate in part as follows:

"....The proposal consists of a new shopping centre containing a discount department store and supermarket, a semi-major tenant together with speciality shops grouped around a fully air conditioned roofed mall. Associated car parking for 693 cars forms part of the development proposal.

In addition, the scheme includes for some community facilities, such as a child care centre, extensive landscaped parklands, a cycleway and a public

recreational facility in the form of a farmyard animal nursery....

....The natural cross fall of the site has been used to advantage in the proposal. A significant component of under cover car parking for the centre has been provided and the main retail floor level is envisaged as being in the order of 2 metres below the existing level of Francis Street, thus minimising the visual impact of both the building and the open air car parking to the southern portion of the site....

....The proposal brings together a one-stop shopping facility within fully air-conditioned space and a consolidated car park of some 693 bays. The introduction of the major discount department store will considerably strengthen trading patterns for both existing and proposed shops....

....The new centre's mall will provide a shopping experience with ample opportunities for staged promotions, public meeting and community activities. General public amenities, are included in the development.

The extensive landscaped parkland provisions, cycleway and farmyard animal nursery all contribute in providing a unique community facility for the shire. The blending of the proposed parkland with Council's adjacent playing fields should not be overlooked....

Retail areas are summarised as follows:-

Discount Department Store/supermarket.	13,300
Semi-Major	450
Speciality Shops	2,425
TOTAL NEW NETT RETAIL FLOOR AREA	16,175...."

Plant Location International have also provided a preliminary market and planning assessment of retail development in Richmond. This assessment in part is as follows:

"....The primary catchment area for the Richmond Town Centre at present would be restricted to the town itself and the immediate surrounding area. However, the addition of a DDS to the retail centre of Richmond would add a significantly higher order retail attraction and it could be expected that Richmond would then draw trade from throughout the Hawkesbury Local Government Area....

....It should be noted, there is a significant degree of escape expenditure to other major retail centres....

....it can be concluded that there appears to be ample scope for the development of one DDS operation in Richmond. This assessment is made with regard to both current population levels and projected population growth, as well as the existing level of escape expenditure to other retail centres....

....The obvious development options for the Property Estates' site are either a Super-K, or a Big-W plus Woolworths supermarket. If a Super-K does not proceed on the site, PLI considers that Woolworths would be most interested in gaining a foothold in the area as they are currently unrepresented in terms of a major store.

PLI also considers that should development proceed on the Property Estates' Francis Street site (say with a Big-W and Woolworths Supermarket) prior to any development on the council car park site, then not only would the market not support a K-Mart on the car park site but also the trade of the existing Coles supermarket also would be reduced significantly....

....From this preliminary analysis of market and planning issues PLI concludes that:

- there is sufficient market demand for a DDS operation in Richmond to serve the Hawkesbury LGA;
- the market will only support one such development i.e. either K-Mart or Big-W;
- development of a Big-W plus supermarket on the Property Estates' site would be adverse to Coles' existing operation in Richmond; and
- the Property Estates' development proposal has some significant planning advantages over the proposal for the Council car park site and is thus more likely to proceed."

As previously indicated to Council the competition to obtain a major tenant for development in Richmond is fierce. To date that proposal previously supported by Council is the only one to have an indication from a major tenant of a likelihood to proceed. K-Mart have indicated that their only intention is to proceed to develop that proposal by Graham Alcock Giles Tribe Pty Ltd behind the existing Coles store. To date the developers of Tates site have no firm indication from a major tenant of their desiring to proceed to development. Whilst such an indication from a tenant may be procured in the future it is not considered appropriate for Council to proceed to the final gazettal stage of rezoning on Tates land without this firm indication.

If such an additional rezoning is supported by Council it would only be appropriate on the basis of an initial resolution of Council to proceed only to a certain stage of processing of the Draft LEP with progress past this stage being dependent on advice being received from a major tenant. It would also be appropriate, and has been indicated to be acceptable by the applicant, for them to pay half of the costs in the preparation of the environmental study previously resolved to be prepared by consultants Kinhill Stearns.

The concept plans submitted by the architects for the proposal is for a discount department store/supermarket having an area of 13,300 square metres, a semi-major (i.e. Target, Best and Less etc) with an area of 450 square metres and specialty shops totalling 2,425 square metres. It should be noted that the area of the specialty shops and semi-majors totalling just under 3,000 square metres is considerably larger than the additional specialty shops proposed with that proposal supported by Council over the car park to the rear of Coles. When this area is included with that on the southern side of Francis Street proposed also to be rezoned, being land owned by Mr C. George and presently containing a swimming pool display centre and garden nursery it will be seen that such a proposal over all will significantly increase the specialty shop area in Richmond and could be seen to exacerbate the present situation of a number untenanted shops. Conversely the discount department stores proposed with the apparent reversing of escaped expenditure may make these smaller shops more tenable and may also require an increase in the number

of these shops. This can only be properly ascertained following economic analysis as is envisaged to be undertaken in the environmental study.

The proposal also envisages the provision of child care facilities and a mini-zoo and recreational lake. However as these are only considered to be minor ancillary uses to the large commercial proposal they are best left for detailed analysis at subsequent development application stage should that stage be reached.

Recommendation

That Council prepare a draft Local Environmental Plan over the subject land to enable its development by the construction of a discount department store/supermarket, specialty shops and ancillary uses generally in accordance with the plans submitted subject to the following:

1. Dedication of an area to Council for community purposes. Such area to be as agreed upon by the applicant and Council.
2. The payment to Council of one half of the costs of preparation of the environmental study to be prepared by consultants Kinhill Stearns.
3. The draft Local Environmental Plan to provide for a suitable minimum floor space of the discount department store/supermarket such that there is not the possibility for ultimate development of the land by a proliferation of small shops should it not be developed by a discount department store.
4. That the draft Local Environmental Plan not proceed further than a submission to the Department of Environment and Planning pursuant to section 64 of the Environmental Planning and Assessment Act 1979 unless and until a firm indication is given to Council by a major retailing department store tenant of its desirability to participate in the development.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P160/41)

SUBJECT: NORTH WEST SECTOR HERITAGE STUDY

Council, at its meeting on 11th June, 1985, resolved to have the items of environmental heritage identified in the North West Sector Heritage Study undertaken by the Department of Environment and Planning included into Council's planning instrument Hawkesbury Local Environmental Plan, 1984.

A study has been undertaken by the Planning Department to determine the heritage significance of the items previously identified by the DEP. Each item was surveyed utilising a standard form which incorporated details such as property description, description of the item, construction date, local environs, condition of the item, special features and restoration needs. Each item was also photographed providing a permanent record of its appearance. However, a number of items not identified in the North West Sector Study have also been identified and have been incorporated into the draft plan as these items are considered to also have heritage

status. The determination of each item's heritage significance has provided the basis of recommendations for the incorporation of the items into the existing planning instrument.

It is considered that the draft plan incorporating the North West Sector items as well as additional items should be placed on public exhibition for comment in accordance with Section 66 of the Environmental Planning and Assessment Act, 1979. The documentation will be able to be exhibited in early August.

Recommendation

1. That Council resolve to incorporate those additional items identified in the course of study into the draft Local Environmental Plan - North West Sector items of Environmental Heritage.
2. That Council resolve to place the draft Local Environmental Plan - North West Sector Items of Environmental Heritage on exhibition pursuant to Section 66-68 of the Environmental Planning and Assessment Act, 1979.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED
AUTHORITY

On the following pages is a list of development applications which were approved under delegated authority subject to conditions.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE1. ACCOUNTS PAIDCOMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	52492 - 53163	\$7,899,503.88
Trust	4863 - 4935	971,715.40
		\$8,871,219.28

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

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

3. FINANCIAL STATEMENT FORM 2ACOMMITTEE'S RECOMMENDATION

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

4. CORRESPONDENCE

ITEM 1: (File 1904w)

CORRESPONDENT: MR. B.J. GHANTIOUS

SUBJECT: LOT 161 GREENWAY CRESCENT, WINDSOR - OWNER:
HAWKESBURY SHIRE COUNCIL

Advising that he owns approximately 8 acres of flood prone land adjoining the abovementioned Council property. Making application to lease the land from Council to provide higher land for grazing of horses in times of flood.

Requesting a lease for a period of two (2) years at a rental of \$100 per year with an undertaking to fence the property and to eradicate noxious weeds.

S.C. REPORT

This property was acquired from the Anglican Property Trust in December, 1985, for \$59,160 and has an area of 1.53ha. The land is zoned open space

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recreation proposed 6(b) and has a narrow access from Greenway Crescent. It borders on land owned by Mr. Ghanthous' Company, Triston Pty. Ltd.

Leasing of the property will result in savings to Council as the clearing and maintenance of the land would become Mr. Ghanthous' responsibility. There would also be a saving in the erection and maintenance of fencing.

Due to the proximity of the land to items of Historical significance it is felt that fencing of the land should be sympathetic to these buildings and that prior to erection, the type of fencing should be approved by the Shire Planner.

It is felt that an annual rental of \$100 per year is reasonable and that Mr. Ghanthous should be liable for any rates levied on the land during the period of the lease.

It is also felt that the agreement should be reviewed on an annual basis and that the lease should rest on correspondence.

Recommendation

Council agree to lease Lot 161 DP 716680 Greenway Crescent, Windsor, to Mr. B.J. Ghanthous for a period of twelve (12) months at an annual rental of \$100 plus any rates levied. The agreement to be reviewed on an annual basis and rest on correspondence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 2526-2w)

CORRESPONDENT: MR. B.J. GHANTOUS

SUBJECT: LEASE OF LAND ADJOINING 49 MACQUARIE STREET,
WINDSOR - OWNER: HAWKESBURY SHIRE COUNCIL

Referring to a small strip of land owned Council adjoining his property at 49 Macquarie Street, Windsor. Advising that the strip of land is approximately half a metre by sixteen metres and covered with Kikuyu grass. The strip of land is presently, when possible, maintained by Council staff.

Advising that he has spoken to Mr. Lester Tropman in relation to deterioration of timber floors in the historic cottage at 49 Macquarie Street. Noting that Mr. Tropman has suggested that a drain be constructed on the above strip of land before landscaping, so as to alleviate the problem of dampness.

Proposing to purchase the strip of land from Council on the following basis:-

1. Purchase price \$1.00.
2. Cost of subdivision to be paid by Triston Pty. Ltd., the purchaser.
3. Triston to landscape the strip of land so that no further maintenance will be required by Council.

S.C. REPORT

The land in question adjoins Mr. Ghanous' property and is contained within the car park bounded by Kable Street, Macquarie Street and Fitzgerald Street. It is currently grassed and maintained by Council staff.

As advised in his letter the land is required to alleviate the problems of dampness currently being experienced by Mr. Ghanous.

It is felt that the proposal should be agreed to subject to the Company undertaking to pay all Council's expenses involved with the transfer.

Recommendation

Council agree to the sale of the strip of land adjoining 49 Macquarie Street, Windsor, to Triston Pty. Ltd. for \$1.00 with the Company to be liable for all Council's costs associated with the transfer. All necessary documents to be completed under Seal of Council.

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. SHORELINK COMMITTEE - COMPUTERIZATION OF LIBRARY SERVICES.
L125/11

Inviting Council to join a co-operative library computer network which provides computerised library functions for five independent library services using Stowe BOOK software and an NCR 9400 processor.

Attaching a brief background to Shorelink which includes comparative statistics for the stock and loans of the member libraries of SHORELINK and Council's own library.

(C.L. - The Library is a member of the Australian Bibliographic Network which provides us with a much greater data base than Shorelink.)

B2. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL
CIRCULAR NO. 7/1986 - INDUSTRIAL INFORMATION

1. National Wage Case, June 1986

Advising that on the 26th June 1986 the Full Bench of the Australian Conciliation and Arbitration Commission handed down the Decision in the National Wage Case, and giving details.

2. Garbage Collection

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The Associations, along with the Waste Disposal Contractors' Association and the Transport Workers' Union met the Chief Inspector of the Department on 24th June 1986. It was agreed that an inspector from the Department would assist the other organisations representing the industry, in drawing up guidelines to assist Councils, Contractors and the Local Safety Committees in determining what streets are safe to have refuse collected from both sides and what streets should be collected from one side.

However, it must be stressed that driving a vehicle down the middle of a street is not only illegal, it is unsafe and employees must be discouraged from this practice.

3. Public Holidays

The following is a list of Statutory Public Holidays to be observed in the State of New South Wales for the remainder of 1986 and for the year of 1987:-

Bank Holiday	-	Monday 4th August, 1986
Labour Day	-	Monday 6th October, 1986
Christmas Day	-	Thursday 25th December, 1986
Boxing Day	-	Friday 26th December, 1986
New Year's Day	-	Thursday 1st January, 1987
Australia Day	-	Monday 26th January, 1987
Good Friday	-	Friday 17th April, 1987
Easter Saturday	-	Saturday 18th April, 1987
Easter Monday	-	Monday 20th April, 1987
Anzac Day	-	Saturday 25th April, 1987
Queen's Birthday	-	Monday 8th June, 1987
Bank Holiday	-	Monday 3rd August, 1987
Labour Day	-	Monday 5th October, 1987
Christmas Day	-	Friday 25th December, 1987
Additional Holiday	-	Saturday 26th December, 1987*
Boxing Day Holiday	-	Monday 28th December, 1987*

* Subject to further proclamation.

4. Local Government Salary and Conditions Survey

Councils will have received correspondence from Organisation Consulting Resources Pty Ltd (OCR) relative to the above proposed survey.

A careful examination and assessment of the proposal was undertaken by the Associations' Industrial Panel.

In summation of the overall position, the Panel's Decision was as follows:-

"That the Associations NOT be a party to the Local Government Salary and Conditions Survey and that Councils be advised accordingly".

This decision has now been ratified by the Executives of both Associations.

5. Municipal & Shire Council Nurses (State) Award

6. Local Government Salaried Officers' Award

The Municipal Employees' Union has applied to vary subclause (ii) of

Clause 5 Overtime of the above award by adding the provision that work performed after 12 Noon on Saturday would be paid at the rate of double time.

B3. LIBRARY COUNCIL OF NEW SOUTH WALES - ALLOCATION OF FUNDS. L125/1, G95/11

Advising that \$13,000 has been approved as a grant to Council under the Special Grant Funds, 1985/86, for large print and audio books, agriculture and gardening collection, Australian history and Australian Aborigines collection.

Further advising that \$64,000 has been allocated to the Western Sydney Chief Librarians' Committee for reference resources and facsimile transmission equipment.

B4. 1986 HAWKESBURY FILM FESTIVAL COMMITTEE - RESIDENTIAL FILM WEEKEND. H101

Advising that for 10 years the Workshop Film Group at Willoughby has organised a residential film weekend on the October long weekend at the Hawkesbury Agricultural College. This year the committee has decided to embrace the local community in the Hawkesbury Area and for the first time a non-residential ticket will be available.

Forwarding details of the programme and advising that the cost for non-residents is \$48.00. The Festival will be held from 4th to 6th October.

B5. KEITH MURRAY - APPRECIATION. S205

Thanking Council for affording him work experience with Windsor Central Library.

B6. PUBLIC LIBRARIES DEPARTMENT, NEW SOUTH WALES BRANCH - EFFECTS OF AUSTRALIAN DOLLAR DEVALUATION ON PURCHASING POWER OF PUBLIC LIBRARIES. L125

Providing information on the effects of Australian dollar devaluation on the purchasing power of public libraries. Stating that public libraries have therefore suffered a reduction of almost one-third in the purchasing power in the space of one year, largely in consequence of Australian dollar devaluation.

