

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 11 FEB 1986

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 14th January, 1986 commencing at 7.30 p.m.

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

An apology for absence was received from Councillor S.E. Durrington and from Councillor J.J. Horrex, who would be arriving later.

- 1 RESOLVED on the motion of Councillor Stubbs seconded Councillor Stubbs that the apologies be accepted.

Councillor Horrex arrived at the meeting at 7.50pm.

Pastor Atkinson, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 2 RESOLVED on the motion of Councillor McMahon seconded by Councillor Stubbs that the Minutes of the Special Meeting held on 9th December, 1985 having been circulated amongst the members of Council be confirmed.
- 3 RESOLVED on the motion of Councillor Councillor Sheridan seconded Councillor Stubbs that the Minutes of the Special Meeting held on 10th December, 1985 having been circulated amongst the members of Council be confirmed.
- 4 RESOLVED on the motion of Councillor Sheridan seconded Councillor Denne that the Minutes of the Ordinary Meeting of Council held on 10th December, 1985 having been circulated amongst the members of Council be confirmed.
- 5 RESOLVED on the motion of Councillor McMahon seconded Councillor Stubbs that the Minutes of the Special Meeting of Council held on 17th December, 1985 having been circulated amongst the members of Council be confirmed.

GENERAL PURPOSE COMMITTEE MEETING - 7TH JANUARY, 1986

SECTION 1 - WORKS

CORRESPONDENCE - ITEM 4 - HAWKESBURY HISTORICAL SOCIETY - ERECTION OF PLAQUE ON WATER WHEEL. H105/13, C51/56.

- 6 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the erection of the plaque be approved subject to the alteration of the wording to read as follows:

"This mill wheel is based on one used by James Singleton to drive his mill situated downstream from Wisemans Ferry, built in 1834. Grain was brought from the Colo and Macdonald Valleys and after grinding, the flour was taken to Sydney by ships".

LOCAL TRAFFIC COMMITTEE - ITEM 13 - CORRESPONDENT - DEPARTMENT OF MAIN ROAD - PROPOSED DIRECTIONAL SIGNPOSTING & TRAFFIC MANAGEMENT PLAN FOR RICHMOND. T225; R190/10.

7 RESOLVED on the motion of Councillor Stevens seconded Councillor Stanley that:

1. The existing "Stop" requirements at the intersection of Bosworth Street and West Market Street be retained.
2. The Management Plan be placed on public exhibition with the plan in addition to provide for:
 - a. Consideration to directional arrows at the intersection of East Market Street and Windsor Street and if this is not feasible the restriction on right turn to operate from 3.30 to 5.30pm on week days.
 - b. The construction of a roundabout at the intersection of Lennox Street and Londonderry Road.
 - c. The installation of traffic lights at the corner of Bourke Street and Windsor Street with adjustment of signs to direct traffic accordingly in March Street at the approach to the East Market Street intersection.
 - d. Further measures be examined to reduce the speed of traffic in Francis Street.
3. The Traffic Authority of N.S.W. be advised and action be taken to allow implementation of the road closure.

Councillor Horrex arrived at this stage, the time being 7.50pm.

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS - ITEM 3 - FUN BOATS - MACQUARIE PARK AND THE PENINSULA, WINDSOR - USE OF COUNCIL OWNED LAND AND RESERVES FOR THE PURPOSE OF EMBARKING AND DISEMBARKING PASSANGERS FOR SHORT DURATION BOAT RIDES ON THE HAWKESBURY AND COLO RIVERS

8 RESOLVED on the motion of Councillor McMahon seconded Councillor Stanley the application be approved for those sites downstream of the Windsor Bridge, but not upstream of the Windsor Bridge, subject to compliance of the following conditions:

- 1-2. Standard conditions (DAs) 18 and 19.
3. Provision of an adequate onshore area for the parking and manoeuvring of vehicles associated with the development to the satisfaction of the Shire Engineer.
4. Any noise arising from the use of the boat shall be controlled so as not to create a noise nuisance to inhabitants in the vicinity of the river route and so as not to contravene the provisions of the Noise Control Act, 1975.
5. Adequate provision being made for the securing of the craft during times of flood to the satisfaction of the Shire Engineer.
6. The craft being licensed by the Maritime Services Board and complying with any conditions in respect of such license at all times.
7. Appropriate public risk insurance policies being maintained by the operators.
8. An annual payment of an amount of \$500 being a contribution towards maintaining the proposed locations for embarking and disembarking passengers in a form satisfactory to Council.
9. The consent being valid for a period of three years. Should the applicant be proposing operation beyond this date, further application to be made for Council's consideration.

- 9 RESOLVED on the motion of councillor Stanley seconded Councillor Stevens that Council carry out an investigation of the safety aspects of power boats moving upstream of the Windsor Bridge.

SHIRE HEALTH AND BUILDING SURVEYORS REPORT

The Shire President advised that a letter had been received from the applicant in respect of Item B, stating that he would wish to use the building for a maximum of five (5) years.

- 10 RESOLVED on the motion of Councillor McMahon seconded Councillor Rotherham that the report of the General Purpose Committee Meeting held on 7th January, 1986, as recorded on pages 1 to 19 of the Minutes of the General Purpose Committee be adopted with the exception of:

Section 1 - Works

Item 4 - Hawkesbury Historical Society - Erection of Plaque on Water Wheel.
H105/13; C51/56.

Local Traffic Committee - Item 13 - Correspondent - Department of Main Roads
- Proposed Directional Signposting and Traffic Management Plan for Richmond
T225; R190/10

Section 2 - Development

Development Applications - Item 3 - Fun Boats - Macquarie Park and The Peninsula
Windsor - Use of Council Owned Land and Reserves for the Purpose of Embarking
and Disembarking passengers for short duration Boat Rides on the Hawkesbury
and Colo Rivers

which have already been considered by Council - Minute Nos. 6,7 and 8.

DEPUTY SHIRE CLERK'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - SISTER CITY
RELATIONSHIP - TAMBA, JAPAN. C50/10

- 11 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that Council support the proposal and advise the Local Government and Shires Associations that Council is interested in discussing the subject with the Tamba Council delegates.

Councillor McMahon then handed his letter of resignation as a Councillor of the Shire to the President and left the meeting, the time being 8.40pm.

2. CITY OF LOS ANGELES - INTERNATIONAL CONFERENCE

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

3. BLUE MOUNTAINS CITY COUNCIL - TELECOM CHARGES. T216

- 13 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that representations be made to the Member for Macquarie in terms of the report and Blue Mountains City Council be advised that Council supports its representations to change Telecom Zonal Policies.