(C.L. - At the delegation to the Premier Meeting on 2nd June, this information was requested. It is presented to Council for information.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File A3)

SUBJECT: COMMONWEALTH FINANCIAL ASSISTANCE GRANTS
1986/87

The Local Government (Financial Assistance) Act 1986 has now been passed by Parliament with minor amendments to the Bill in the House of Representatives. The Act replaces the Pits Act, 1976. Payments to the States and the Northern Territory for 1986/87 will be made in accordance with the provisions of the new Act. The Act provides for a base level of funding that is equivalent to the level of funding received by local government in the States and the Northern Territory in 1985/86, plus an adjustment to bring the Northern Territory per capita payments into line with those of the States.

The Act states that the actual payments for local government in 1986/87 shall be the base figure multiplied by either the increase in the Consumer Price Index for that year, or by the percentage change in Commonwealth general purpose payments to the States, whichever is the greater.

Payments to the States and the Territory for 1987/88 will be the same as for 1986/87. For all subsequent years payments to the States and the Territory will be based upon the percentage change in Commonwealth general purpose payments to the States. This is to ensure that local government will be treated no less favourably than the States in terms of periodic adjustments to the funding level of the programme.

If the forecast Consumer Price Index proves to be incorrect, there is a provision for a subsequent adjustment to be made to the grant for the following year.

Each State's share of the total grant from 1989/90 onwards will be based upon its unweighed population in relation to the national total. This will benefit Victoria and South Australia at the expense of the other States. The change to population is to be phased in, commencing from 1986/87, so there will be some immediate effect.

The new Act states that Local Government Grants Commissions are to recommend grants to Councils which are most disadvantaged in their ability to raise income and to provide services. It requires funds to be allocated so as to equalise each Council's ability to undertake functions on the basis of the average standard performance of the other Councils in the relevant State.

These changes will result in a substantial reduction in the level of the grants received by a large number of Councils. The Act permits the Commissions to phase the changes in over a period of up to five years. Nevertheless, as there will be no real increase in the total funds for the next two years, at least, the effect on the Council can be considerable. This will be compounded in States other than Victoria and South Australia by the change to the unweighed population for distribution to the States.

Recommendation

That the information on the Commonwealth Financial Assistance Grants 1986/87 be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File I112)

SUBJECT: RENEWAL OF COUNCIL'S INSURANCE POLICIES

Council's insurance policies fall due for renewal on 20th August, 1986.

Council's insurance brokers, Laing Abrahams and Associates Pty ltd, have completed a marketing survey and received quotations from the following insurance companies:

F.A. Insurance	Lloyds of London
N.Z. Insurance Ltd.	C.E. Heath
G.R.E. Insurance	Manufacturers Mutual
G.I.O. of N.S.W.	Mercantile Mutual
Vigilant Insurance Co. Ltd.	Royal Insurance Aust. Ltd.
Carlingford Insurance Ltd.	

From these quotations the following companies have been selected as having the most competitive quotation for the relevant policy.

Motor Vehicle (Comprehensive)	G.R.E. Insurance		
Excess	Nil	Premium	\$36,838.34
Motor Vehicle (Bush Fire)	G.R.E. Insurance		
Excess	Nil	Premium	\$3,211.00
Industrial Special Risk	New Zealand Insurance Ltd.		
Excess	\$500 all claims	Premium	\$44,580.25
Boiler Explosion	G.R.E. Insurance		
Excess	\$50.00	Premium	\$544.25
Fidelity Guarantee	New Zealand Insurance Ltd.		
Excess	\$500.00	Premium	\$650.00
Workers' Compensation Excess of Loss	Royal Insurance Aust. Ltd.		
Excess	\$350,000	Premium	\$21,636.00
Marine Hull (Lower Portland Ferry)	Mercantile Mutual		
Excess	\$5,000	Premium	\$2,362.50
Householders Insurance	G.R.E. Insurance		
Excess	\$50.00	Premium	\$524.00
Marine Liability (Vehicular Ferries)	Mercantile Mutual		
Excess	\$5,000	Premium	\$20,000.00

The changes in premiums for all policies, excluding Industrial Special Risk, are due to increased asset values and market trends.

The Industrial Special Risk Policy premium increase is primarily due to

Council's increased claims experience, eg vandalism and burglary, during the preceding 12 months.

The premiums quoted represent a nett overall increase of 17.6%. Council's 1986 estimates will require minor adjustment during the September estimates review.

Premium renewal quotations are not available for public liability and professional indemnity insurances because all potential underwriters had not provided renewal quotations at this time. However, indications have been given by Council's Insurance Brokers that significant increases are to be anticipated in these two insurance policies and provision will be made in the September, 1986 Financial Statement for this increase.

The quotations will be presented to the Ordinary meeting on 12th August, 1986.

Recommendation

That the report on the renewal of Council's insurances be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File R186/1)

SUBJECT: ARREARS OF RATE BOOK, 1985

In accordance with the provisions of Clause 6(d) of Ordinance 26, the arrears of rates book is submitted to Council with the rates and charges outstanding for 1985 amounting in total to \$551,649.68.

The Arrears of Rate Book amount differs to the amount which is shown on Schedule 101 of the Annual Statements of Accounts as outstanding at 31st December, 1985, and the difference is now reconciled for Council's information.

Amount shown in Arrears of Rates Book	\$551,649.68
Less Outstanding Sanitary Charges	843.23
Less Outstanding Garbage Charges	51,429.80
Plus Estimated Levies for 1986 on Rate Notices not served	132,571.12
Total Rates & Extra Charges outstanding as per Schedule 101	\$631,947.77

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (file R186/1)

SUBJECT: OVERPAYMENT OF RATES AND CHARGES

In accordance with the provisions of Clause 40(b) of Ordinance 26, a list of balances in credit as at 31st December, 1985, and not refunded from Council's Rates Book is now submitted showing the reason the refund has not been made.

The credits amount in total to \$12,036.78. The reasons the refunds were not made are set out below:

1. The overpayment amounted to \$10.00 or less and it was uneconomical to refund the amount. The amount overpaid appeared as a credit on the 1985 rate notice.
2. Where the overpayment exceeded \$10.00, these payments were received in December 1985 and as the report showing the overpayments was not produced by the computer until January 1986, it was not possible to refund the money by the end of 1985.
3. Payments were made in lieu of rates to be levied in 1986 where the ratepayer has elected to pay a proportion of the rates before the levy is made.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R186/1)

SUBJECT: RECONCILIATION OF RATES LEVY AND SEALING OF RATE BOOK

In accordance with the provisions of Clause 25 of Ordinance 5 and Clause 6 of Ordinance 26, I hereby certify that the entries in the Rate Book of the year 1985 have been duly completed, that the rates levied as shown on the Schedule submitted to this meeting have been brought to account and that the valuation figures upon which the rates have been levied have been checked with the valuations as shown in the valuation lists.

I further certify that the list of non-ratable properties as itemised on the Schedule submitted to this meeting has been examined by me and that such properties are exempted by the Council under the provisions of the Local Government Act.

Particulars of the total amount of the levy, of the arrears in respect of each rate and of the valuations on which the rates were levied are shown in the Schedule submitted to this meeting.

Recommendation

Council affix the Seal to the Schedules referred to in the report incorporating the Rate Book Levies, Reconciliation of Levy and Valuation List from the Valuer General and the Schedule of non-ratable properties of the year 1985.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File C45/6)

SUBJECT: LEASE - REVEREND TURNER COTTAGE -
OWNER: HAWKESBURY SHIRE COUNCIL

A report was submitted to the Ordinary Meeting of Council held on 8th July, advising that the Department of Youth and Community Services had relocated to alternative office premises at 155 March Street, Richmond.

Subsequent to this meeting, discussions have taken place with a number of prospective tenants. The Prospect County Council Credit Union have advised that the building is not suitable for their purposes as it is too large and also would be unsatisfactory from a security point of view.

Discussions also took place with representatives of the Department of Social Security to ascertain whether or not they could utilise the extra area until such time as the proposed Government Office Block is completed. They advised that the premises were not suited to their requirements.

Council's Solicitor, Mr. Adrian Walmsley of A.R. Walmsley & Co., has expressed interest in the property and indicated that he would be prepared to relocate from his current premises on the first floor of the Commonwealth Bank, Windsor.

The Department of Social Security was paying a rental of \$165.00 per week and it is felt that this figure should be revised to \$180.00 per week with provision for annual reviews in accordance with the Consumer Price Index. It is felt that there would be considerable benefits to both Council Officers and Council's Solicitor in having legal services located within close proximity to the Council Chambers.

Mr. Walmsley has indicated that he would require a lease of three (3) years with a three (3) year option for renewal and that he would be prepared to relocate in the near future. The Department of Youth and Community Services still have a number of pieces of office equipment within the building and will be required to undertake a number of repairs and correct maintenance items before the property would become available for leasing.

It is felt that the proposal submitted by Mr. Walmsley should be agreed to.

Recommendation

Council agree to lease the Reverend Turner Cottage to A.R. Walmsley & Co.,

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for three (3) years with a three (3) year option for renewal at a weekly rental for \$180.00 subject to review in accordance with the Consumer Price Index on an annual basis. All necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File S18P)

SUBJECT: SIGNING OF CHEQUES - MR. P.M. BRACK

Following the resignation of Council's Accountant, Mr. B. Husking, Mr. Peter Brack was appointed to the position.

As part of his duties, Mr. Brack will be required to sign cheques on Council's behalf and it is necessary for Council to authorise him to undertake this function.

Recommendation

Council authorise Mr. Peter MacDonald Brack to sign cheques on Council's behalf.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File C52/1)

SUBJECT: PROPOSED GOVERNMENT OFFICE BLOCK - WINDSOR
OWNER: HAWKESBURY SHIRE COUNCIL

A number of reports have been submitted to Council concerning the proposed construction of a Government Office Block complex on land acquired from the Trustees of the Sisters of the Good Samaritan Convent in Macquarie Street, Forbes Street and Mileham Street, Windsor.

At the Ordinary Meeting of Council held on 10th December, 1985, it was resolved to proceed with the development of the land by construction of an office block based on the proposal submitted by the McNamara Group of Companies and the Commonwealth Bank of Australia.

Discussions have taken place with representatives of the McNamara Group and a preliminary estimate for design and construction of the stage 1 building was \$2.2million.

Following receipt of this initial budget estimate, discussions then took place with Corporate Management of the Commonwealth Bank of Australia, corner Pitt Street and Martin Place, Sydney. The initial response from the Commonwealth Bank indicated that, given the prevailing interest rates the proposal was not viable at this stage.

In response to these problems a further approach was made to the McNamara Group to try and identify possible areas of cost savings for Stage 1. The Company prepared an alternative budget estimate for construction of the

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building and the revised estimate of \$1.985million did not substantially improve the financial viability of the project.

It became apparent that, either interest rates in the vicinity of 14-15% would be required or alternatively, Council would need to finance a large proportion of the project without resorting to loan funds.

Representatives of Mortgage Acceptance Corporation who had previously expressed interest in the project, approached Council officers and submitted an alternative proposal which involved the company both constructing and financing the development. The financial aspects of this proposal make it possible for Council to proceed with the development in that, providing the office block is fully tenanted, it will be possible for Council to enter a head lease requiring virtually no financial contribution apart from a small shortfall in rental during the first year. The proposal is based on a prime interest rate of 17% and the overall construction cost is estimated at \$2.15million.

Savings in repayments result because of tax benefits to the Company which would be the owner of the development and also because bank charges, holding costs and rise and fall provisions during the construction period are eliminated.

It has been anticipated that Council could purchase the total development within a period of five (5) years and that funds expended would be recouped from rentals over a ten (10) year period.

Provision for acquisition of the development at the end of the lease period would be made in Council's annual loan commitments.

Further approaches have now been made to the McNamara Group of Companies and to the Commonwealth Bank of Australia. Representatives of the McNamara Group have indicated that they will be submitting an alternative proposal within the immediate future and at this stage it would be intended to report to a special meeting of Council prior to the August Committee Meeting and provide further details. These details would include the type of construction proposed by each company, financial aspects of the proposal, and overall net leasable areas involved.

A communication has been forwarded to the Department of Administrative Services advising that prior to Council undertaking any proposed development, it will be necessary to receive an undertaking that the ground floor of the development will be tenanted by the Department of Social Security for a minimum period of ten (10) years at an agreed rental rate.

Recommendation

The report concerning the proposed Government Office Block on land fronting Macquarie Street, Windsor be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File S205/9, C51/10, C51/10C)

SUBJECT: YOUTH ACTIVITIES

1. Hawkesbury Youth Club

Following the resolution of Council (Ordinary Meeting 8th May, 1986) terminating the Youth Club's use of the Richmond Neighbourhood Centre from 30th September, 1986, correspondence has been received from the Co-ordinator, Mr. Kevin Ewer, in the following terms:

"I am writing on behalf of the Hawkesbury Youth Club, asking for a extension of time for the Youth Club to move out of the Richmond Neighbourhood Centre. As from 15th July, the Youth Club will open Tuesday, Wednesday and Thursday from 3.00pm to 7.00pm daily. We hope that these times will stop the vandalism because the Club won't be open Friday and Saturday nights and would not attract youth to the park and the Richmond Neighbourhood Centre."

As well as terminating the lease, Council also resolved "to indicate to the Department of Youth and Community Services (YACS) that it would assist in any way possible to find a more suitable venue for the Youth Club."

At a meeting held between representatives of the Youth Club, the Youth Project Officer (YACS), members of the Richmond Neighbourhood Centre Management Committee and Council Officers, it was arranged for Youth Club representatives to meet youth workers from Mt Druitt and Castle Hill. The YACS Project Officer suggested appropriate programmes had been developed in a number of locations working with a full-time youth workers from each of these centres.

A major problem to the Hawkesbury Youth Club in changing its method of operation, is the nature of the equipment at present in use. The pool tables and video games largely determine the type of activity which is possible under the present arrangement. This permanently ties up the premises, making it difficult to use the room for other purposes. It also means the Youth Club cannot, for example, move to another location and still maintain its present approach, unless the new premises can accommodate all the equipment. Enquiries to date have not located an alternative venue to accommodate this equipment.

The only alternative would be for the Youth Club to diversify its programme, either dispose of or store its equipment, and develop a range of activities from a number of locations within the Shire.

This possibility was presented to the Youth Club with the YACS Officer arranging for consultation with the successful programmes in adjoining areas. Assurances were given by the YACS Officer that in any transitional period, the funding to the Youth Club would not be dropped. It was revealed that the Hawkesbury Youth Club is at present receiving from the Department an allocation of \$21,000 per year. It is considered this amount would be sufficient to employ a trained youth worker on a full-time basis to develop a range of services from a number of centres throughout the Shire. This could include some "street work" and possible use of the Richmond Neighbourhood Centre without permanently tying up one room. On the same basis, programmes could be developed to operate from McGraths Hill, South Windsor and North Richmond, subject to the consent of these management committees. This is a matter for the Youth Club to decide and if necessary, modify its funding application.