4. L.G. MACDONALD & CO. - OFFICE OF AUDITOR. A8

- 14 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Mr. L.G. MacDonald of L.G. MacDonald & Co. be re-appointed Council's Auditor under Section 211 of the Local Government Act, for 1986, at the current scale of fees.

REPORTS

1. POST OFFICE AGENCIES

- 15 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council renew the contract with Australia Post.

2. UNEMPLOYMENT STATISTICS. S207/11

- 16 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the information be received.

3. LOT 4 GROSE VALE ROAD. 2170C, 2170-1C

- 17 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that Council lease Lot 4 Grose Vale Road to Mr. Norman Crossley for \$50 per week subject to standard conditions including the responsibility for maintenance and repair of the property and buildings thereon.

All documents to be executed under Seal of Council.

4. COMMUNITY ARTS OFFICER'S REPORT - DECEMBER

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

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

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

6. DEVELOPMENT OF A PUBLIC INFORMATION SERVICE

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

7. SHOP 2 GLOSSODIA SHOPPING CENTRE. C51/76

The Shire President advised that this application had been withdrawn.

8. LAND AT YARRAMUNDI. DA 394/84, DA 13/83

- 21 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the information be received.

9. STAFF MATTERS - RESIGNATIONS. S1/8P

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

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

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

11. REPORTS REQUESTED BY COUNCILLORS

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

ENGINEERING

REPORTS

1. NETBALL COMPLEX - SOUTH WINDSOR PARK. FILE 625-207

- 25 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the report be received and that a letter of commendation and appreciation be forwarded to the Association.

2. HOWE PARK, WINDSOR. 625-222

Moved by Councillor Sheridan seconded by Councillor Stevens that Council resolve to prohibit the taking of intoxicating liquor into Howe Park, Windsor.

The motion was lost.

3. TENDERS FOR EXTRACTION AND REMOVAL OF SAND AND SOIL FROM CROWN LAND
ADJACENT TO PORTION 71, WINDSOR. F84/5

- 26 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that the tender of John Gough be accepted subject to Council reconsidering the matter after 31st December, 1986.

4. PUBLIC WORKS

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

5. BLIGH PARK ESTATE. P160/46/A

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

6. QUALIFICATION AS LOCAL GOVERNMENT ENGINEER. S1/8P

- 29 RESOLVED on the motion of Councillor Denne seconded by Councillor Sheridan that a letter of congratulations be forwarded.

7. NATURAL AREAS ENHANCEMENT SCHEME - STAGE TWO CONSTRUCTION. 695/37

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

8. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

9. FIRE CONTROL OFFICER'S REPORT. B27/6

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

10. HAWKESBURY SHIRE STATE EMERGENCY SERVICES CONTROLLER'S REPORT FOR 1985.
S206

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

11. INTERSECTION COMLERoy (M.R. 519)/EAST KURRAJONG ROADS. S196/6

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

1. The owners of Pt. Por. 207 Parish of Kurrajong be approached with a view to the acquisition of approximately 220sq.m of land for the purpose of road widening to improve the intersection of Comleroy and East Kurrajong Roads and the Common Seal of Council be affixed to the necessary documents.

2. The design for the intersection improvements be submitted to the Department of Main Roads for their approval with a request that the Department fund the works.

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATION. B25

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

PLANNING

REPORTS

1. YOUTH RECREATION OFFICER'S REPORT

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

2. ROYAL HOTEL RICHMOND - PERMANENT CONSERVATION ORDER. H105/1

- 37 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that Council raise no objection to the placement of a permanent conservation order over the Royal Hotel, Richmond.

LIBRARY

CORRESPONDENCE

1. LIBRARY COUNCIL OF N.S.W. G95/11

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

REPORTS

1. SPECIAL GRANT APPLICATION 1985/86. G95/11

- 39 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that the report be received and application for a grant be made.

2. JOHN TEBBUTT - "ASTRONOMICAL MEMOIRS". H105/16

- 40 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the "Astronomical Memoirs" of John Tebbutt be reproduced and funded from sales.

3. WESTERN SYDNEY CHIEF LIBRARIANS COMMITTEE - 1985/86 SUBMISSION. G95/11

- 41 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that Council support these projects and present them to the Library Council of N.S.W. on behalf of the participating councils of Western Sydney Chief Librarians Committee.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

1. TEMPLE CITY SISTER CITY INC. - APPRECIATION. FILE C50/10/a
2. MINISTRY OF EMPLOYMENT - APPRECIATION. G95/30
3. DEPUTY PREMIER AND MINISTER FOR HEALTH, THE HON. R.J. MULLOCK, M.P. - FUNDING FOR ST. JOHN OF GOD HOSPITAL. 2141C

42 RESOLVED on the motion of Councillor Durrington seconded Councillor Denne that the letter be acknowledged and they be thanked for their efforts.

4. BOARD OF FIRE COMMISSIONERS - WINDSOR FIRE DISTRICT. F83/1
5. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - MEDIA RELEASE. P182
6. LIFELINE - HAWKESBURY - APPRECIATION. C45/30
7. TELECOM AUSTRALIA - REVIEW OF CHARGES. T216
8. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR NO. 12/1985. C44/2
9. WINDSOR PUBLIC SCHOOL - APPRECIATION. A5
10. HAWKESBURY INTERAGENCY - MINUTES. C45/1
11. MINISTER FOR POLICE AND EMERGENCY SERVICES - VANDALISM. P176
12. HAWKESBURY DISTRICT HOSPITAL AUXILIARY - APPRECIATION. A5
13. DEPARTMENT OF EDUCATION - NORTH RICHMOND PUBLIC SCHOOL - CLOSURE OF UNNAMED ROAD. S196/18
14. WINDSOR CHAMBER OF COMMERCE - APPRECIATION. A7/20, 625-203
15. HOBARTVILLE PHARMACY (ON BEHALF OF THE TENANTS OF HOBARTVILLE SHOPPING CENTRE) - APPRECIATION. C51/5
16. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - ARBITRARY DISMISSAL OF COUNCILS. C44/2

43 RESOLVED on the motion of Councillor Stevens seconded Councillor Sheridan that Council sign a letter in similar terms as the Local Government Association and forward this letter to the Association for use as it sees fit.

17. MINISTER FOR LOCAL GOVERNMENT - PROVISION OF GRANT. C51/45
18. SAN MIGUEL FAMILY CENTRE - APPRECIATION. S205
19. BOWEN MOUNTAIN PARK MANAGEMENT COMMITTEE - CHRISTMAS FUNCTION. 625-22
20. ROTARY CLUB OF WINDSOR - APPRECIATION. C45/26
21. NUCLEAR FREE ZONE LOCAL AUTHORITIES - INTERNATIONAL CONFERENCE. C48

44 RESOLVED on the motion of Councillor Dunn seconded by Councillor Denne that the letters B1, B2, B4 to B15, B17 to B21 be received and appropriate replies forwarded where necessary.