2. Hawkesbury Action for Youth (HAY)

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The Hawkesbury Action for Youth Committee has advised Council of its concern to develop appropriate services for youth in:

- a) Housing - The provision of crisis and medium term accommodation for under 18 year olds. Housing for young singles including students from Hawkesbury Agricultural College.
- b) Youth Workers - There is the need for the employment of two full-time direct service youth workers.
- c) Entertainment
- d) Funding of Existing Services - Such as Hawkesbury - Co-operative, Womens Cottage and Hawkesbury Youth Club.
- e) Improved Transport Systems

The HAY Committee draws Council's attention to the advice of WESTIR that 23.5% of the Shire's population is between 12 and 25 years of age - nearly 10,000 youth and young adults.

Recommendation

That the reports be received and that further discussions take place with the Department of Youth and Community Services, the Hawkesbury Action for Youth Committee and the Hawkesbury Youth Club to assist in developing suitable youth programmes in a number of locations.

Mr.K.Ewer addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File C40/12)

SUBJECT: BICENTENARY ART COMMISSIONING

Of the three artists contracted to produce detailed submissions, two entries were received. The third artist did not return the contract or make a submission and no fee is payable by Council. Fee of \$500 each is payable to Max Lawson and Colin Offord. Models and drawings (+ a cassette) are displayed and a resume of the submissions is as follows.

1. Max Lawson - architect

Metal tubes, didgeridoo type instruments, set in concrete. Can be covered with PVC coated polyester or dralon covering at some future date to form a 'sound shell' stage.

Budget for materials only (excluding designer/supervisors fee) is \$23,900. Fee would be a further \$5,000. This does not include the 'sound shell' skin future options. This amount is more than twice the budget of \$10,000.

2. Colin Offord - musician, sound sculptor

Wooden bridge with trumpets, drums, bells etc.

Materials for bridge	\$1,500.00
Materials for instruments	1,861.39
Designer/supervisors fee	5,000.00
Total	\$8,361.39

The budget for bridge materials has been drawn up by Council's Engineering Department and the materials for instruments budget involves a 20% inflation allowance. This amount is under the \$10,000 grant requested from the Bicentenary Authority. Mr Offord has also included in his submission, a sound cassette of similar instruments. Council's labour contribution for this design will be under \$1,000.

Recommendation

That the submission by Colin Offord for a Bicentenary Art Project be accepted, and that Mr Offord be informed that his design has been successful and that subject to funds being made available from the Bicentenary Authority, the work will proceed in the last quarter of 1987.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File L125/17)

SUBJECT: OVER 50'S EDUCATIONAL AND SERVICES GROUP -
PROGRESS REPORT

This group encouraged the establishment of a 'Walking for Pleasure' group which meets weekly every Thursday, and now has approximately twenty five (25) members. Also Tai Chi classes held at the C.W.A. Hall at Richmond with approximately 40 persons attending.

The Over 50's Group has planned the following activities for the remainder of 1986.

10 a.m. Tebbutt Room

August 1st	-	Speaker for the Investment Information Service
September 5th	-	Speaker on 'Family History'
October 3rd	-	Speaker on 'Cooking for One'
November 7th	-	Speaker on the topic 'How to Handle Grief'
December 5th	-	Free films and Christmas Party

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Denne asked if any further advice had been received from the Water Board as to when work would commence on the Keda Circuit sewerage extension.

The Shire Engineer advised that no further advice had been received.

Councillor Denne asked if the owner of the shopping centre at North Richmond could be requested to re-erect the exit and entry signs to the shopping centre to prevent vehicles coming out on to Bells Line of Road and to ensure that entry is from Bells Line of Road and exit is from Riverview Street.

Councillor Sledge referred to the noise of empty trucks travelling along Lennox Street, Richmond during the early hours of the morning (around 3 and 4.00 am). She asked if there was any restriction as to time and if anything could be done about the potholes in the street.

The Shire President stated that Council could not restrict movement of vehicles on a public road and that the Shire Engineer would take up the matter of fixing the potholes.

Councillor Stevens referred to the extensive planting originally carried out at Toxana, Richmond and to the difficulty now being experienced in seeing the building because of the growth of the plantings. He asked if the Parks Supervisor could investigate the matter.

Shire Engineer for attention.

Councillor Stanley referred to an item in the Business Paper to-day concerning the D.M.R. and the junction of The Terrace and Bridge Street, and asked what was the status of the report previously requested regarding a review of the traffic problems along The Terrace and through Hollands Paddock Carpark.

The Shire President stated that there is a complete traffic count being redone for all streets as a result of that item that came up from the Traffic Committee.

Councillor Stubbs referred to the lack of a street sign for the northern end of Old Stock Route Road at the dirt track, and the difficulty being experienced with deliveries, and asked if a sign could be erected.

Councillor Durrington referred to the number of accidents which have occurred at Groves Road and Windsor Road, McGraths Hill, caused by cars turning right into McDonalds and asked if something could be done before someone is killed.

The Shire Engineer stated Council has already approved lighting at this intersection, signposts have been erected, the Department of Main Roads has sealed the shoulder for traffic proceeding towards Sydney to pass the right turning vehicles, and as well the Department of Main Roads and the Police are still conducting investigations to see what improvements can be

carried out.

Councillor Durrington referred to the potholes in Hanckel Road at the bad bend, at the top of Chapman and Commercial Roads, and at the Boundary Road and Old Pitt Town Road corner.

Councillor Rotherham sought advice on the current position regarding the issue of the 1986 rate notices.

The Treasurer advised that the main rate notices were levied on 6th February, the supplementary levy in June and that he understood they were up to date.

The meeting terminated at 12.56 p.m.

Minutes of Meeting of Environmental Noise Pollution Committee
held in the Councillors Room, Council Chambers, Windsor on
Wednesday, 11th June, 1986.

PRESENT: Councillor R. Stubbs, Squadron Leader B. Young,
Mr. G. Holloway and Mr. R. Clifford

1. Apologies:

Mr. K. Rozzoli, Mr. N. Rogan, Mr. G. Farrance, Mr. G. Ponton
.....Clifford/Stubbs

2. Confirmation of Minutes

The Minutes of the Committee Meeting of 2nd April, 1986, were
circulated and confirmed subject to the word "river" being added
to the second paragraph of item 5.6 Clifford/Stubbs

3. Matters Arising from Minutes

3.2 Mr. Holloway advised that there are three distinct
approach paths to the RAAF Base, i.e. jets over Richmond
Road, Caribou over Windsor Library and Hercules over
Windsor Primary School. Squadron Leader Young advised
that the larger the aircraft, the wider the turning
circle. The representative from the RAAF will report to
the next meeting on the reason for approach over Windsor
Primary School.

5.7 Mr. Holloway presented information on longer term effects of
noise.

5.6 Mr. Holloway advised that he had not received any
further complaints re noise from garbage collection
vehicles.

Resolved that details of complaints regarding air, river,
road and off road vehicles received by Council's Health
and Building Department be reported to the Committee for
statistical purposes Holloway/Young

4. Correspondence Received

Mrs. R. Sharpe, Inalls Lane, Richmond, complaint regarding two
flights by helicopters with slung loads on 25th May, 1986,
causing noise and vibrations to historic building.

Squadron Leader Young advised that the flights were part of an
Army Slung Load Practice which are held once or twice per year.
The flight path was designated to the west and north of Richmond
to minimise noise and for load safety. The location of historic
buildings to be supplied to the RAAF for consideration when
preparing future flight paths.

5. Correspondence Outgoing

Follow-up letter to Department of Housing re Aged Persons Units - Cnr. Cambridge and Cox Streets, Windsor.

6. General Business

- 6.1 Squadron Leader Young advised that Wing Commander Tex McLaughlin has been transferred and that the new permanent representative of the RAAF will attend the next meeting.

Resolved that a letter be forwarded to the Officer in Charge RAAF Richmond expressing appreciation for the contribution that Wing Commander McLaughlin made to the Committee Stubbs/Holloway

- 6.2 Mr. Holloway advised that permission has been sought from the Area Office of the Department of Education for a student from Hawkesbury Agricultural College to undertake a study of traffic noise at Windsor Primary School.

Resolved that Hawkesbury Agricultural College be requested to advise whether the student will be undertaking the study Stubbs/Holloway

- 6.3 Mr. Holloway tabled a copy of report "a Reappraisal of Motor Vehicle Noise Controls in Australia" Australian Environment Council.

- 6.4 Mr. Clifford enquired whether Mr. Holloway has received statistics from the Area Nurse regarding hearing loss in children attending Windsor Primary School. Mr. Holloway advised that there has been a change in nursing staff and that he had been unable to obtain the information.

Resolved that the Department of Health be advised that concern is expressed regarding possible hearing damage from road and aircraft noise to children at Windsor, St. Monicas, St. Matthews and Richmond Schools and that the Department be requested to carry out a detailed assessment.

- 6.5 Mr. Holloway advised that the assessments of road and aircraft noise conducted by Public Works Department at Windsor and Richmond Primary Schools were very brief and that staff had been unable to obtain a copy of either.

Resolved that the State Pollution Control Commission be requested to undertake road and air traffic noise surveys at Windsor and Richmond Primary Schools ...Holloway/Young

Further resolved that Public Works Department be requested to forward a copy of the surveys undertaken at Windsor and Richmond Primary Schools Clifford/Young

7. Date of Next Meeting

The next meeting will be held on Wednesday, 6th August, 1986, at 7.30 p.m. in the Councillors Room, Council Chambers, George Street, Windsor.

The Meeting terminated at 9.30 p.m.

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Report of the Meeting of the Australiana Pioneer Village Committee held on site on Friday, 1st August, 1986, commencing at 1.20 p.m.

PRESENT: Councillor G.G.Michael, Shire President and Councillors F.Y.Denne, S.E.Durrington, C.J.Stanley, R.P. Stubbs, the Shire Clerk, Deputy Shire Clerk, and Treasurer.

1. OPERATING STATEMENTS FOR 1985 AND THE PERIOD TO JUNE, 1986.
C51/54

Operating statements for 1985 and for the year to date in 1986 were considered, indicating an income for 1985 of \$80,253.60 and an expenditure of \$98,617.17, providing a deficit of \$18,363.57 and for the year to date 1986 - income \$39,683.70 and expenditure \$53,464.77.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION on the Operating Statements be received.

2. CAPITAL EXPENDITURE C51/54

A detailed breakup of Capital Expenditure provided through C.E.P. was given with the total being \$299,298.35.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION on the Capital Expenditure be received.

3. PLAN OF DEVELOPMENT C51/54

A detailed plan of development was produced to the Committee that indicated a new entrance way from Buttsworth Avenue, regrading to improve the picnic area along the Hawkesbury River bank, parking areas, future exhibit areas and an area where concessions could be made available to external interests.

COMMITTEE'S RECOMMENDATION

THAT THE PLAN of Development be agreed to in principle and that detailed plans and costings be submitted to the next meeting, particularly in regard to the entrance way, parking areas and regrading of the bank.

4. OPERATIONS C51/54

COMMITTEE'S RECOMMENDATION

THAT THE OPERATIONS proceed based on day to day management being responsible to Mr.Stewart Bates, with promotions being carried out by the Tourist Promotions Officer, civic works supervision by the Project Officer and daily supervision by Mrs.Marj Clarke; the executive management by the Shire President and Shire Clerk, with a report on a monthly basis to Council, with the Committee meeting generally three times per year.

5. POSSIBLE CONCESSIONS TO RATEPAYERS C51/54

COMMITTEE'S RECOMMENDATION

THAT COUNCIL consider, for issue with the 1987 rates, a family ticket for two adults and two children with each rate notice.

The meeting terminated at 2.10 p.m.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 12TH AUGUST, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. MR M.J. STEVENS - PROPOSED CAR PARKING AREA, RICHMOND. 2649W

Enclosing a copy of an account for legal expenses amounting to \$380 in respect of action taken by Council to resume the rear portion of 153 March Street, Richmond.

Stating that as Council has now discontinued this action he would appreciate reimbursement for costs incurred.

(S.C. - A report concerning the proposed car parking area involving land owned by Kosmas, Stevens and Telecom Australia was considered at the Ordinary Meeting of Council held on 13th May.

It was resolved not to proceed with the resumption of land required for car parking at this stage with Council being responsible for reasonable valuation fees incurred by Mr G. Evangelides on behalf of Mrs M. Kosmas.

As Mr Stevens has incurred legal fees as a direct result of Council's car parking proposals it is felt reasonable for Council to reimburse him for the expenses.

IT IS RECOMMENDED THAT Council agree to reimburse Mr M.J. Stevens for legal expenses amounting to \$380 in relation to the proposal to resume the rear part of 153 March Street, Richmond for car parking purposes.

FINANCE AND ADMINISTRATIONREPORTS1. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

Lease - Shop 3 Hobartville Shopping Centre, Laurence Street, Richmond, to Lindsay Maxwell Patterson. Rent \$516.55 per month.

2. COMMUNITY AND CULTURAL CENTRE - JULY BOOKINGS. C51/3

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for July, 1986.

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st & 2nd 1st	Staff Training School Meeting	Hawkesbury Shire Council Hawkesbury Shire Sister City Association
1st, 8th, 15th, 22nd & 29th	Rehearsal	Macquarie Towns Junior Orchestra
5th	Dinner	* Thorndale Centre
8th	Music Practice	* B. Morrison
9th to 16th	Art Exhibition	* Hawkesbury Shire Council
14th	Meeting (Co-ordinating Group for the Handicapped)	
15th	Music Practice	* B. Morrison
18th	Blue Light Disco	* Windsor Police
19th	Ball	* Scottish Pipe Band
22nd	Band Practice	* B. Morrison
25th	Wedding	* R. Smith
26th	Dinner	* St. Pauls Grammar School
29th	Band Practice	* B. Morrison
		* Paying Functions

IT IS RECOMMENDED THAT the report on the July bookings for the Community and Cultural Centre be received.

3. ANNUAL LEAVE - SHIRE CLERK. S1/8P

Application is made for annual leave from Wednesday, 27th August to Friday, 5th September, 1986, inclusive.

4. 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 30 June, 1986 is as follows:-

1. RATES AND CHARGES

	<u>1985</u>	<u>1986</u>
Total Collectables as at 30 June	\$9,063,276	\$9,581,685
Actual Collection as at 30 June	<u>6,074,089</u>	<u>5,879,463</u>
BALANCE OUTSTANDING	<u>\$2,989,187</u>	<u>\$3,702,222</u>
PERCENTAGE	67.02	61.36

The reduced rate of collection between 1986 and 1985 has resulted from two major factors. With the implementation of the new computer system it was necessary to re-write the computer program for the issue of supplementary rates. This was not achievable until early June. As a result, there was in excess of \$650,000 levied in June which became due and payable on 25 July, 1986. Subsequently this amount does not attract interest until October following which recovery action for unpaid rates, in accordance with Council's policy, can be implemented.

Recovery and legal action is continuing on all relevant accounts. Legal notices will be issued early in July with summonses later in the same month.

2. ANNUAL STATEMENTS OF ACCOUNTS

The Annual Statements of Accounts for 1985 are nearing completion and the Auditor has indicated that he will be available in early August to carry out his annual audit.

3. GENERAL LEDGER

The trial balance of the general ledger has been produced to 30 June, 1986.

4. CASH BOOK/BANK RECONCILIATION

The bank reconciliation of all funds is completed to 30 June, 1986 and has been reconciled to the general ledger.

5. PAYROLL

The payroll system has been balanced to 30 June, 1986 and Group Certificates for employees were issued during the week ending 18 July.

6. UNPAID ACCOUNTS

Invoices received to 31 May, 1986 have now been paid with authorisation and payment procedures nearing completion for June accounts.

7. STORES AND MATERIALS

All stores and materials have been posted to 30 June, 1986. A physical stock count has been taken for the first six months of the year. Reconciliation of the stock count is now being undertaken with the general ledger.

8. COMPUTER INSTALLATION - FINANCIAL MATTERS

The installation of the new computer system has taken longer than was originally anticipated. The major part of the computer software has been implemented however, there are many alterations to this software which are necessary to satisfy this Council's specific requirements. It is anticipated that it will take several months for this work to be finalised.

IT IS RECOMMENDED THAT the report on the certificate as to State of Accounts Work to 30 June, 1986, be received.

5. STAFF MATTERS - RESIGNATIONS. S1/8PPeter W. Poulson - LERN Co-ordinator

(S.C. - Peter Poulson has been employed since January, 1981 and developed the innovative LERN operation.)

IT IS RECOMMENDED THAT the resignation be accepted and that a reference be provided, under the Seal of Council.

6. COMMUNITY ARTS OFFICER'S REPORTMacquarie Towns Acquisitive Art Exhibition

This year the exhibition took the form of a showing of Council's art collection 1976-1986. A total of 135 works of art were displayed in the Community and Cultural Centre on 11, 12 and 13th July. Approximately 500 persons viewed the exhibition, attendances being down because of the petrol strike. There were many expressions of appreciation for the opportunity to view the collection in its entirety. A selling exhibition of pottery by a local potter was mounted and a classical musician gave a recital on the opening night. Dates of the Acquisitive Exhibition in 1987 will be 10-16th July.

Macquarie Towns Festival

The Committee met on July 23rd and minutes are included in this Business Paper. Incorporation of the Festival Committee is in progress. Tickets have been printed and sales outlets organised for the Kuring-gai Philharmonic Orchestral Concert. A free afternoon dance for senior citizens is being organised jointly with the Richmond RSL Club on Thursday, 25th September. Copy for programmes and posters are being prepared.

Festival Artists' Project

The remainder of the funding from WSAAS, Premiers Department and Community Arts Board for 1986, is being expended on an isolated childrens project at Bilpin. Peter Emerton, circus skills trainer, is tutoring a group of children who will perform in the Festival Parade and St. Monica's Fete afterwards. The classes are being held after school hours at Bilpin School by the courtesy of the Principal, Mr Robinson.

IT IS RECOMMENDED THAT the report be received.

Colo Wilderness Mobile Resource Unit - July 1986.

Preschool sessions have continued with high levels of attendance and staff have surveyed Bilpin Pre-school parents to assess the need for another pre-school day at Bilpin.

The Department of Youth and Community Services has allocated funds to the Resource Unit to operate 10 sessions per week, these will include a venue at Bowen Mountain Park and the possibility of a second day at Bilpin. The pre-school licence has been amended to include extra sessions.

A Parents' Support Group day was held on 29th July at the Blaxland's Ridge Community Centre with the support of the staff and resources of the Lady Gowrie Childcare Centre from Erskineville. Forty-five parents and children enjoyed a wide variety of craft and activities and a slide programme for parents. It was decided that the group would meet fortnightly in the Blaxland's Ridge Schoolhouse on Mondays.

Playgroup support has continued at Bowen Mountain and Colo Heights, members of these groups also attended the parents support day.

Vacation Care funding has been allocated to the Resource Unit for the August/September school holidays, 100% funding for two staff for one week.

An after school clowning workshop was held in the Bilpin Hall by Peter Emerton, 30 children attended. Jazz ballet and aerobic classes for children and adults have proved very popular, these are being held in the Blaxland's Ridge Community Centre on Mondays, Wednesdays and Thursdays.

The Community Nurse and the Resource Worker are organising a programme for seniors in the Kurrajong area, commencing in August. Two students recently had placements with the Resource Unit, one from Milperra CAE Welfare Course and the other from the Hawkesbury Agricultural College nursing course.

Submissions for grants for 1987 operations have been completed for the Department of Youth and Community Services and to the Western Sydney Area Assistance Scheme for an Isolated Areas Youth Worker.

The Management Committee has held a fashion parade for fundraising.

IT IS RECOMMENDED THAT the report on the Colo Wilderness Mobile Resource Unit operations be received.

8. LOT 161 GREENWAY CRESCENT, WINDSOR - OWNER HAWKESBURY SHIRE COUNCIL. 1094W

Attention is drawn to correspondence Item 1 of the Finance Section in the Business Paper concerning a proposal received from Mr B.J. Ghantous for lease of the above property.

Mr Ghantous made application to lease the land from Council to provide higher land for grazing horses in times of flood. The recommendation is that Council agree to lease Lot 161 DP716680 Greenway Crescent, Windsor to Mr B.J. Ghantous for a period of 12 months at an annual rental of \$100 plus any rates levied. The agreement to be reviewed on an annual basis and rest on correspondence.

On 1st August, 1986 the following letter was received from Mrs Robyn F. Hendrikson:

"I am writing in regard to the land recently purchased by Council from St Matthews Anglican Church, Windsor. I also acquired a parcel of land from the Church (Lot 162) which is adjacent to Council's property.

At the time of purchase I was informed that the land that now belongs to Council was zoned passive recreation, which I assumed means that it would remain as it is, but I have since been informed that it may be leased for the agistment of horses. As this would perhaps necessitate the erection of ugly fences and shedding which would adversely affect my view of the escarpment I am anxious to avert this eventuality. In essence, I feel that if this land is available for lease, as an adjoining owner I would like an opportunity to lease it. I would like you to submit a price to me when convenient, for my consideration.

I would be fully responsible for keeping the said land clean and tidy at all times and maintain fences as required."

The property in question is zoned open space recreation proposed 6(b) and has a narrow access from Greenway Crescent. It also borders on land owned by Mr Ghantous's company, Triston Pty Ltd.

In the report to the Committee Meeting it was suggested that, due to the proximity of the land to items of historic significance it was felt that fencing of the land should be sympathetic to these buildings and that prior to erection, the type of fence should be approved by the Shire Planner.

In response to the letter from Mrs Hendrikson, it is felt that it would also be appropriate to specify that no sheds or other structures are to be erected on the land and also to limit the number of animals agisting on the property during normal periods to a maximum of four horses apart from periods of flooding.

It is felt by monitoring the type of fences, eliminating the possibility of erection of shedding and other structures and by limiting the number of stock grazing on the property the interests of Mrs Hendrikson as an adjoining owner would be protected.

IT IS RECOMMENDED THAT Council agree to lease Lot 161 DP716680 Greenway Crescent, Windsor to Mr B.J. Ghantous for a period of 12 months at an annual rental of \$100 plus any rates levied. Fencing erected on the property to be to the satisfaction of the Shire Planner, no shedding or other structures to be erected on the land and horses grazing to be limited to a maximum of four at any time apart from periods of flooding. The agreement to be reviewed on an annual basis and rest on correspondence.

9. RURAL RATE APPEAL - CARNEY. 14010-1, 14013

Two rural rate appeals by Mr N.M. & Mrs H.J. Carney in relation to Council's refusal to grant rural rating for Lot 2 and Part Portion 104 Singleton Road, East Kurrajong were heard by Assessor Stewart in the Land and Environment Court on Thursday 17th July.

Council was represented at the appeal by Mr N. Hemmings QC, Mr N. Robson, Barrister; Council's solicitor, and the Shire Treasurer. It was felt necessary to engage legal representation as Mr Carney's appeal, as in the case of the appeal by Bazeley, was based on whether or not it was necessary for owners to complete Council's application for general rural rate and statutory declaration. Council will recall that Mr & Mrs Bazeley were represented at the appeal by Mr Carney who is a barrister.

In regard to his own appeal, Mr Carney was represented by Mr Sumner-Potts, Barrister. Mr Carney did not give evidence at the appeal but chose to have evidence relating to the use of his property provided by a consultant, Mr J.D. Richards who is a lecturer at Hawkesbury Agricultural College and private consultant in horticulture.

The land has an area of approximately 23.5 hectares (60 acres) and the claim was based on the use of this land for bee keeping and horticulture.

The Court ruled that Mr Carney had not discharged the onus of proof that the land was rural as required by the Local Government Act and the appeal was dismissed by Assessor Stewart who handed down his decision on 18th July.

IT IS RECOMMENDED THAT the report concerning a rural rate appeal by Mr N.M. and Mrs H.J. Carney be received.

10. RURAL RATE APPEAL - PHIPPS. 1179-1W

A rural rate appeal by Mr C.J. & Mrs C.M. Phipps in relation to Council's refusal to grant rural rating for Lot 2 Edwards Road, Richmond Lowlands was heard by Assessor Nott in the Land and Environment Court on Thursday 31st July.

The land has an area of 16.5 hectares and is used for agistment of 90 cattle and approximately 50 horses. Mr & Mrs Phipps reside in a cottage which is erected on the property.

Council was represented at the appeal by the Shire Treasurer and it was argued that the agistment of cattle and stabling of horses was not an acceptable use as defined under the Local Government Act for rural rating.

The court referred to the previous decision in Hope versus Bathurst City Council in which agistment of horses by Mr Hope was considered acceptable because of his responsibilities in regard to care of the animals. In this case, the responsibility of fencing, feeding, watering, weeding etc. rested with the owners of the stock and not with the owners of the property.

The Court ruled that Mr & Mrs Phipps were the occupiers of the land in relation to a claim for rural rating and that business or industry on the property was being conducted by the owners of the animals. The appeal was dismissed by Assessor Nott who handed down his decision on 31st July.

IT IS RECOMMENDED THAT the report concerning a rural rate appeal by Mr C.J. & Mrs C.M. Phipps be received.

11. RURAL RATE APPEAL - BAZELEY. 12801C

A report concerning an appeal to the Land and Environment Court by Mr R.C. & Mrs P.A. Bazeley against Council's refusal to grant rural rating on Part Portion 248, No. 901 Kurmond Road, Kurmond was submitted to the Ordinary Meeting of Council held on 8th July.

Council was advised that the major question raised at the appeal was whether or not it was necessary for owners to complete Council's application for general rural rate and statutory declaration.

The court ruled that, from the evidence given by Mr Bazeley at the hearing, it could be concluded that the property may be entitled to rural rating but that this would require assumptions in favour of the applicant. In the circumstances where an applicant is given every opportunity to prove his case and to put the matter beyond doubt but chooses of his own volition not to do so, it was not seen as a function of the court to make favourable assumptions or guesses as to probabilities which may swing the determination of the matter in his favour.

The appeal was dismissed by Assessor Mr B. O'Neile who handed down his decision on 27th June.

Shire Clerk/General Manager's Report

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Following the decision, Mr & Mrs Bazeley had a period of 30 days to lodge an appeal against the ruling and did so on 23rd July, 1986. The matter is listed for hearing on 2nd September, 1986 on the basis that either the decision by Assessor O'Neile was incorrect and that the rural rate should be allowed or alternatively that the matter be reconsidered by another assessor on the grounds that evidence considered by Mr O'Neile was not relevant.

The matter has been referred to Council's Solicitor, Mr A.R. Walmsley and he has been requested to defend the appeal on the basis that the decision by Assessor O'Neile is correct.

IT IS RECOMMENDED THAT the report concerning an appeal against the judgement by the Land and Environment Court in regard to an application for rural rating by Mr R.C. & Mrs P.A. Bazeley be received.

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

At the end of this business paper please find the following reports which are submitted for Council's information:

1. Management Executive Committee
2. Macquarie Towns Festival Committee
3. W.S.R.O.C.
4. Prospect County Council
5. Joint Councils River Advisory Committee

IT IS RECOMMENDED THAT the reports be received.

13. 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

PAGE 1

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-AUG-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
103 08-Oct-85	Amenities R'mond SE	Report on public amenities -- Richmond Oval -- a more economical solution such as the repair of the existing facilities	Report	Plans nearing completion for report	
108 11-Nov-85	Grose Vale Site DSC	Further report on the management of the former Grose Vale School building once Council has obtained ownership	Report	Awaiting ownership	
11-Feb-86	Hollands Paddock SE	Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street	Plan	Report to G.P.C. Meeting	
11-Feb-86	Australiana Village Treasurer	Further report on discussions with Mr. Theo Dykgraaf regarding promotion and operation of Australiana Village	Report	Referred to Aust Pioneer Village Committee	
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.C. Meeting	
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	Report to be prepared following construction of Long Day Care Centre	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-AUG-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
3 13-Mar-84	Bicentenary SP	Feasibility study be undertaken on estab of Museum of Industry and Commerce for Bicentenary Celebrations	Discussion	Under investigation	
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	
11-June-85	Waste Disposal SHS	Further report on waste disposal operations particularly salvaging recyclable materials and joint operation with other councils.	Report	Under consideration for report	
90 13-Aug-85	Educational Tapes Lib	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	Report to G.P.C.	
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	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-AUG-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
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 G.P.C. Meeting	
13-May-86	DEP's SP	Report on shortcomings of Environmental Planning and Assessment Act with regard to Local Environmental Plans	Report	Report to July G.P.C. Meeting	
13-May-86	Richmond Park SE	Report on funds allocated for Richmond Park	Report	Lighting costs being obtained from Prospect County Council	
10-Jun-86	Display Macquarie Towns Festival TPO	Report on feasibility of staging Council display in conjunction with Macquarie Festival Committee	Report	Report to G.P.C. Meeting	
10-Jun-8	Playground equipment in major parks YRO	Report on playground equipment in major parks	Report	Report to G.P.C. Meeting	
10-Jun-86	Grandstand Richmond SE	Report on possible funding of the cost of repairing the grandstand and fire risk	Report	Report to G.P.C. Meeting	
10-Jun-86	Grandstand McQuade Park SE	Report on Fire Risk	Report	Report to G.P.C. Meeting	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 12-AUG-86

FILE NO REP DATE	SUBJECT REFERRED TO	ACTION	COMMENT	COMP DATE
10-Jun-86	Tebbutt Telescope DSC & SP	Report on suitable site for placement	Report	Report to G.P.C. Meeting
8-Jul-86	Coat Farm Vincent Road SP	Further report on monitoring of farm	Report	Report to Oct Ord. Meeting
8-Jul-86	Museum SE	Further report on work required including demolition of rear attachment & restoration of wall design of stair- well & suitability of building	Report	Report to G.P.C. Meeting
8-Jul-86	Kurrajong LEP SP	Report on request for preparation of a LEP for the Kurrajong area	Report	Report to G.P.C. Meeting
8-Jul-86	Windsor Street Richmond SE	Report on possibility of overcoming bad breakages & raised portions	Report	Report to G.P.C. Meeting
8-Jul-86	Tennis Courts SE	Report on feasibility and cost of providing two tennis courts within Wilberforce Park	Report	Report to G.P.C. Meeting

ENGINEERINGCORRESPONDENCE1. C. PHILLIPS, SOUTH WINDSOR BAPTIST CHURCH - EVANGELISTIC OUTREACH PROGRAMME. (625-203)

Advising that the South Windsor Baptist Church intends to conduct an evangelistic outreach programme during 5-12th October, 1986, and requesting permission for use of either McQuade Park or vacant land adjacent to the southern side of Windsor Railway Station.