QUESTIONS WITHOUT NOTICE

Councillor Nicholson stated that he had been advised that an application had been made by a Club which was formed many years ago for the sole purpose of restoring vintage motor bikes to Council for the use of the Apex Park for their annual fund raising for the Lions Society which had been rejected. The Club has now gone to Penrith. Councillor Nicholson asked if a report could be brought forward on the circumstances of the refusal.

Councillor Denne stated that the Macquarie Towns Orchestra sign has been on the the RAAF bridge at Clarendon since November and asked if this could be removed.

Councillor Stevens referred to the untidy condition at the shopping centre complex in West Market Street, Richmond and stated that it is a hazard with broken bricks etc., and asked if the Health Surveyor could inspect the site.

Councillor Stanley referred to the publication by Council of the Hawkesbury Civic News, and also items that are purchased for resale by Council. He referred in particular to an item in the January 1986 edition of the Hawkesbury Civic News which states that Green Hills was first settled in 1874 and to the teaspoons being sold at the Tourist Information Centre, where the "e" is missing in the word Hawkesbury.

The Shire President stated that the matters would be investigated.

Councillor Stubbs stated that he had received an approach for the tidying up of the area fronting the Glossodia Shopping Centre.

Councillor Stubbs stated that a Mr. Cross of Cattai had written to Council on 28th October, 1985 asking questions regarding a bench outside his house and had not received a reply.

Shire President stated that this matter would be followed up.

Councillor Horrex asked what is the present position regarding Council's decision to seek a deputation to the Metropolitan Water Sewerage and Drainage Board.

The Shire President stated that the Committee had met with the Board and particularly with Dr. Peter Crawford, General Manager, shortly before the Christmas stand-down and was advised that the Board would be in contact with Council later this month. Dr. Crawford had asked for various reports and this was delaying the deputation.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The Meeting terminated at 9.32pm.

Submitted to and confirmed at the Meeting of Council held on 11th February, 1986.

.....President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury held at the Council Chambers, Windsor on Tuesday, 28th January, 1986 commencing at 9.30 a.m.

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

An apology for absence was received from Councillor R.P.Stubbs.

- 45 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that the apology be accepted.

MAKING OF RATES AND FIXING OF CHARGES FOR 1986.

- 46 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that the rates and charges for 1986, as presented, be adopted.

The meeting terminated at 9.35 a.m.

Submitted to and confirmed at the meeting of Council held on Tuesday, 11th February, 1986.

.....President.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 28th January, 1986 commencing at 9.35am.

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

An apology for absence was received from Councillor Stubbs and accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

CORRESPONDENCE

ITEM 1: (File 665-706)

CORRESPONDENT: K. STEINBACH & RESIDENTS

SUBJECT: GODALLA ROAD, GLOSSODIA

Forwarding a petition seeking the sealing of Godalla Road in view of the increase of traffic and dust nuisance and that cars and motor bikes are being driven at high speed by people using the road as a skid pan.

S.E. REPORT

Upgrading is required and is estimated to cost \$206,000. Current proposals under the Local Roads Programme are such that funding from this source is not available and the matter should be considered within the programme of works to be undertaken from a future loan allocation for roadworks.

Current proposals are anticipated to absorb the funds from the 1985/86 allocation for these works and the request will have to be listed as an item for consideration in the 1986/87 programme.

Recommendation

That the residents be advised that the request for sealing Godalla Road has been referred for consideration within the allocation for roadworks under Council's proposed 1986/87 loan works programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF MAIN ROADS - URBAN LOCAL ROADS PROGRAMME, 1985/86.
R190/35

Advising that the 1985/86 Grant for Council's Annual Programme for Construction Works on Local Roads has been determined as \$450,200 and requesting Council's acceptance of this Grant.

- . Reedy Road, Maraylya - completion of reconstruction from St.Johns Road to Fisher Road - \$105,967
- . Fisher Road, Maraylya - reconstruction to extend the bitumen seal 0.4km to Reedy Road - \$102,106
- . Settlers Road - reseal (St.Albans end) - \$25,000
- . Laws Farm Road, Lower Portland reconstruction and sealing from West Portland Road - \$115,198
- . Wire Lane, Freemans Reach - reconstruction Terrace Road to Kurmond Road - \$101,929.

COMMITTEE'S RECOMMENDATION

COUNCIL ACCEPT THE grant in accordance with the General Conditions of Assistance for Works on Local Roads.

B2. AGL SYDNEY LIMITED - EXTENSION OF GAS SERVICES TO RICHMOND AND
NORTH RICHMOND. R190/23.

Referring to Council's letter of 2nd January, 1986 concerning possible extension of the natural gas system to Richmond and North Richmond and advising that Council's request will be followed up and advice forwarded in due course.

B3. BUSH FIRE COUNCIL OF N.S.W. - VOLUNTEER BUSH FIRE FIGHTERS
- WORKERS COMPENSATION

Referring to their letter of 4th December, 1985 and further advising that the Supplementary Insurance Scheme which was introduced in 1981 has been reviewed and will provide a lump sum payment of \$20,000 in addition to the Workers Compensation lump sum payment in respect of the death of a fire fighter. This scheme will also provide for the payment of the average weekly earnings of an injured fire fighter whereas the Workers Compensation scheme pays the award wage rate.

The opportunity has also been taken to review the extent of coverage for activities carried out by volunteer bush fire fighters throughout the State. In this regard it was recognised that volunteer fire fighters become involved in activities outside the jurisdiction of the Bush Fires Act, i.e. search and rescue and road accidents. In this regard it is the intention that coverage will be provided for such activities where they are properly authorised.

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

Advising that work on the installation of underground mains to make supply of electricity available throughout a new subdivision in Ivy Avenue, McGraths Hill as shown on Plan No. B105556/A will shortly commence. The electrical design provides for the installation of seven (7) street lights with the annual operating charge for the lights based on present day rates, which is \$487.76.

B5. ENERGY AUTHORITY OF N.S.W. - GUIDELINES FOR TREE PLANTING AND MAINTAINING CLEARANCES NEAR POWER LINES. R190/29

Advising that following guidelines issued for electricity supply and local government authorities concerning tree trimming and planting near power lines in 1983, a revised document has been produced with a changed title "Guidelines for Tree Planting and Maintaining Clearances near Power Lines", a copy of which has been sent to Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted in respect to B2 to B5 letters.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-90)

SUBJECT: DEVELOPMENT OF EBENEZER PARK

In order to utilise part of Ebenezer Park for either Bush Fire Brigade Station or Community Hall purposes, it will be necessary to apply to the Metropolitan Lands Office to revoke the affected parts of Reserve 89001 for public recreation and have them gazetted for the new purpose.