In conducting the above programme, the Church wishes to erect a marquee. Meetings will be open to all members of the community with free admission and anticipated attendance of 200-300 people; the programme provides for performances by various musical groups, with drama presentations and guest speaker.

(S.E. - No objection is held to the above proposal, however, it is considered that the area adjacent to the Windsor Railway Station would be the most suitable site. In addition to certain standard conditions regarding use of reserves, the following conditions to apply:

- (i) provision of portable toilet facilities, to be cleared on a regular basis;
- (ii) the Church to submit a copy of a Public Liability Policy in the amount of \$2,000,000 against personal injury and loss or damage to property occasioned by the proposed activity;
- (iii) approval to be obtained from the Prospect County Council to any proposed portable lighting/generator system;
- (iv) the proposed generator not being operated more than 15 minutes prior to cessation of the function;
- (v) payment of a hire fee of \$60.00;
- (vi) payment of costs incurred by Council in provision/removal of rubbish from the site)

IT IS RECOMMENDED THAT approval be granted to South Windsor Baptist Church to conduct an evangelistic outreach programme during 5-12th October, 1986, in Bereewan Park, subject to certain standard conditions regarding use of reserves, and

- (i) provision of portable toilet facilities, to be cleared on a regular basis;
- (ii) the Church to submit a copy of a Public Liability Policy in the amount of \$1,000,000 against personal injury and loss or damage to property occasioned by the proposed activity;
- (iii) approval to be obtained from the Prospect County Council to any proposed portable lighting/generator system;
- (iv) the proposed generator not being operated more than 15 minutes prior to cessation of the function;
- (v) payment of a hire fee of \$60.00;
- (vi) payment of costs incurred by Council in provision/removal of rubbish from the site.

Shire Clerk/General Manager's Report

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2. HAWKESBURY DISTRICT CRICKET ASSOCIATION - GRANT FOR MAINTENANCE OF TURF WICKETS IN THE DISTRICT. 625-136, 625-202, 625-203, 625,206

Requesting that the grant of \$900 for preparation of turf wickets cricket for the 1985-86 season be forwarded urgently. Forwarding copies of running cost of each wicket and also advising that due to the increased running costs during the 1985-86 season, they request that the grant be increased by \$50 to \$100 per wicket for the 1985-86 season.

(S.E. - The current subsidy is \$950 and on the supporting information from the Association costs in undertaking the work the request for an increase of approximately 6% is considered justified.)

IT IS RECOMMENDED THAT the Hawkesbury District Cricket Association be advised that the subsidy for preparation of the turf wickets for the 1986/87 season will be \$1000 per wicket.

3. GROSE WOLD PROGRESS ASSOCIATION - WATER SUPPLY GROSE WOLD. A7/18, M134/3

Advising that residents are opposed to the proposal for a water supply scheme in the Grose Wold and Grose Vale areas and requesting that Council advise the Association of any developments in this matter.

(S.E. - Residents affected would be informed on any proposal. No planning is currently in progress.)

IT IS RECOMMENDED THAT the Grose Wold Progress Association be advised that the community would be kept informed and consulted in respect to a proposal for reticulation of water to the area.

4. NEW SOUTH WALES WATER SKI ASSOCIATION - BRIDGE-TO-BRIDGE WATER SKI CLASSIC. 625/205

Requesting permission for exclusive use of Governor Phillip Park from noon, Saturday, 15th November, 1986, to 6.00 p.m., Sunday, 16th November, 1986, to conduct the "Anchor Wetsuits" 26th Bridge-to-Bridge Water Ski Classic, with the Association charging entry fees of \$4.00 per adult and \$1.00 per child.

(S.E. - The above event is conducted annually and Council has actively assisted the Association in conduct of the above event in past years. Appropriate arrangements will be made for provision of toilet facilities and additional garbage receptacles will be provided. In accordance with past practice, the Association is to pay 40% of nett gate receipts to Council.

IT IS RECOMMENDED THAT approval be granted to the application by the New South Wales Water Ski Association for exclusive use of Governor Phillip Park, from noon, 15th November, 1986, to 6.00 p.m. 16th November, 1986, and for the Association to charge an entry fee of \$4.00 per adult and \$1.00 per child, with the Association paying 40% of net gate receipts to Council. Subject to river users being allowed to place boats back on trailers on Saturday afternoon 15th November, 1986.

Shire Clerk/General Manager's Report

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5. HAYDEN NEPEAN BROADCASTERS PTY. LTD. RADIO 2KA -
2KA "BEACH PARTY" MACQUARIE PARK, 7TH DECEMBER, 1986: 625-6

2KA is requesting permission to stage a "Beach Party" at Macquarie Park on 7th December, 1986.

This would involve Outside Broadcast from a Mobile Studio, summer style contests, a sausage sizzle (subject to fire restrictions) and the use of amplifiers (noise would be kept to a minimum).

(S.E. - No objection is held to the above proposal, however attention is drawn to Council's Resolution of December, 1982, prohibiting use of amplifiers in Macquarie Park. In addition to certain standard conditions regarding use of reserves, the following conditions apply:

1. 2KA to submit a copy of a Public Liability Policy in the amount of \$2,000,000 against personal injury and loss or damage to property occasioned by the proposed activity;
2. Payment of a hire fee of \$60.00;
3. Payment of costs incurred by Council in provision/removal of rubbish bins from the site.

IT IS RECOMMENDED THAT approval be granted for 2KA to stage a "Beach Party" on 7th December, 1986, in Macquarie Park, subject to certain standard conditions regarding use of reserves, as well as:

1. 2KA to submit a copy of a Public Liability Policy in the amount of \$1,000,000 against personal injury and loss or damage to property occasioned by the proposed activity;
2. Payment of a hire fee of \$60.00;
3. Payment of costs incurred by Council in provision/removal of rubbish bins from the site.

ENGINEERINGREPORTS1. REEDY ROAD, MARAYLYA - WIDENING. 3761-0(W)

Council at its meeting 9th April, 1985 resolved to proceed with road widening in Reedy Road, Maraylya.

Negotiations proceeded with the owner of Lot 4 DP523624 on the basis of preliminary design requirements and agreement was achieved. Later detailed investigation required additional land to accommodate a drainage channel and a subsequent report from Council's Consultant Valuer recommends an amount of \$1,500 compensation, which is an increase of \$250 over the previously agreed compensation.

IT IS RECOMMENDED THAT an amount of \$1,500 be offered as compensation for road widening within Lot 4 DP523624, Reedy Road, Maraylya and the documents be completed under the Seal of Council.

2. SUBDIVISION APPROVED UNDER DELEGATED AUTHORITY

			Date Received	Date Approved
S86/63	Applicant: Owner: Land:	D. Matthews & Associates D.M. Riach Lot 2 DP 529058 George Street, South Windsor Subdivision creating two lots	27.5.86	27.6.86
S86/31	Applicant: Owner: Land:	D. Matthews & Associates M. Freeman Lot 10 & 14 DP 240211 & Portion Development 161 Parish of Merroo, Cedar Ridge Road Subdivision creating four allotments.	11.3.86	8.7.86 Consent 1.7.86
S86/53	Applicant: Owner: Land:	B. Oner B. Oner Lot 4 DP 264159 Fairway Road, South Windsor Subdivision creating two lots	13.5.86	3.6.86
S86/64	Applicant: Owner: Land:	D. Matthews & Associates A. Lederer Lot 6 DP 4161 & Lot 1 DP 249817 Springwood Road, Yarramundi Subdivision creating three lots	5.6.86	27.6.86 Development Consent 23.6.86

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S86/46	Applicant:	A. Hibbert	28.4.86	2.7.86
	Owner:	Estate N.L. Greenfield		
	Land:	Lot 4 DP 554905 & Lot B DP 117105 George & Church Roads Wilberforce	Development	Consent 26.6.86
		Subdivision creating two lots		
S86/44	Applicant:	E. & M. Strauss	24.4.86	2.7.86
	Owner:	E. & M. Strauss		
	Land:	Lots B & C DP 359981, Grose Vale Road		
		Subdivision creating two lots		
S86/42	Applicant:	John Bowden	22.5.86	9.7.86
	Owner:	Anglican Church of Australia		
	Land:	Lot 4 DP 701384 Cnr Eldon & Wellesley Streets, Pitt Town		
		Subdivision creating five residential lots		
S86/74	Applicant:	J. Leven	3.6.86	16.7.86
	Owner:	M.L. & F.B. Hanley, W.J. & A.C. Kerr		
	Land:	Lots 665, 666 & 667 DP 222231 Red Gum Crescent, Bowen Mountain		
		Subdivision creating two lots		
S86/67	Applicant:	P.S. Graham & Associates	23.6.86	14.7.86
	Owner:	S.S. & A.M. Attwood		
	Land:	Lot 2 DP 247243 Singleton Road, Wilberforce		
		Subdivision creating two lots		
S86/68	Applicant:	D. Matthews & Associates	23.6.86	4.7.86
	Owner:	E. Erenyi		
	Land:	Lots 5 & 6 DP 238173 Old Hawkesbury Road & Garfield Street, McGraths Hill		
		Subdivision creating three lots		

IT IS RECOMMENDED THAT the report concerning subdivisions approved under delegated authority be received.

3. PUBLIC WORKS

ROAD CONSTRUCTION

MR 181 St.Albans Road - 7.54 - 9.70km

Lime stabilisation of the base course has been completed together with placement of the sandstone surface course.

Stabilisation of this course and sealing will be undertaken in about four to five weeks as the temperature increases.

MR 184 Richmond Road, Windsor - Moses Street to Unnamed Lane

Placement of the kerb & gutter along the southern side is complete subject to relocation of two power poles and telecom services.

MR 184 Windsor Road, McGraths Hill

Construction of drainage pits and backfilling of the road shoulder with pavement material completes this project.

Laws Farm Road

Earthworks and installation of drainage pipes is well advanced.

J.O.L.O.R.

Work has continued on erection of guide posts and safety fencing along the Biceptennial Road.

N.A.E.S.

Work has commenced on Stage II works with completion of the pathway in Howe Park with work now underway at Governor Phillip Park.

MAINTENANCE

Reinstatement of road and footpath openings is continuing along George Street, Windsor.

Replacement of damaged kerb & gutter, Fitzgerald Street, Windsor with adjustment to parking bay, Kable Street at Windsor Town Centre.

Repairing of footpath, Windsor Street, Richmond and along Chapel Street.

Repair of motor-by-pass (cattle grid), Wrights Creek.

Removal of dangerous tree, Geakes Road, Freemans Reach and erection of guide posts in Crooked Lane.

Patching, gravelling and grading included work, on:-

Single Ridge Road, Gadds Lane and Streets Kurmond area, Railway Road South, Cornwallis Road, Inalls Lane, Old Kurrajong Road, Yeomans Road, Mill Road, Maddens Road, Post Office Road and streets Wilberforce, McKinnons Road, Creek Ridge Road and streets Glossodia, Whitmore Road, Nelson Road, Cattai, roads in the Bowen Mountain area and streets Richmond, Wrights Creek Road, Settlers Road and Wharf Road St. Albans. The Driftway, Comleroy Road, Blaxlands Ridge Road, Mahons Creek Road, Yarramundi, Mt. Lagoon Road and Sams Way, Freemans Road, Agnes Banks, Saunders Road, Glebe Road, Tennyson Road, East Kurrajong Road Section 1 and Griffins Road, Alinjarra Road, Tennyson.

Work has commenced on the curve improvement Mr182 Sackville Road at 7.25km.

Other

Construction of vehicular entrances at a large number of Government owned houses is being undertaken by Council.

Car Parks

Grading and placement of a temporary gravel surface to provide for off street car parking, North Richmond at corner Riverview Street and 22 Bosworth Street, Richmond.

PARKS AND GARDENSBicentenary Park

Work continued on construction of pathways plus installation of two (2) barbeques and electrical supply to the area.

South Windsor Tennis Courts

Placement of the artificial grass surface has been completed.

Other

Planting of street trees in Bligh Park for the joint venture with work underway along Macquarie Street, Windsor.

Pruning of street trees has continued including attention to trees Cambridge Avenue, Windsor and Francis Street, Richmond.

BUILDINGSAustraliana Pioneer Village

Construction of the jetty and small pedestrian bridge have been completed. repairs made to the concrete weir and a tyre retaining wall constructed. Repairs to concrete support on Railway Bridge No. 2.

Other

Construction of desks for Tourist Information Centre.

Repairs Richmond C.W.A., Windsor Pool, Toilet Block, Woodlands Oval, Bus Shelter Richmond Park, Horrie Eley Hall.

Assistance with Art Exhibition.

Plant

Delivery of the Volvo Loader & J.C.B. Loader/Backhoe.

SEWERAGEGreenway Crescent, Extension

Work has continued on installation of the reticulation mains.

Treatment Works

Daily flow for July was 2101kl/day while reconstruction of the second half of the sludge drying beds has been completed.

The sludge press on hire from Mitchell Cotts proved successful. The unit has been returned. Cost of purchase would be of the order of \$240,000.

Attention to two chokages at pump stations, nine main line blockages and four chokes in Council property.

IT IS RECOMMENDED that the report on works carried out in July be received.

4. PROPOSED SEWAGE TREATMENT WORKS - FAIREY ROAD, SOUTH WINDSOR
SUPPLY OF MECHANICAL EQUIPMENT. S200-16, P160-46A

With the tenders for the civil and electrical works before Council, reference is made to the tenders received from the mechanical works as presented to Council at the meeting of 10th June, 1986. With the licence for the works now issued by the State Pollution Control Commission, it is proposed that the tenders for the mechanical equipment be now accepted.

IT IS RECOMMENDED THAT the following tenders be accepted :

1.	Milliscreen - William Boby	...	\$27,056
2.	Open Channel Flow Meter - Aquatic-Maxcon	...	\$ 5,410
3.	Mixer & Aerator - Aquatic-Maxcon	...	\$29,800
4.	Chlorifier Equipment - William Boby	...	\$40,131
5.	Pumps - Aquatic-Maxcon	...	\$10,350
6.	Chemical Dosing Equipment - Aquatic-Maxcon	...	\$33,880

5. CONSTRUCTION - RIFLE RANGE ROAD, SOUTH WINDSOR. P160/46/A

Further to the report to Council concerning the arrangements to provide for construction of Rifle Range Road to be undertaken in conjunction with the roadworks for Precinct 6 of the Bligh Park joint development, the agreement to be entered into between Council and the New South Wales Land & Housing Corporation must be completed prior to acceptance of a tender for the work, such that the Corporation acts as Council's agent.

A draft agreement has been submitted, which provides that :

1. The Corporation shall carry out and complete the Council's works substantially in accordance with the drawings.
2. The Council shall meet the actual cost of construction of the Council works based upon the Bill of Quantities and shall, in a manner as agreed upon in writing by the parties, pay to the Corporation following the signing of the agreement, the cost of the works.

Tenders have closed for the roadworks and the proportion applicable to Council's works is \$83,871.75, within a total contract of \$323,174.05.

Shire Clerk/General Manager's Report

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Added to this will be the further following costs :

Final Seal (asphaltic concrete)	est.	\$32,452
Survey & Design	est.	\$6,000

plus any further extras or deletions as approved.

On these figures the cost of the work on Rifle Range Road is \$122,323.95 which compares very favourably with the estimate of \$163,201 as reported to Council at the last meeting (Item 7 - Shire Engineer's Report General Purpose Works). The savings will flow through in respect to the contribution being made by the Regional Catholic High School authorities.

IT IS RECOMMENDED THAT Council execute the agreement between the New South Wales Land and Housing Corporation for the construction works on Rifle Range Road to be funded by the Council, with all documents executed under Seal of Council.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of July, 1986. Applications received during July, 1985, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
58 (46)	New Dwellings	\$2,801,202	(\$2,422,499)
56 (52)	Additions to Dwellings	464,155	(351,162)
- (1)	Residential Flat Buildings	-	(40,000)
4 (12)	New Buildings other than Residential	369,000	(1,861,200)
3 (4)	Additions to Buildings Other than Residential	1,053,500	(128,758)
18 (14)	Swimming Pools	188,450	(135,795)
1 (-)	Additions to Dwellings - Dual Occupancy Unit	8,000	(-)
<u>140</u> (129)		<u>\$4,884,307</u>	<u>(\$4,939,414)</u>

Building Applications received up to the end of July, 1986. Approvals for the corresponding period during 1985 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
317 (329)	New Dwellings	\$17,522,170	(\$15,896,814)
397 (362)	Additions to Dwellings	2,905,611	(2,366,837)
3 (10)	Residential Flat Buildings	251,000	(610,000)
33 (97)	New Buildings other than Residential	5,098,600	(5,970,186)
31 (28)	Additions to Buildings other than Residential	1,527,538	(1,037,938)
70 (66)	Swimming Pools	564,701	(585,889)
3 (3)	Additions to Dwellings - Dual Occupancy Unit	45,200	(197,250)
<u>854</u> (895)		<u>\$27,914,820</u>	<u>(\$26,666,914)</u>

IT IS RECOMMENDED that the report be received.

2. CLEAN AIR ACT. P177/1, P177/3

The Clean Air Act was recently amended to, amongst other provisions, control open burning.

The State Pollution Control Commission maintains that approximately one third of Sydney's brown haze air pollution is a result of open burning. The Minister for Planning and Environment on 4th July, issued an order under the Act, effecting local government areas in the metropolitan area, including that part of this Shire formerly known as the Municipality of Windsor, to prohibit the burning by open fire of all matter except for:-

- a) household and garden wastes arising from the day to day activities of a single household during the following times:
 - i) during the period 1st October in any year to 31st March in the following year, 7 pm to 7 am, subject to the requirements of the Bush Fires Act; and
 - ii) during the period 1st April to 30th September from 11 am to 3 pm.
- b) disposal of gaseous wastes;
- c) cooking purposes;
- d) recreational purposes;
- e) agricultural purposes;
- f) instruction in methods of fire fighting;
- g) the prevention and control of bushfires as authorised under the Bush Fires Act and;
- h) the disposal of any matter for which the approval of the Minister has been given.

The times of 11 am to 3 pm during cooler months were chosen as temperature inversions are considered less likely to occur during these times.

The Act defines open fire as any fire in which the products of combustion are not directed to the open air by means of a stack or chimney.

If the Commission considers that meteorological conditions are such that the burning of fires in the open or in incinerators will contribute significantly to air pollution, an order may be made prohibiting such fires for a period not exceeding 7 days. An order would be published in a daily newspaper and broadcast on radio and television.

Where a fire is lit in contravention of either of the above restrictions or is a nuisance, an authorised officer may direct in writing that it be extinguished immediately and not be relit for a period not exceeding 48 hours. A person who fails to comply with a direction so given may be issued with an on the spot penalty notice, the penalty for which has not yet been gazetted, however, it is likely to be \$50.00.

These amendments will not only improve the quality of Sydney's air, but will also provide for effective control of nuisance fires in those areas which the Minister's order applies.

To enable adequate administration of the amended Act, additional officers should be authorised. Council will recall that at its meeting on 10th June, 1986 the Shire Health and Building Surveyor, Deputy Shire Health and

Building Surveyor and two Senior Health and Building Surveyors were authorised under the Act and it is considered that the additional authorisations should be made in respect of specific sections.

IT IS RECOMMENDED THAT Council appoint Paul Robinson, District Health and Building Surveyor; Colin Dickens, District Health and Building Surveyor; Garry Muesburger, Health and Building Surveyor; Graham Leihl, Health and Building Surveyor and Craig Redfern, Health and Building Surveyor; as authorised officers under the provisions of Section 5 of the Clean Air Act to act in matters under the provisions of Sections 24B and 24C.

3. SPRING GARDEN COMPETITION. C46/1

This competition will again be conducted this year and will cover the whole of the Shire with particular emphasis being placed on residential areas of the following locations:-

Windsor	Lower Portland	Yarramundi
South Windsor	Upper Colo	Kurmond
Pitt Town	Wilberforce	North Richmond
McGraths Hill	Glossodia	Colo
Richmond	Kurrajong	Kurrajong Heights
Hobartville	Bowen Mountain	Oakville
Agnes Banks	Grose Vale	Cattai
St. Albans	Bilpin	Maraylya
Freemans Reach	Ebenezer	Mulgrave
Vineyard		

Prizes will be awarded in the following categories:-

- a) Champion Garden
- b) Best Garden in Various Localities
- c) Best New Garden
- d) Best School Garden
- e) Group of Best Kept Footpaths
- f) Best Garden - Hospitals, Nursing Homes and Retirement Villages
- g) Best Garden - Public Bodies, Commercial and Industrial
- h) Best Garden - Aged Units
- i) Best Heritage Garden
- j) Best Private Garden

Judges this year will be Mr George Kimpton, Australian Horticultural Society; Mr Darren Mason, Sales Manager Andreassen's Wholesale Nursery; and M/s Gail Ingersoll, Landscape Designer, Department of Housing NSW.

The final judging will be carried out on the weekend of 20th and 21st September and presentation of prizes will be held in the Community and Cultural Centre on the evening of Wednesday 18th October.

IT IS RECOMMENDED THAT the report be received.

4. BUILDING LINE. B25/1

As Council may be aware the standard building line which is set throughout the Shire is 7.62 metres which is a precise conversion from the Imperial measurement of 25 ft. The odd figure involved has caused some confusion which is felt would be overcome by the adoption in lieu of 7.5 metres.

IT IS RECOMMENDED THAT pursuant to the powers conferred by Section 308(1) of the Local Government Act 1919 as amended that Council alter the standard building line applicable to the Shire from 7.62 metres to 7.5 metres.

5. OUTSTANDING REPORT REQUESTED BY COUNCIL. H100

At its meeting of 14th January, 1996, Council requested a report on safety aspects of power boats moving upstream of the Windsor Bridge.

The matter has been discussed with the District Boating Safety Officer of the Maritime Services Board.

A speed limit of 8 knots extends from South Creek upstream to Penrith Weir. For vessels travelling at this speed there is not a proclaimed distance that the vessel must be from swimmers, other boats or the bank, however, the vessel must be navigated with safety at all times. Distance off requirements only apply when travelling at a speed of 10 knots and over, or when a skier or aquaplaner is being towed.

The Boating Safety Officer has not seen any person navigating dangerously through swimmers and does not consider a lower speed limit to be necessary.

IT IS RECOMMENDED THAT the report be received.

PLANNINGREPORTS1. AMENDMENT OF DEVELOPMENT CONSENT FOR PROPOSED MOTEL COMPLEX,
SACKVILLE ROAD, EBENEZER (BRICKSANDS PTY. LTD.) DA 120/86.

Council has received a letter from Bricksands Pty.Ltd., referring to development consent number 307/1986 arising from an approval given by Council at its meeting of 10th June, 1986 (item 19, page 35 of pink paper). Approval was given for Stage 1 of the application involving a motel block, together with restaurant/convention rooms and the main car park.

The applicants have requested that approval be given to all four stages of the development in order to satisfy the requirements of their financiers. Council will recall that the other stages of the development are:

Stage 2 - 37 motel cabins together with swimming pool/spa and tennis courts;

Stage 3 - 37 motel cabins in the north eastern section of the site; and

Stage 4 - 10 motel cabins to the south west of the site.

The basis of the letter from the applicant is as follows:

"We are advised that the matters that have to date caused you to approve only Stage 1, are essentially engineering in nature, and consist of the arrangements for sewer, water supply and the management of the water in the lakes during flood and drought conditions.

Again we are advised that these matters are ones for which engineering solutions are available. We would be sufficiently confident in obtaining satisfactory solutions to these problems to proceed with Stage 1 of the project if, and only if, Development Approval for the whole scheme was available.

It is accepted that such an approval would be, necessarily, conditioned so that Council would be advised of and would be satisfied with the engineering solutions as they are proposed, and it is understood that Council's interests can be preserved should such a properly conditioned Approval for the whole project be granted.

It is, therefore, requested that Council reconsider its partial Approval of this project and reissue a suitably conditioned Development Approval for all the stages of the motel as shown in the Development Application, in order that preparations for the construction of Stage 1 can be commenced."

The applicant's interpretation of the reasons for support only being extended to Stage 1 are correct. As suggested in the letter it is feasible that the resolution of these issues could be satisfactorily safeguarded by a condition of development consent for the whole project as opposed to the requirement for a separate development application.

Accordingly, it is recommended that the whole application be approved (ie Stages 1,2,3 and 4) subject to a condition that arrangements for the provision of water and the disposal of effluent for Stages 2,3 and 4 are to be submitted to the Shire Planner and Shire Health Surveyor for their approval prior to the commencement of works on those stages.

IT IS RECOMMENDED that the application (ie Stages 1,2,3 and 4) be approved, generally in accordance with the plans submitted subject to the following conditions:

- 1-7 Standard Conditions numbers 1, 2 (75), 18, 21, 28, 29, 34.
8. If vehicles are required to stop at the gate house upon entry to the site, the requirements of the traffic authority regarding distance from the roadway to be adhered to, to the satisfaction of the Shire Engineer.
9. Peripheral access lanes should be a minimum 6.5 metres wide for two-way traffic. Vehicle speeds on these roads should be controlled by means of adequately designed speed humps and speed limit signposting to the satisfaction of the Shire Engineer.
10. Provision is to be made in the car park design for a minimum of two (2) tourist coaches. All access ways where appropriate to have adequate turning radius to accommodate bus movements to the satisfaction of the Shire Engineer.
11. Widening of Sackville Road in the vicinity of the access point to be similar in design to NAASRA Type 2 intersection to the satisfaction of the Shire Engineer.
12. Provision of on-site water supply and effluent treatment facilities for Stage 1 to the requirements of the Shire Health Surveyor.
13. Separate details of the methods proposed to rejuvenate the ponds' water shall be submitted with the building application for consideration by the Shire Health Surveyor and Shire Engineer.
14. Arrangements for the provision of water and the disposal of effluent for Stages 2,3 and 4 are to be submitted to the Shire Planner and Shire Health Surveyor for their approval prior to the commencement of works on those Stages.

2. YOUTH RECREATION OFFICER'S REPORT

The activities undertaken by the Youth Recreation Officer in July were as follows:

Vacation Activities

Council's Vacation Programme for August/September has been prepared and will be distributed to schools two weeks prior to the school holidays activities include excursions to El Caballo Blanco and Birkenhead Point, clowning workshops and Vacation Play Centres.

Vacation Care

The operation of a Vacation Care Centre for children of working parents of the Shire is proposed for commencement in 1987, operating at Ham Street Hall, South Windsor from 7.30 am to 6 pm each day. A detailed report was presented to the General Purpose Committee on 29th July and the centre is subject to receipt of funding from the Department of Youth and Community Services.

Youth Accommodation Service

In conjunction with Council's Youth Recreation Officer, the Hawkesbury Action for Youth Committee has prepared a proposal to the Department of Youth and Community Services to request funding for a crisis/medium term youth accommodation service in the Hawkesbury area for 12-18 year olds. There is currently no service such as this operating. Application for funding for the service has also been submitted to the Western Sydney Area Assistance Scheme.

Youth Newspaper

The Kid's Information project is a programme funded by the Commonwealth Employment Programme (CEP) and administered by the Western Sydney's Regional Information and Research Service (WESTIR). The KIP team produces a quarterly youth newspaper on specific youth issues. The topic for September's issue is "What is it like to live in Western Sydney?" Planning in conjunction with Council's Youth Recreation Officer is currently under way for the newspaper and participation from young people in Hawkesbury Shire is sought. The newspaper is distributed to all high schools over Western Sydney.

Awareness of Disability Week

An Awareness of Disability Day was organised by the Department of Youth and Community Services and the Department of Health, in Richmond Park. One hundred children from three local schools attended. Council's Youth Recreation Officer and Community Projects Officer assisted with the activities.

Youth Services Directory

Council's Youth Services Directory has been updated for 1986/87 and 1,500 copies are currently being printed and will be available by mid August.

Vacation Play Centre Training Course

A training course for those interested in working at Vacation Play and Care Centres will be conducted on 8 and 9th August at Hawkesbury Agricultural College by the Department of Sport and Recreation. Some participants will be employed in Council's Vacation Centres August/September.

WESTIR - Regional WSAAS Consultations

The consultations were attended by Council's Youth Recreation Officer to discuss the priority need area of youth. Items raised on a regional basis included the current limitations in developing services in the west, formula for reasonable funding levels, programme and service alternatives.

IT IS RECOMMENDED THAT the report be received.

3. PERMISSIVE OCCUPANCY 1986/6 WINDSOR - CORDNERS CORNER EXTENSION.
ACCEPTANCE OF PERMISSIVE OCCUPANCY UNDER COUNCIL'S SEAL. E78, F84-5

Reference is made to Item 1 of the Shire Planner's Report to Council's meeting of 8th July, 1986 (page 20 of pink section) amending the development consent for the flood mitigation works at Cordners Corner to permit further extraction from a 600m section immediately downstream.

It was reported that Council had received an offer of Permissive Occupancy 1986/6 Windsor from the Lands Office for the purpose of exploratory studies.

The Lands Office has now written to Council requesting its acceptance of the permissive Occupancy under seal.

IT IS RECOMMENDED THAT Council's seal be attached to all relevant documents.

LIBRARYREPORTS1. CHILDREN'S BOOK WEEK 1986

Children's Book Week was held from the 19th to the 26th July, 1986, with the slogan being "Key Into Books".

As the library service went "live" in January, 1986, the Children's Librarian's interpretation of the slogan was computers and computerisation. A robot "R.U.1.2." was hired for the week long celebration to promote the Hawkesbury Shire Council Library Service. The promotion began in the Windsor Mall on Saturday morning (19th July). The robot gave all children bookmarks, and the children were delighted.

A similar programme to last year was used with the addition of meeting the robot and instruction on how to use the public access terminals. A story and film appropriate to the age of the group present was presented.

The numbers increased by 6.4% to 2,037 children visiting the libraries during school visits. Approximately 700 bookmarks were given to children at the Windsor Mall and approximately 450 were given to children visiting the library after school.

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. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR NO. 7/1986. C44/21. Immunisation

There seems to be some scope for improvement in local government involvement - of those councils which run regular immunisation clinics, just under 40%, apparently, do not vaccinate against measles.

With a view to working in partnership with the Department of Health to improve the effectiveness of the Measles Immunisation Programme a meeting was held on 2nd June, 1986, to develop draft advisory guidelines to assist councils in their conduct of clinics. The draft guidelines, when developed, will be submitted to the Executive for approval.