The existing bush fire station at Ebenezer is a galvanised iron shed erected on private property by agreement with the owner. The station is inadequate to properly accommodate existing equipment and incapable of extension or improvement. Subsequent to investigation for a suitable site, it is proposed to provide a site in the corner of Ebenezer Park as shown on a plan to be exhibited at the meeting.

Recommendation

That the Lands Department be requested to create a reserve for bush fire brigade purposes in Ebenezer Park as shown on Plan No. 1108-2A, thereby revoking that part of Reserve 89001 and that Council be appointed as Trustee of the new reserve.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P155/15)

SUBJECT: HOLLANDS PADDOCK CAR PARK, WINDSOR - REPORT ON
EFFECTIVENESS OF PRESENT SITING OF TRAFFIC
BARRIERS - REQUEST NO.78

With regard to the timber pole barriers installed, they have been effective in providing for orderly parking and the movement of traffic to and from the area.

Although the last parking area to approach capacity traffic via the New Street entrance is consistent and with the introduction of parking restrictions between George Street and the entrance, this entry is providing excellent service for traffic to the commercial area from the south.

In respect to the provision of additional parking space a layout has been prepared that would allow for the off-street parking of up to a further 43 vehicles in the area. This has been achieved by expansion of the parking area on the northern side with construction of narrow concrete medium strips between parking bays (sketch to be displayed).

Installation and improvement to the drainage system would be necessary. It should be noted that further off-street parking will be provided at the "Pizza Hut" project.

Council has requested upgrading of the lighting in the area to improve conditions for use of the area during night time shopping. Due to the narrow cross section of the medians there would be problems in providing lights in this location and submission of a scheme from Prospect County Council will be subject to Council action. As current funding is not available for the project and Council is also investigating overall development of this and the adjacent commercial area, it is proposed that Prospect County Council be requested to install two lights on the western side of the car park with a view to providing the required night illumination.

The cost of reconstruction on current cost is \$154,000 and funds have not been allocated for the work this year.

The surface of the car park is now subject to very bad potholing and allowance for resealing of the surface in 1987 should be made pending finalisation on redevelopment of the area.

Recommendation

1. That the improvement of Hollands Paddock Car Park be further considered in conjunction with the redevelopment of the adjacent commercial area with the item listed for consideration in future capital works funding.
2. That Prospect County Council be requested to proceed with the design of a lighting scheme for the area on the basis of erection of perimeter lighting.

COMMITTEE'S RECOMMENDATION

1. THAT THE IMPROVEMENT of Hollands Paddock Car Park be further considered in conjunction with the redevelopment of the adjacent commercial area with the item listed for consideration in future capital works funding.
2. That Prospect County Council be requested to proceed with the design of a lighting scheme for the area on the basis of erection of perimeter lighting.

IN THE MEANTIME a plan be prepared on the possibility of having a perimeter road installed in that carpark area that would give access through The Terrace into New Street.

ITEM 3: (File B24; 665-2311;625-24)

SUBJECT: BRIDGE WHEENY CREEK - COMLERoy ROAD

The bridge over Wheeny Creek is a single lane 3 span timber structure 31m long which can be overtopped following heavy rain in the catchment.

The bridge was built a considerable number of years ago when Comleroy Road was the access to Colo and is pre 1935 when the structure on the Colo River was constructed.

The bridge is subject to a 2 tonne load limit and must be negotiated with care. The deck kerbs and capwails are in visible need of replacement and inspection of the piers indicate that the piles have deteriorated to the stage that replacement of the bridge is required. The span on the Colo side was lifted clear of one of the piles some years back during flooding and currently rest on bed logs built as a temporary measure.

The cost of replacement is a major cost and it is proposed that funding be sought under the bridge subsidy programme with, if necessary, a change in Council's priorities as previously submitted through the Department of Main Roads. Unfortunately it would be difficult to justify the additional cost on reconstruction as a flood free structure and provision of a low level causeway in lieu of the bridge may provide considerable economy. Normal flow could be easily accommodated in a series of small box culverts.

This road is available as a tourist route and is used as a cross connection between Kurrajong and Upper Colo by local traffic.

Recommendation

That application be made through the Department of Main Roads for funding of replacement of the bridge over Wheeny Creek on Comleroy Road under the Bridge Subsidy Programme and that Council proceed with the preparation of plans for the replacement of the bridge.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File R190/3)

SUBJECT: ROADS RESEALING

Following the inclusion of Boomerang Drive, Glossodia in the 1985 programme the programme has been varied by deletion of the following works to curtail the overall programme to the vote provided.

Baker Street (George St-Macquarie St)
Catherine Street (George St-Little Church St)
Laneway between George and Macquarie from George to Argyle
Streets
Union Lane, Windsor
Crowley Lane, Agnes Banks
Ross Street 100m through to cul-de-sac

In the case of the first four listed streets, reconstruction work is necessary prior to resealing and provision of an asphaltic concrete overlay is now considered necessary as part of the Windsor Town Centre upgrading for Baker Street.

Funds totalling \$113,813 were allocated for 1985.

In assessment of this year's programme roads where significant lengths of pavement require reconstruction have been omitted from consideration and the programme limited to allow for maintenance sealed surfaces, the variation in the 1986 estimates providing for a reduction of \$50,000 in the vote.

The following programme is submitted for Council's consideration:

WINDSOR

Cornwalls Road - Cupitts Lane - Cornwells Lane (half length)	9,552
Fairfield Avenue	1,928
Gosper Street	684
George St. - James St. - Ham St.	4,212
Laneway - South Windsor between George & Church Sts. from Argyle St. to George St.	7,634

RICHMOND

Bourke St. - Windsor St. - Francis St.	\$ 2,508
Cornwells Lane - Bensons Lane - Cornwallis Road	10,395
Minchin Avenue	4,383
Old Kurrajong Road - Kurrajong Road - Yarramundi Lane	1,980

KURMOND

Jacqueline Place	3,348
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GROSE VALE

Cabbage Tree Road - 200m from Grose Vale Road	1,500
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GLOSSODIA

Golden Valley Drive - 3 sections - 1.03km total length	8,498
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WILBERFORCE

Castlereagh Road - 3 sections - 660m total length	7,883
Copeland Road - 100m from Old Sackville Road	1,200
George Road - 180m across Castlereagh Road	2,700
Macquarie Road - 58m from Castlereagh Road	479

MULGRAVE

Curtis Road - Windsor Road - Cunneen Street	3,051
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PITT TOWN