2. New Commonwealth Funding Arrangements for Child Care Services

The Associations wrote to the Commonwealth Minister for Community Services, regarding the problems anticipated by the Associations from the introduction of the new arrangements and the advice to councils to only sign agreements for one year. The Minister has recently replied, stating, inter alia:

"I am unwilling to see a situation develop where funding from the Commonwealth under the Child Care Act is subject to conditions which only apply for one year. This is likely to be a most unsettling arrangement. I have given a number of guarantees in both public statements and in the Handbook for Child Care Centres ... about issues which were raised in your letter.

"I suggest that your Association may wish to re-examine their concerns in the light of the undertakings I have given."

The Associations have had feedback from several councils indicating their support of the proposal to sign funding agreements for one year in the first instance. It is now appropriate for the Associations to assess all councils' views on this proposal, and on the impact of the revised funding arrangements on the viability of centres, on the quality of services provided, and on enrolments, so that the basis for the envisaged negotiations might be clarified.

Councils were encouraged, in the February circular, to review their position regarding acceptance of offers of new centres under the 1986/87 Commonwealth-State Child Care Co-operative Arrangement once the effects of the funding changes are further known.

The winding down of the Commonwealth funding of children's services development officers may make it even more difficult for many councils to co-operate in the Arrangement. The Associations understand that offers of funding for centres under the 1986/87 Arrangement may be forthcoming in the near future.

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The Associations will convene a further meeting of the Child Care Consultative Group on Monday 1st September, 1986. At that meeting, an analysis of the responses to the enclosed response form from councils will be presented. Those present will be asked to advise the Associations on a local government position with regard to the new funding arrangements.

In the light of such a position, councils may wish to consider their willingness to agree to sponsor new services. It would therefore be important, if the Associations are to win any concessions from the Commonwealth and State Governments regarding both capital and recurrent funding of child care services to local government, if councils could defer final consideration of any offers of funding for new services until at least the meeting on 1st September.

3. Financial Benefits Tax

A meeting took place on 24th June between representatives of the Associations and the various unions covering employees of Local Government at which areas of potential industrial conflict relating to the introduction of the tax were discussed. Among the points to emerge were:

1. The tax is payable by the employer, ie the Council;
2. Councils may negotiate an agreement with an employee or an employees union aimed at reducing council's liability for the tax, but difficulties are foreseen where benefits are provided pursuant to an award or industrial agreement, or as a condition of employment; and
3. In general, it seems that the "formula" method will be most beneficial route to follow when calculating liability for tax on motor vehicles, and there could be benefits from extending private use rights to employees.

The Associations are seeking an opinion from Queen's Counsel and will issue a detailed advice when this is to hand.

Every Council should also write to the Federal Treasurer and its local Federal Member, with copies to the Associations, pointing out the cost to Council of the tax and the administrative charges associated with it.

4. Emergency Services

The Associations continue to receive a great deal of positive feed-back regarding the Briefing Sessions for Local Governments, held at the Australian Counter-Disaster College in Mount Macedon Victoria on 24-27th March.

The next Sessions are planned for 1-4 September and 8-11 September. Closing date for course nominations is 7th July. The criterion is that nominees must be elected members or employed in a senior capacity by a council.

All expenses for accommodation and airfares are met.

It is anticipated that the next courses will take place 2-5 March and 9-11 March, 1987.

5. 1987 Shires Association Conference

6. Bush Fire Fighters' Compensation

Following serious concern expressed by the Associations and councils at the lack of adequate compensation for injured bush fire fighters, the Premier has announced new arrangements to apply from 1st April, 1986. The Minister for Police and Emergency Services has advised terms of the new arrangements as follows:

".... The benefit payable on the death of a voluntary fire fighter from 1st April, 1986 is \$80,600, plus a weekly amount of \$30.30 for each dependent child until age 16, or up to age 21 if a student. (A component of the death benefit and the dependent child's benefit is indexed twice yearly on 1st April and 1st October). This amount of \$80,600 includes \$20,000 from the Supplementary Insurance Scheme.

A funeral benefit of \$1,425 is also presently payable, in cases where the deceased leaves no dependant and there is no eligibility for the death benefit.

When announcing that the benefit payable on the death of a bush fire fighter would be increased, the Premier said also that this benefit will be payable to an eligible claimant without the requirement that the claimant demonstrate dependency on the deceased bush fire fighter.

The benefit payable to an injured voluntary bush fire fighter is the average weekly earnings for the first 26 weeks of incapacity. After 26 weeks, the benefit is at an indexed rate, the rate effective 1st April, 1986 being \$155.00 per week plus \$35.50 for a dependent spouse and \$17.70 for each dependent child.

Compensation for certain medical or hospital treatment or ambulance service and lump sum benefits for loss of a limb, or part thereof, or loss of certain functions, is also available where eligibility is demonstrated.

Compensation is payable under Section 17D(1)(a) of the Workers' Compensation Act in respect of the destruction of or damage to personal effects, vehicles, etc. whilst fighting a bush fire or engaged in carrying out preventative operations or preparatory work. Section 17(D)(1)(b) and (c) covers the use of private vehicles and equipment such as bulldozers.

I am advised that the State Compensation Board, taking into account all the circumstances of the case, will reasonably consider indemnifying the owner for the present value of a vehicle which was in the possession or custody of a voluntary bush fire fighter.

The Premier announced also that compensation will be available for injuries in a wider range of activities undertaken by voluntary bush fire fighters, such as work on storm damage repairs, rescue work and cleaning petrol spills...."

7. Bicentennial Community Committees

The Australian Bicentennial Authority has been negotiating for some time with the Federal treasury seeking approval for the deductibility, for income tax purposes, of donations to Bicentennial Community Committees. It was with deep concern therefore that the Associations recently learnt that the Deputy Commissioner of Taxation has ruled that gifts of \$2 or more to Bicentennial Community Committees do not qualify as allowable tax deductions and that the income of such Committees is subject to income tax.

Councils are urged to make representations to their local Federal Members seeking action to ensure that tax deductions are allowed in respect of donations of \$2 and more to Bicentennial Community Committees and that the income of those Committees be exempt from income tax.

8. Correspondence with the National Farmers' Federation

Following media reports of alleged statements by Mr. Ian McLachlan, President of the National Farmers' Federation, at a meeting of farmers at Dubbo on 25th March, 1986, a letter signed by the Presidents and the Secretary of the Associations was sent to Mr McLachlan on 9th May, 1986, in the following terms:

".... We would like to take this opportunity of stressing the level of awareness within the Associations of the extraordinary trying circumstances in which farmers presently find themselves. However, we feel obliged to point out that although many unreasonable financial demands are imposed on farmers, rates should not be counted among them. If the resources of rural local government area weakened, all rural interests are ultimately weakened.

9. Law Society Publication (Legal Guide to Buying and Selling a Home)

(S.C. - A copy of the publication has been made available to Councillors and also at the Council's Reception Desk for the public.)

10. Letters to Parliamentarians

The Associations have just concluded a substantial letter writing campaign to all Federal Members of Parliament with seats in New South Wales and all State Members of Parliament as well as key non-elected policy makers on both sides of politics in the Federal sphere.

After a great deal of internal discussion between the Presidents and Associations staff, the critical issues in Local Government's dealings with Federal and State Government were identified and summarised in an assertive but non-aggressive tone.

All Parliamentarians contacted have also now received the Associations' Policy Statement.

A detailed examination of responses will be contained in a comprehensive article to appear shortly in the Bulletin.

11. Pre-Budget Submission

Enclosing a copy of the Associations' submission to the State Government on the 1986/87 State Budget.

The Associations will provide councils with an analysis of the State Budget after it is brought down in September. Such an analysis will also compare the Budget to the Associations' proposal.

12. Condition Monitoring Review

The Australian Fluids and Materials Engineering Centre has advised that it is proposing to undertake a review of condition monitoring which will provide participating organisations with practical information about user experience, potential benefits to be gained and the availability of equipment and services.

Condition monitoring is the ability to monitor the mechanical integrity of dynamic plant equipment such as pumps; and the use of on-line monitoring for hydraulic systems which means that planned maintenance can be implemented and emergency shut-downs reduced.

The company is seeking at total of \$100,000 from a number of organisations in private industry and government and has written to the Associations asking that councils consider making a contribution and participating in the review. The Executives have considered the matter and resolved that, while funds are not available from Associations' sources, the project should be drawn to councils' attention.

13. Presidential Tours

It had been intended to distribute to councils copies of the speech notes used during the Presidential Tour to the north of the State in April, 1986. However, the material has been included in General Circular items, Local Government Bulletin articles and Special Circulars.

14. Development Officer - Community Worker (Aged Services)

A Development Officer-Community Worker (Aged Services) has just been appointed. The position has been funded for twelve months and the officer is based at the Local Government Centre.

Part of the officer's duty statement includes consulting with and giving advice to individual councils and/or the community workers employed by them on any issue connected with the provision of aged care services at the local level.

15. Closure of Police Motor Registries

(S.C. - Not applicable to this area.)

16. Royal Commission into the Cost and Efficiency of the Storage Handling and Transport of Australian Grain

The Hon John Kerin, MP, has advised that the Commonwealth Government will appoint a Royal Commission to enquire into the cost and efficiency of the storage, handling and transport of Australian grain.

17. Update on Roads Funding Issues

ACLGA has advised that the Minister for Transport has indicated next year's roads grants would increase by \$21.6m (1.7%). This is, in fact, a 4% real terms decline. Local roads increased by 2.5% (a 3.3% real terms decline).

18. Revenue Sharing Issues

The Local Government (Financial Assistance) Act was passed by the Senate on 13th June. The Office of Local Government expects to be in a position by mid-July to indicate to State Governments and the ACLGA the equalisation principles which are to be followed by the Commonwealth. Each State is required to formulate allocation principles in consultation with State Associations for submission to the Commonwealth Minister for approval.

Following the June Premier's Conference, it was announced that total net payments and borrowings for the States will decline in real terms by 4.29% in 1986/87. Although the commitment made last year of a 2% real terms increase in financial assistance grants was honoured, there were significant cuts to health grants, general purpose capital payments and specific purpose payments and borrowings.

The Local Government (Financial Assistance) Act provides that if general purpose capital assistance to the States increases at a greater rate than CPI then payments to local government in 1986/87 will increase by the greater amount. General purpose capital assistance to the States increased by 4.77%. As calculations have been made on the basis of an estimated CPI for 1986/87 of 6.5%, payment to Local Government will not be affected by the Premier's Conference outcome.

19. Recreational Vehicles Act, 1983 - Effect on Power of Entry

Some time ago the Associations' attention was drawn to an apparent conflict between Section 524 of the Local Government Act, 1919, which confers a power of entry in certain circumstances, and Section 31 of the Recreational Vehicles Act, 1983, which empowers the owner of private land to deny entry to that land to any vehicles.

The matter was taken up with the Department of Local Government with a view to having Section 31 amended to make it clear that Section 31 had no effect on Section 524. The Department has now advised as follows:

".... Section 31 is a general provision that authorises any person who is the occupier of restricted land to direct another person not to drive a motor vehicle, or cause or permit a motor vehicle to be driven upon the land, in wilful contravention of the direction.

Section 524, on the other hand, is a special provision empowering authorised persons to enter private land for the purposes of the Act. The use of a motor vehicle, even where not specifically authorised, would be considered reasonable where the use incidental to the proper exercise and performance of its powers and duties. (Section 529)

A rule of statutory interpretation is that, unless a contrary intention appears, a special provision will take precedence over a general provision where both provisions deal with the same matter.

Accordingly, the Department is of the view that the provisions of section 31 of the Recreational Vehicles Act do not derogate council's powers of entry under the Local Government Act...."

Councils should therefore proceed on the basis that Section 31 does not effect the operation of Section 524.

20. Federal Road Funding

The Federal Transport Minister announced recently that, on the basis of expected excise receipts, Federal road funding will increase by \$21.6m next financial year. This is a 4% rural terms decline.

21. Recommendations of the Select Committee on Prostitution

In general terms, the Committee recommended the legalisation of prostitution, with councils to apply a State Environmental Planning Policy when determining applications to establish brothels.

A significant number of councils have written to the Associations expressing their opposition to the Select Committee's recommendations.

The Associations' Standing Committee on Planning and Environment considered the matter at a meeting in May.

Members of the Committee strongly criticised the Select Committees' recommendations, particularly its recommendation that the control of prostitution should be left solely in the hands of local government. It was argued that if the State is to expressly legalise brothels, then the State has to make attempts at licensing and attempt to address the problems of crime, drugs, disease and oppression of the individual associated with prostitution. It was agreed these problems cannot be adequately handled through town planning legislation alone, and yet, this is what the Select Committee appears to have recommended.

It was argued that it would be impossible for a council and council staff to talk about a particular application and a particular applicant and still remain protected from legal action.

Residents and occupiers of property are likely to oppose the establishment of a brothel in their areas. If the Government decides that it will accept the legalisation of prostitution, then it must bring in a system of licensing under which the Government will address the adverse consequences of prostitution, for example crime and drugs. Having established such a system, there would still be town planning issues to be resolved, and it would not be possible for councils to reasonably avoid such matters.

The Committee agreed this issue was of sufficient importance that it warranted a deputation to the Premier and/or the Select Committee itself.

2. HAWKESBURY NEWSPAPERS - COPIES OF NEWSPAPERS. L125/7

Expressing its pleasure that Council is seeking copies of the Hawkesbury Courier, which will be delivered to the Library. Advising that the Manager has never seen copies of the Hawkesbury Herald files and suggesting that Council contact Mr. Stan Stevens or Mr. Max Day regarding this.

3. SMAIL RHODES & CO. - APPLICATION FOR OFF-LICENSE (RETAIL) - 249 GEORGE STREET, WINDSOR - J.O. PERROTTET. L126/11

Advising Council that J.O. Perrottet has made application for off-license (retail) in respect of premises situate at 249 George Street, Windsor, to be known as "Windsor Colonial Cellars". The application is listed for hearing on 21st August, 1986, at Windsor Local Court.

4. THE HON. J. AQUILINA, MINISTER FOR NATURAL RESOURCES - HAWKESBURY SHOWGROUND. 3837-2W

Referring to Council's request for further funds for development of Hawkesbury Showground. Advising that the Minister has arranged for the material supplied by Council to be placed before the Showgrounds Standing Committee and that the Committee will make recommendations to him later in the year as to which Showgrounds it considers should be allocated funds.

5. DEPARTMENT OF LOCAL GOVERNMENT - IDENTIFICATION OF RURAL PROPERTIES FROM THE AIR. C44/1

Commending Council to actively promote the advantages of property identification by having the owner's name painted on the roof of buildings. Advising that persons involved in aerial fodder dropping, food supply, medevacs, the Police and State Emergency Services all see great advantages in such property identification by rural landholders.

6. DEPARTMENT OF SPORT, RECREATION AND TOURISM - HAWKESBURY SHIRE COUNCIL FITNESS AWARDS. A9/6

Congratulating Council on its timely initiative of the Fitness Award programme. Suggesting the need for medical screenings and/or training guides for those aged over 35 years who intend to participate in Council's programme. Wishing Council every success with the programme's implementation.

7. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - BUILDING
SURVEYORS' QUALIFICATIONS COMMITTEE. C44/2, C50/9

Advising that the Associations have nominated Councillor Sheridan to the Minister as a member of their panel.

8. METROPOLITAN WASTE DISPOSAL AUTHORITY - WASTE DISPOSAL DEPOT (USED
TYRES), DARUK. B27/2

Advising that in accordance with the Authority's directions the operator of the tyre disposal depot, Correct Tyre Disposals, is continuing with the work of restoration of the tyre mound and the removal of tyres and equipment from the surrounding area. Stating that the Authority's officers will continue to inspect the operation at frequent intervals to ensure that all works are completed to the satisfaction of the Authority.

9. THE FOUNDATION FOR DISABLED - HAWKESBURY WORK OPTION PROGRAMME.
C45/9

Thanking Council for its support of the above service.

Expressing concern at potential delays to the programme arising from the deliberations over the actual design and incorporation of the services within the Neighbourhood Centre. Stating that the project has received funding to cover staff salaries from June 1986 to June 1988 and therefore must employ people and establish a base for operation urgently.

10. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - THREE DAY SEMINAR ON
LOCAL GOVERNMENT AND THE NATIONAL ESTATE. C44/2, S205/27

Advising that a three day seminar will be held on 20th-22nd August, 1986, at the University of Sydney dealing with the above matter. Further advising that knowledge gained from attending the seminar would assist councils in preparing submissions for grants under the National Estate Grants Programme and from the Heritage Conservation Fund.

(S.C. - Would any Councillors wishing to attend please advise the Shire Planner.)

11. WISEMANS FERRY PUBLIC SCHOOL - APPRECIATION. D64

Thanking Council for its donation to their "Bonfire Spectacular". Advising that it was a great success and the monies raised will be used to help towards the educational essentials not supplied by the Education Department.

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12. HAWKESBURY INTERAGENCY - MINUTES. C45/1

Forwarding minutes of the meeting held on 1st July, 1986.

13. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - SUBMISSION TO STATE GOVERNMENT. L128

Forwarding a copy of their submission to the State Government 1986-1987 Budget.

14. WINDSOR HIGH SCHOOL - WORK EXPERIENCE PROGRAMME. S196/26

Forwarding a Certificate of Appreciation for Council's valuable contribution to the Work Experience Programme.

15. MINISTER FOR CORRECTIVE SERVICES - WASTE DISPOSAL DEPOT, DARUK. B27/2

Acknowledging Council's letter concerning the above. Stating that as soon as he has ascertained the current position with respect to this matter, he will contact Council again.

16. MACQUARIE UNIVERSITY - APPRECIATION. D64

Thanking Council for its donation of \$500 to support the School of Chemistry in Funnel Web Spider Research.

17. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 86/20. C44/1

Detailing charges for the services of the Transcription Services Bureau, as from 1st July, 1986.

18. PITT TOWN PROGRESS ASSOCIATION - MUSHROOM FARM, PITT TOWN ROAD. A7/5, 3655W

"Our members are rather concerned about the unpleasant smell emanating from a mushroom farm along Pitt Town Road, near McGraths Hill. This was improving over past weeks but now seems to be getting out of control again.

This smell is most offensive to passersby and must be very hard to live with for local residents and we would like to know if Council can do anything to alleviate the situation."

(H.S. - It is agreed that the smell emanating from the Mushroom Farm at McGraths Hill has certainly become worse over the past several months and as Council is aware, this matter has been taken up with the proprietor. Council may be assured that the matter will continue to be pressed with the proprietor in an endeavour to alleviate the situation. The Progress Association will be advised accordingly.)

19. K.R.ROZZOLI, M.P. - ROBBERIES & VANDALISM. P176

"Thank you for your letter dated 26th June, 1986 enclosing copies of correspondence between Council and the N.S.W. Minister for Police and Emergency Services concerning the incidence of robberies and acts of vandalism.

The reply which Council has received is merely a regurgitation of a standard form of letter which has been sent to me on many occasions appearing in the same form in response to representations regarding police inadequacies in Richmond/Windsor, The Hills and the Galston/Glenorie district, all of which fall within my electorate but which come under the attention of different police stations.

I recently wrote to the Minister in strong terms criticising what is obviously a cosmetic approach to a very real problem and called upon him to take a more active and direct interest in the problems faced by communities such as ours.

I will be very pleased to make representations on Council's behalf as they endorse my own views and the views which I have expressed on behalf of the community on many occasions.

As soon as I have a response from the Minister, hopefully in somewhat more specific terms, I will contact you again."

20. BUSH FIRE COUNCIL OF N.S.W. - VOLUNTEER BUSH FIRE FIGHTERS
COMPENSATION B28/8

"I refer to your letter of 23rd May, 1986, seeking advice on issues raised by Grose Wold Bush Fire Brigade.

The State Compensation Board has advised that lump sum compensation benefits, payable on the death of a bush fire fighter, are not subject to tax.

In regard to compensation for damage to private vehicles when a brigade member is responding to a fire in a Fire Brigade area, the coverage is the same as that provided for damage when responding to a fire in a bush fire district. That is, in the absence of insurance taken out by the owner, insurance against third party personal and third party property damage is afforded under the blanket policies taken out by the Bush Fire Council.

Loss or damage to the vehicle itself is covered under the Workers Compensation (Bush Fire Fighters) Act, if the vehicle is not insured by the owner.

In the event of an owner's insurance existing, claims are submitted to the owner's insurance company. The owner will not lose a no claim bonus because he has made a bush fire claim against his policy. If a franchise on the policy is applicable, a claim for indemnity for the sum involved, may be submitted for consideration, under the Workers Compensation (Bush Fire Fighters) Act.

I trust that the above information has clarified the issues raised by Grose Wold Bush Fire Brigade."

21. STIMULUS EARLY INTERVENTION GROUP - REPRESENTATION. C45-26

Advising that Mrs. Gae Kelly and Mrs. Pat Foy will be the Stimulus representatives on the Management Committee for the Rotary/Stimulus Building Project.

22. HAWKESBURY BUSINESS WOMEN'S CLUB - APPRECIATION. C5L-3 A5

Thanking Council for the use of the Community and Cultural Centre for their Cancer Seminar which was of great public interest and quite a success.

23. SHIRES ASSOCIATION OF N.S.W. - EMPLOYMENT PROTECTION ACT : MARK McERLANE, ALAN JAMES HAWTHORNE. S1/8P

Advising that this matter came on for Hearing before His Honour, Mr. Justice Bauer on the 17th July. His Honour, on the application by the Union "stood the matter out of the list with the right reserved to the Union to have the matter re-listed should too long elapse before practical job opportunities are offered". This means that no severance pay is payable to the employees at this junction.

It must be borne in mind that these terminations were not caused by the economic downturn, but rather were due to the completion and conclusion of the flood mitigation programme sand extraction operation at Cordners Corner.

(S.E. This matter was the subject of a report to the meeting of Council held on 10th June, 1986.)

24. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT - INTERNATIONAL YEAR OF PEACE. M135 C45-33

Advising that the Secretariat has forwarded a letter to Councils throughout Australia containing ideas for International Year of Peace activities; one initiative suggested being the establishment of a section on Peace in public libraries, and attaching a resource list to assist with this task.

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(C.Lib. An application has been made for \$500 through the Library Association of Australia for funding to add to the collection books on the subject of peace.)

G.M. McCully,
Shire Clerk/General Manager

SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT

ORDINARY MEETING - 12TH AUGUST, 1986

Shire President and Councillors:

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

25. J.A. ROWLAND, GOVERNOR OF NSW - EXPRESSION OF SYMPATHY

"My wife and I are thinking especially of all the citizens of your Shire at this very difficult time. We extend our deep sympathy to those who have suffered loss and our admiration of all those who strive against great odds to help them. Warm regards."

G.M. McCully
Shire Clerk/General Manager

PRESIDENTIAL MINUTE

ORDINARY MEETING - 12TH AUGUST, 1986

Councillors,

1. FLOOD & STORM DAMAGE IN THE HAWKESBURY SHIRE

The heavy storms and subsequent flooding which occurred throughout the district over the last week have been the source of considerable hardship to a number of people. At present Council staff are making an accurate assessment of damage and preparing applications for all sources of possible funding. Council will be informed as soon as final figures have been prepared. Inspections have taken place today with an officer of the Commonwealth Government with a view to assistance being made available.

Council's staff were well prepared for the emergency and this has been clearly demonstrated by the services that were provided on a twenty four hour basis throughout the time to the residents of the Shire. Major contribution was made by the State Emergency Service's volunteers, who worked endlessly and tirelessly to assist in a wide range of matters from medical evacuations, welfare, rescue, general advice and evacuation of homes.

The emergency was handled entirely by local personnel and I cannot emphasise too much the co-operation that existed between all organisations, including the local Police, Prospect County Council, Department of Main Roads, Youth and Community Services and Telecom.

On Friday I received a request from the Youth and Community Services for Council to co-ordinate assistance to landowners who had been affected over the weekend. Councillor Stevens co-ordinated the activities of the local Service Clubs, who very willingly and quickly provided volunteers. There were also offers of assistance from a number of other individuals and organisations, including Blue Mountains City Council. Letters of appreciation are being forwarded to all those involved with Council's sincere thanks.

Attached is a more detailed message that has been forwarded to the Press.

Recommendation

The information be received.

G.G. Michael,
Shire President

MESSAGE FROM SHIRE PRESIDENT

Clr. Geoff Michael, President of Hawkesbury Shire, said today that the district and its people had suffered considerably during the last week of heavy rains and flooding. The district's farmers had lost crops and equipment that totalled millions of dollars, family homes were inundated or suffered storm damage, businesses were restricted in their activity, people were prevented from getting to work and earning their normal income, students lost valuable time from school, numerous personal hardships were sustained, roads, parks and other public facilities were damaged and the community was disrupted.

Now, as the waters recede, said Clr. Michael, the area faces a massive cleanup. The first priority was to re-establish roads and lines of communication. In this regard, Council's staff and those of other public authorities - including Prospect County Council, the Department of Main Roads and Telecom - had worked throughout the weekend clearing debris and opening roads and bridges wherever possible.

A lot of stock was lost during the flooding and Council was receiving an increasing number of enquiries for assistance with the disposal of animals in many locations throughout the Shire.

The work of the volunteers and staff of the various organisations in the local district could only be described as exceptional, said Clr. Michael, in particular, the volunteers of the State Emergency Services, who had maintained a twenty four hour service throughout the week. The S.E.S. had undertaken many arduous tasks with minimal numbers, had shown their valuable contribution to the community and the benefit of their many hours of training undertaken on a voluntary basis.

The Police had staff in all areas throughout the Shire and were ready to assist at all times. They had received calls that were of a nature not normally involving their duties and these were handled most efficiently. Sgt. 1st Class Jim King, the Officer in Charge of the Windsor Police Station, has advised me that the Station was receiving calls at the rate of 175 each hour during the peak of the emergency.

The R.A.A.F. had provided men and equipment at very short notice for evacuations and other emergencies. Youth and Community Services staff had established evacuation centres very quickly on Wednesday evening and, later, officers at Richmond and Windsor, who were available all weekend to provide relief and assistance for flood victims. The Salvation Army and Red Cross had sent workers to the area and they assisted with evacuation and emergency housing.

Staff of Prospect County Council, the Department of Main Roads and Telecom had assisted significantly throughout the period of emergency in maintaining services and assisting wherever possible. Clr. Michael said he was grateful to the local media, particularly

Radio Stations 2KA and 2WS, for their continual broadcast of information to the community that assisted in allaying the fears of many people, relieving telephone switchboards and keeping the community informed of events as they occurred.

The planning that the Council's staff had undertaken for emergencies was well displayed, said the Shire President, staff, plant and equipment being organised into all localities very early in the emergency, with the Shire's telephone and other communications being manned twenty fours a day throughout the whole period. Clr. Michael said he was impressed that even the basic service of garbage was collected almost without interruption during the whole period, assistance was given with evacuations throughout the days and nights, areas for caravans and their occupants provided, the Council Depot at Wilberforce made available for amenities and continual co-operation with the State Emergency Service staff.

The Shire President said that there were many examples of assistance given by the staff that were well outside their normal duties and he was impressed by such matters as the staff working during the heavy rain of Tuesday night erecting a sandbag levee to protect homes from local flooding at South Windsor as well as the staff who remained on duty throughout the many nights in providing assistance, in all forms, to residents.

Throughout the week there have been regular meetings to co-ordinate activities, particularly with the State Emergency Co-ordinator, Peter Minturn, Senior Police, Chief Inspector Max Laughton from Castle Hill, and Officer in Charge at Windsor, Sgt. Jim King, senior Council staff and himself, said Clr. Michael. He was impressed with the liaison, co-operation and effective action that was organised and forthcoming at all times. As far as he was aware, the Shire President said, all the resources used in terms of staff and equipment were from the local area. Considering the magnitude of the operation, he said, this was to the credit of those involved.

The residents of McGraths Hill, some of whom were evacuated to Windsor High School, were very appreciative of the assistance given to them and, particularly, by Clr. Jim Stanley. Clr. Michael said that Clr. Stanley was in continual contact with the office and played the major contribution in co-ordinating assistance to the residents of that area.

On Friday afternoon the Department of Youth and Community Services had asked Council to assist in the co-ordination of local cleanup operations. Clr. Michael said that Clr. Stan Stevens accepted the role of Co-ordinator and had spent many hours throughout the weekend contacting the district's Service Clubs of Apex, Lions and Rotary.

On Saturday volunteers from Hawkesbury Apex Club and Windsor Rotary Club assisted Council's staff in returning furniture, which had been stored in the Ham Street Hall and the Community Centre, to homes of owners where there had been danger of flooding. One of

these operations was a particularly difficult one - furniture having to be carried some distance to a house in the Rifle Range Road area, where the truck could not approach further in the muddy ground.

On Sunday volunteers from the Shire's Bushfire Service assisted in the Cornwallis area, where there is no reticulated water. Clr. Stevens said he was impressed with the offers of assistance that were forthcoming, including those from Clubs outside the area and a number of individuals who rang to offer their time and skills.

Clr. Michael said he was grateful to Blue Mountains City Council for their offer of any assistance during the week as this showed the co-operation that existed between the two areas and that had been displayed on numerous occasions previously during times of fire and flood.

This week, the Shire President said, Council's staff would be continuing with repair and restoration work and, at the same time, preparing an accurate assessment of the damage and applications for assistance wherever this was being provided by the State and Federal Governments. While he could not place a figure on the damage at this stage, Clr. Michael said that it was significant and he looked forward to the Government providing the financial assistance that was indicated by a number of members last week.

The fact that there was no loss of life, nor major accidents, throughout the whole period was a credit to the people of the district and their emergency services, the Shire President said. The area was very fortunate not to have had some of the tragedies that had occurred elsewhere resulting in loss of life.

Discussions have taken place with the State Emergency Service Co-ordinator, Peter Minturn, and the Officer in Charge of Police, Sgt. Jim King, and the Shire Clerk/General Manager, Garry McCully, regarding a debriefing session being held as soon as possible, so that there could be a review of procedures and operations and these improved wherever possible. As a result, some communication would be forwarded to all residents indicating how they could achieve information during times of flooding and relate this to their own circumstances. The Shire President said that he was aware of many difficulties of overloaded telephone systems and this hindered a number of residents in obtaining information. In those circumstances, he saw increased use of the local radio stations and residents being made aware of how to relate the information given by them as the best way of providing details to the community.

At this time, Clr. Michael said, he and all members of Council were thinking of the residents of the Shire and extended their very deep sympathy to all those who had suffered loss and their admiration to those who had strived against great odds to help.

G.G. Michael,
Shire President.