Glebe Road - 950m total in length	7,838
Schofield Road - Pitt Town Road - Old Stock Route - 650m	5,850

KURRAJONG HEIGHTS

Tomah Street - MR 184 - Withers Lane	1,215
Bennett Lane - Warks Hill Road - north end	282
Dabage Place	2,980

EAST KURRAJONG

East Kurrajong Road, Section 2 - Coobah Road - Beela Pl. - 1.2km	9,900
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Programme to Total:

\$100,000

Recommendation

That the above programme be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File R190/26)

SUBJECT: AUSTRALIAN BICENTENARY ROAD DEVELOPMENT PROGRAMME
PROVISION OF FENCING FOR STOCK CONTROL - REPORT
REQUEST 101

With regard to the provision of fencing required as a result of the opening of the new road, an amount of \$6,600 has been allowed in the programme of works (as advised to Council at the Ordinary Meeting 13th August, 1985) for construction of boundary fencing. About 1,200m of fencing will be required and erection is being arranged in conjunction with the landowners, as necessary, in particular for stock control.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 665-256)

SUBJECT: BOUNDARY ROAD MAINTENANCE & REPAIR

Correspondence has been received from Baulkham Hills Shire Council regarding the abovementioned programme advising that at the meeting of that Council on 17th December, 1985 it was resolved that:

1. Maintenance work on Boundary Road be undertaken alternatively each two (2) years by Hawkesbury Shire Council and Baulkham Hills Shire Council.
2. The Shire Engineers of both Councils each year arrange for a site inspection prior to the estimates being adopted and prepare a budget for reconstruction work and routine maintenance work to be undertaken in the coming year.
3. The share of costs passed on to the Council not carrying out the work be limited to the amount agreed and adopted by each Council prior to the works being undertaken.

With regard to Item 1 it is felt that a better continuity can be achieved with maintenance and improvements on this road with the one Council being the responsible authority for these works. Whilst Hawkesbury Shire Council will be carrying out the maintenance of Boundary Road in 1986, and the proposed programme is listed hereunder, it is felt that further negotiations should take place with a view to one Council being the constructing authority.

Appraisal of Boundary Road by the representatives of both Councils' Engineers' Departments prior to estimates being adopted should provide for a satisfactory level of maintenance being carried out on the road.

With regard to item 3 it is felt that works should be limited to the amount voted with necessary extraneous works or overexpenditure due to unforeseen circumstances being reported to both Councils for approval prior to works being undertaken.

The following programme is submitted for approval and submission to Baulkham Hills Shire Council.

Boundary Road Maintenance & Repair Programme 1986

<u>Item:</u>	<u>Description:</u>	<u>Quantity:</u>	<u>Unit:</u>	<u>Rate:</u>	<u>Amount:</u>
1.	Routine maintenance of bitumen pavement including shoulders and roadside furnishings etc.	9.32	km	1600	\$14,900
2.	Reconstruction of pavement (heavy patching) where necessary (@ \$40/sq.m est)	Item			14,400
3.	Routine maintenance minor structures	Item			4,500
4.	Reseal Ch.7.32 to 9.32	2	1km	9000	18,000
5.	Oncosts (36.9% on labour)				3,400
6.	Engineering Supervision				3,000
7.	Administrative Expenses				1,800.
	TOTAL:				\$60,000

Recommendation

That:

1. Further negotiations be undertaken with Baulkham Hills Shire Council with a view to having one Council being the constructing authority for the maintenance and improvement of Boundary Road.
2. The Shire Engineers of both Councils each year arrange for a site inspection prior to the estimates being adopted and prepare a budget for reconstruction work and routine maintenance work to be undertaken in the coming year.
3. Works on Boundary Road be limited to the amount voted in the Estimates with necessary extraneous works or overexpenditure due to unforeseen circumstances being reported to both Councils for approval prior to these works being undertaken.
4. That the 1986 Programme for Maintenance and Repair be adopted and forwarded to Baulkham Hills Shire Council for approval.

COMMITTEE'S RECOMMENDATION

1. FURTHER NEGOTIATIONS BE undertaken with Baulkham Hills Shire Council with a view to having one Council being the constructing authority for the maintenance and improvement of Boundary Road.
2. The Shire Engineers of both Councils each year arrange for a site inspection prior to the estimates being adopted and prepare a budget for reconstruction work and routine maintenance work to be undertaken in the coming year.
3. Works on Boundary Road be limited to the amount voted in the Estimates with necessary extraneous works or overexpenditure due to unforeseen circumstances being reported to both Councils for approval prior to these works being undertaken.
4. That the 1986 Programme for Maintenance and Repair be adopted and forwarded to Baulkham Hills Shire Council for approval.
5. Long term planning negotiations for Boundary Road be entered into with Baulkham Hills Shire Council and a joint approach be made to the Department of Main Roads by Council and Baulkham Hills Shire Council for the declaration of Boundary Road as a Secondary Road.

ITEM 7: (File S196/18)

SUBJECT: CLOSURE OF UNNAMED ROAD - DEPARTMENT OF
EDUCATION - NORTH RICHMOND

Council was advised at the Ordinary Meeting of 14th January, 1986 of the resumption of the road and the intention to lodge a claim for compensation.

Section 233(5) of the Local Government Act limits claims to capital expenditure on the road construction or a replacement construction.

It is proposed to lodge a claim in an amount of \$1,200.00 being the cost of construction of kerb and gutter and drainage in 1975.

Recommendation

That a \$1,200.00 claim for compensation be lodged for the resumption of the unnamed road adjacent to North Richmond Public School and the Common Seal of Council be affixed to the relevant documents.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File 665-1820)

SUBJECT: RACECOURSE ROAD

It was resolved by Council on the 10th September, 1985 that a Study be undertaken to determine the feasibility of reconstructing Racecourse Road through to the Blacktown Road.

The provision of an all-weather access between Blacktown Road and Clarendon regardless of the route taken will undoubtedly lead to pressure being placed on Council to provide a dual lane crossing over the railway line at Clarendon.

The State Rail Authority has recently advised Council that a loop line is to be provided adjacent to Clarendon Station and this will undoubtedly create a more dangerous situation as regards traffic movements in the area.

As part of this Study four (4) alternate routes (discussed in detail below) that would more directly connect Clarendon to the Blacktown Road were investigated. The location of the four (4) proposals and their proximity to the existing Racecourse Road alignment are shown on the accompanying sketch.

Route 1

Proposes connecting a section of Racecourse Road directly through to Blacktown Road from the first bend encountered after leaving Clarendon.

The length of this construction would be 1.5 km over land currently under the control of Hawkesbury Agricultural College and it could be expected that construction costs would be high for the following reasons:

1. The terrain is low; poorly drained; and generally swampy conditions prevail.
2. It would be necessary to construct an elevated road and this would involve large scale importation of suitable fill material.

3. The route traverses a large open channel which, at the moment, serves as a major drainage release for the Richmond area. A significant culvert crossing would be required at this location conservatively estimated to cost \$30,000.
4. The Department of Main Roads would require the construction of a type 3 rural intersection which provides for left hand passing, acceleration, and de-acceleration lanes. It is estimated (DMR) that an intersection of this type would cost a minimum of \$80,000 to construct.
5. Hawkesbury Agricultural College has indicated that generally it would not oppose acquisition provided the severance did not totally isolate the function of land it holds to the east. The College did, however indicate that negotiations could be lengthy essentially because two Ministers (Education and Lands) would be involved.

The overall distance A to B (See Plan) is 3.75 km.

Estimated cost for the work is \$459,000.

Route 2

Is a variation of Route 1 deviating at the rear of the future Showground to follow an existing track to the open channel discussed earlier.

As with Route 1 importation of filling would be required to construct a satisfactory pavement.

Sight distance at the intersection with Blacktown Road is slightly improved, however, the standard of horizontal alignment is lowered by the introduction of two curves.

Construction distance for this route would be 1.6 km and the overall distance from A to B is 3.3 km.

Estimated cost for the work is \$483,000.

Route 3

This proposal utilises a 600 metre section of Racecourse Road constructed by Windsor Municipal Council in 1980. The proposed route then crosses College land to a slight crest on the Blacktown Road that would provide adequate sight distance for an intersection. As previously a channel crossing would be required and fill material would need to be imported.

Construction length would be approximately 1.55 km and the overall distance from A to B 2.85 km.

Estimated cost for the work is \$473,000.

Route 4

Reconstruction on the existing Racecourse Road alignment.

Works would be contained wholly within the existing 30 metre wide reserve and use would be made of the existing intersection with Blacktown Road. There would be no major culvert construction associated with this route and it is believed that the general terrain would be more amenable to

road construction in terms of overall cost and practicability.

The length of construction is 2.0 km and the overall distance A to B 2.6 km.

Estimated cost for the work is \$422,000.

The preliminary cost estimates indicate that there is a variance of \$61,000 between the lowest (Route 4) and highest (Route 2) option. This is significant and on the basis of this Route 2 and Route 3, which is only marginally cheaper, have been eliminated from further investigation.

Route 1 would provide a 1 in 100 year flood free access, however, the total distance for traffic travelling from common points A to B is approximately 1.2 km further than the corresponding distance along Route 4 (Racecourse Road).

A section of Racecourse Road immediately adjacent to its intersection with Blacktown Road is below the 1 in 100 year flood level (frequency estimated to be approximately 1 in 15), however, it is not believed that this should be a major consideration primarily because Clarendon would always have a flood free link to Richmond along Windsor Road.

Recommendation

1. Route 4 the existing Racecourse Road alignment be adopted as the preferred future all-weather link between Windsor Road, Clarendon and Blacktown Road.
2. That the detailed survey and design proceed for the purpose of accurate costing and future construction.

COMMITTEE'S RECOMMENDATION

1. Route 4 the existing Racecourse Road alignment be adopted as the preferred future all-weather link between Windsor Road, Clarendon and Blacktown Road.
2. The detailed survey and design proceed for the purpose of accurate costing and future construction.
3. Appropriate representations be made to the Department of Main Roads and the appropriate Ministers regarding funding.

ITEM 9: (File 625-214)

SUBJECT: USE OF APEX REST-A-WHILE
MACQUARIE TOWNS MOTOR CYCLE RESTORERS
& PRESERVATION CLUB.
QUESTION CLR.NICHOLSON - 14/1/86

With regard to this matter, permission was given some time back prior to commencement of work on the development of Ham Common as Council's Bicentenary Project for use of an area adjacent to the Rest-a-While for a display by the Club, from which proceeds were donated to charity

Upon commencement of the tree planting scheme sufficient area was not available for holding of the display without endangering the young trees, and discussions were held with the Club re alternative venues.

Arrangements were made for the use of Pound Paddock and the Club moved to this area.

Apparently they have now found an alternative venue in the Penrith area more suitable for their activity.

Development of the Bicentenary Park is continuing and it appears that there would be insufficient area available that could be allocated to the Club in the vicinity of the Rest-a-While.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE CARPARK AT the western end of the Bicentenary Park be made available to the Club.

ITEM 10 : (File No. N146/7)

SUBJECT: DEFAACEMENT - REPORT ON COST OF IMPLEMENTING
POST VANDALISM POLICY - REPORT NO. 100

Destruction, theft and defacement of public property and Council assets is a major problem in all Local Government areas and throughout this Shire often requiring redeployment of staff from important projects to undertake the necessary repairs.

As well as defacement, there is organised theft, removal of security locks, damage to street signs, tree plantings, broken glass and damage to areas from trail bike riders, four wheel drive units etc. The problem extends from isolated areas to damage through larrikinism in the town centres to areas such as Windsor Mall and Richmond Park.

In the case of certain buildings/locations vandalism is so persistent that action to undertake immediate repair only adds still further to the cost. The current procedure is to attend to these matters when they reach a state that affects the use of the structures, e.g. graffiti on walls of bus shelters.

Major damage is reported with insurance claims lodged in the case of theft/burglary with the matter advised to the Police authorities. Last year 123 claims were lodged with Council's insurers of which 77 have been assessed as acts of vandalism at a recorded cost of \$46,341.13. Council will be responsible to pay for the excess under the policies of \$20,603.49.

Claims less than \$250 have not been included and in many instances damage is attended to in the course of normal maintenance, e.g. replanting of garden beds, replacement of street signs and is often quickly attended to by staff. In this respect Council is complying with the premise that a clean tidy area is a counter to a continuation of acts of vandalism.

Nevertheless matters have to be judged on the circumstances as to the programme/or repair, cost and disruption to priority work on which staff are engaged, together with a review of alternatives that may prevent the same problem in the future. In some cases replacement items are not immediately available and there are recorded instances where freshly painted walls are defaced within 24 hours of repainting.

The current system as used in 1985 to record and attend to vandal damage is working well and outside staff are now well versed in the approach to rectify damage when detected.

Unfortunately respect for public property is not held in high regard by a percentage of Australians. In this respect the action taken by the State Government on litter reduction through the media campaign could be extended to embrace vandalism as a major preventative measure. It is also important that the first approach be to the young as an appropriate action to revive concern for the protection of public property.

Recommendation

1. That the State Government be requested to expand its media programme on litter reduction to include vandalism.
2. The Department of Education and local schools be approached regarding further emphasis in teaching school children on action they can take to reduce vandalism.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Monday, 20th January, 1986, at 10.00am.

IN ATTENDANCE: Councillor J. Nicholson, Chairman
Sgt. G. Drady, Police Department
Sgt. P. Biscoe, Police Department
Mr. D. Fuller, Department of Main Roads
Mr. W. Readon, Department of Motor Transport
Mr. J.R. Gilmore, Shire Engineer
Mr. M. Coulter, Deputy Shire Planner

APOLOGIES: Mr. K. Rozzoli

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 547/85)
APPLICANT: R. & B. JOHNSON
LAND & LOCATION: LOT 1 DP 541106 BELLS LINE OF ROAD, KURMOND
SUBJECT: EXTENSION AND IMPROVEMENT OF SERVICE STATION

Committee's Recommendation

The Committee expressed its concern that if the building is used for the sale of spare parts there would be the possibility of considerable increased traffic. Provision would be needed for separation between the two driveways.

CORRESPONDENCE

ITEM 1: (File A7/5, R190/10)
CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION
SUBJECT: SPEED RESTRICTIONS - BUCKINGHAM STREET,
PITT TOWN

Advising their concern regarding lack of speed restrictions along Buckingham Street, especially near the school.

The representative from the Department of Main Roads advised that there is a need for a 60kph speed limit sign at the eastern end of Buckingham Street.

Committee's Recommendation

The Department of Main Roads be requested to erect a 60kph speed limit sign at the eastern end of Buckingham Street.

ITEM 2: (File 665-2318, 665-1106)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: INTERSECTION OF WOODBURN & KURRAJONG ROADS,
KURRAJONG

Request for erection of "Give Way" signs to designate priority to traffic.
Relisted from last meeting.

Committee's Recommendation

A Give Way sign be erected with priority given to traffic in Kurrajong Road.

ITEM 3: (File 665-731)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: PARKING RESTRICTIONS - GEORGE STREET,
WINDSOR, ARGYLE STREET - CAMPBELL STREET

Requesting the introduction of 1 hour parking limit along the eastern side.

Committee's Recommendation

That one (1) hour parking restrictions be introduced to cover business hours.

ITEM 4: (File 665-745)

CORRESPONDENT: ROHAN PETROLEUM
RESCRETE INDUSTRIES PTY. LTD.

SUBJECT: SPEED LIMIT - GROVES AVENUE, MULGRAVE

Requesting that the speed limit in Groves Avenue be reduced from 80kph to 60kph due to the volume of trucks now using this road.

Shire Engineer's Report

In view of the development and proposals for the Mulgrave Industrial area, consideration should be given to the speed limits throughout the area including Mulgrave Road from Windsor Road to the railway station, which is used as access to Windsor High School.

Committee's Recommendation

This matter be referred to the Department of Main Roads for further report.

ITEM 5: (File T225, R190/10)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: PROPOSED DIRECTIONAL
SIGNPOSTING AND TRAFFIC
MANAGEMENT PLAN FOR RICHMOND

Council in consideration of this matter has resolved as follows:

1. The existing "Stop" requirements at the intersection of Bosworth Street and West Market Street be retained.
2. The Management Plan be placed on public exhibition with the plan to provide for:
 - a) Consideration in addition to directional arrows at the intersection of East Market Street and Windsor Street and if this is not feasible the restriction on right hand turn to operate from 3.30pm to 5.30pm on week days.
 - b) The construction of a roundabout at the intersection of Lennox Street and Londonderry Road.
 - c) The installation of traffic lights at the corner of Bourke Street and Windsor Street with adjustment of signs to direct traffic accordingly in March Street at the approach to the East Market Street intersection.
 - d) Further measures be examined to reduce the speed of traffic in Francis Street.
3. The Traffic Authority of N.S.W. be advised and action taken to allow implementation of the road closure.

Committee's Recommendation

That advertising be deferred pending consideration to the requests from Council by the other members of the Traffic Committee.

ITEM 6: (File T225)
CORRESPONDENT: MRS. L. CHALMERS
SUBJECT: SPEEDING VEHICLES - FRANCIS STREET, RICHMOND
Requesting action to reduce the speed of vehicles in Francis Street,
Richmond.

Police Report

Enclosing accident history and advising that the Highway Patrol have been requested to give attention to excessive speeding.

Committee's Recommendation

The matter be referred for consideration in the review of the Plan of Traffic Management for Richmond.

ITEM 7: (File B26/1, T225)
CORRESPONDENT: DEPARTMENT OF MOTOR TRANSPORT
SUBJECT: BUS ZONE - WINDSOR STREET, RICHMOND, OUTSIDE
TELECOM PROPERTY

A request has been received from the Richmond Chamber of Commerce by the Department of Motor Transport to remove this bus zone. From investigation it is proposed that the zone be shortened from 25m to 18m on the western end.

Committee's Recommendation

The bus zone be reduced from 25m to 18m.

The meeting terminated at 10.38am.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

22. Provision of a garbage receptacle storage area adjacent to the streetalignment to the satisfaction of the Shire Health Surveyor.
23. All raw materials, finished goods and vehicles awaiting service and/or repairs to be stored within the building and all work performed to be confined to within the building.
24. Screen walls are to be provided to screen open yard activities and are to be of an approved design, details of which are to be submitted with the Building Application.
25. A detailed plan of landscaping to be submitted and approved by Council prior to the approval of the Building Application, with landscaping to be completed prior to occupation of the building.
26. Exterior surfaces of the proposed structure being painted or treated with a dark toned non-reflective material in such a manner as to cause the structure to blend with the landscape of the site and its surroundings. Such painting or treatment to be completed to the satisfaction of Council's Health Surveyor within six calendar months of erection.
27. Provision of a clothes drying area which is to be effectively screened from public roads and reserves, details of screen design and materials to be submitted with the Building Application.
28. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
29. Any building to be used for the purpose of storage and sale of food shall be constructed in accordance with the requirements of the Pure Food Act and Regulations.
30. The applicant is to receive the approval from the Trade Waste Inspector, of the Metropolitan Water Sewerage and Drainage Board, in order to determine whether or not the installation of a grease arrestor is necessary for the proposal.
31. The registered owner of the land is to reside in one of the proposed dual occupancy dwellings.
32. The development shall, at all times, conform with the definition of "Home Industry" as defined in the Hawkesbury Local Environmental Plan 1984.
33. The development shall, at all times, conform with the definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan 1984.
34. The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
35. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.
36. A contribution of \$* based on \$572.00 per additional dwelling being contribution for community facilities as a consequence of residential flat development (both Class A & Class B).

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of underground electrical reticulation to each of the resultant lots of the subdivision.
2. Submission of a Certificate from Prospect County Council that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots of the subdivision.
3. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of underground cables for telephones through the subdivision.
4. Submission of a Certificate from Telecom Australia that satisfactory arrangements have been made for the provision of cables for telephones through the subdivision.
5. The provision of road widening free of cost to the Council to the requirements of the Council's Engineer.
6. The provision of road widening to the requirements of the Department of Main Roads.
7. Dedication to the Council as public reserve the land shown on the approved subdivision plan.
8. The payment to the Council the sum of \$* being a contribution towards the establishment and embellishment of public reserves within the subdivision.
9. The submission to and approval by the Council of a satisfactory application under Part XII of Division 2 of the Local Government Act, 1919, as amended.
10. The payment to the Council the sum of \$* being a contribution for construction of downstream drainage.
11. Tree planting with the protection of tree-guards is to be provided in the new roads to the rate of two trees/lot, the siting and species to be to the satisfaction of Council's Engineer.
12. Provision of access to each of the lots to the requirements of the Shire Engineer.
13. The creation of an instrument pursuant to Section 88B of the Conveyancing Act requiring the road severed parts of each lot created to be capable of development only as part of the whole lot, and not capable of separate disposition or development.
14.
 - a. A contribution of \$* based on \$840 per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned residential land (excluding Urban Development Programme land).
 - b. A contribution of \$* based on \$725 per additional allotment being the contribution for open space and community facilities as a consequence of the subdivision of zoned rural land.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

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

B. ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

SECTION 2- DEVELOPMENT

DEVELOPMENT APPLICATIONS

growth - 14/2/86.

ITEM 1 (File DA583/85)
APPLICANT: MR. J. ZACAROPOLOUS
OWNER: MR. J. ZACAROPOLOUS
LAND & LOCATION: LOT 5 DP 39429 MANNS ROAD, EBENEZER
ZONING: HAWKESBURY ENVIRONMENTAL PLAN, 1984
RURAL 1(b1) ENVIRONMENTAL PROTECTION
APPLICATION: BANK RESTORATION (ALREADY UNDER-
TAKEN) & REMOVAL OF TOPSOIL WON AS
PART OF THE RESTORATION WORK
ADVERTISING: NOT UNDERTAKEN

D.S.P. REPORT

Following a complaint from a local resident that soil was being removed from the subject land, the matter was investigated and it was found that bank restoration was being undertaken without Council's consent.

As a result, the applicant's contractor was immediately advised to stop work. This direction was complied with.

The applicant then lodged a formal development application, claiming that he was unaware that Council consent was required for bank restoration. The application was subsequently referred to the Public Works Department. As the work was being undertaken in accordance with standard Public Works Department specifications and was of a minor nature only, the contractor was authorised to complete the work. The Public Works Department felt that this was the best course of action rather than leave the bank in a possibly unstable condition.

While authorising completion of the bank restoration work, the Public Works Department indicated that such approval did not extend to the removal of stockpiled soil from the site.

This situation is untenable as a quantity of approximately 2,000 tonnes of soil is involved and is stored in a location subject to a flood frequency of 1 in 10. This could result in the soil being transported downstream during times of flooding.

The applicant's contractor has advised that removal of the soil would involve approximately 70 truck loads (140 truck movements) and would take two days to complete. A proportion of revenue raised from the sale of soil would be used in turfing the restoration area. This is a desirable means of completing the bank restoration work and can be reinforced by the imposition of appropriate conditions should Council grant consent to this application.

As the restoration work has been completed to both the satisfaction of the Public Works Department and Council and the application is in accordance with Council's Bank Restoration Code, it is considered that approval should be granted to remove approximately 2,000 tonnes of stockpiled soil, subject to appropriate conditions, including payment of a royalty of 20 cents per tonne to Council with a minimum payment of \$1,000.

Recommendation

Approval be granted for the removal of approximately 2,000 tonnes of stockpiled soil from the subject land, subject to compliance with the following conditions.

1. The applicant shall pay to Council for the maintenance and repair of roads within the area covered by the Shire of Hawkesbury an amount calculated at the rate of twenty cents (20c) per tonne of all material removed from the subject land with a minimum payment of \$1,000.
2. The restoration work shall be turfed to the satisfaction of the Shire Engineer.
3. Standard conditions (DAs) 35.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Sanat Law
Janeth 13/2/86

ITEM 2:	(File DA585/85)
APPLICANT:	BIG COUNTRY DEVELOPMENTS PTY.LTD.
OWNER:	BIG COUNTRY DEVELOPMENTS PTY.LTD.
LAND & LOCATION:	LOT 1 DP 560150 CNR. HAM & STEWART STREETS, SOUTH WINDSOR.
ZONING:	HAWKESBURY LOCAL ENVIRONMENT PLAN, 1984, BUSINESS 3(a)
APPLICATION:	AMENDED PLAN FOR THE ERECTION OF A SHOPPING CENTRE CONTAINING A SUPERMARKET, TAVERN, FOURTEEN SHOPS AND 223 CAR PARKING SPACES
ADVERTISING:	NOT REQUIRED

D.S.P. REPORT

This application seeks Council's consent to an amended plan for the erection of a shopping complex containing a supermarket (gross floor area 2,668 sq.m), tavern, fourteen shops and 223 car parking spaces on the subject land.

The complex has been designed so as to provide for the majority of car parking adjacent to Ham Street. Ingress is from Ham Street with egress to Stewart Street with a one-way internal circulation pattern. The proposed location of the car park is aimed at ensuring that traffic noise generated by tavern and squash court patrons is well away from existing residences.

The tavern has a drive in bottle sales area, the design of which meets the "guidelines" of the Traffic Authority of N.S.W. for such facilities. Traffic conflict between the proposal and the child care centre opposite shall be minimal owing to the differing times of each demand.

A squash centre has already been erected on the subject land as part of an approval granted by Council for a "shopping complex to contain a 1400 sq.m supermarket, 21 shops, 8 court squash centre, tavern and parking for 222 vehicles".

This consent, issued on 19th July, 1979, provided for a staged development with the squash centre comprising stage 3 of the overall development. Although the applicant has erected the squash centre as stage 1, this constitutes 'substantial commencement' in accordance with the original development consent and, therefore, that consent is still valid should the applicant wish to proceed with the approved plan.

The applicant does not wish to proceed in this manner and has lodged an amended plan, the subject of this application, which essentially reduces the number of shops from 21 to 14 while increasing the gross floor area of the supermarket from 1,400 sq.m. to 2,668 sq.m. This plan also provides a more desirable parking layout and traffic circulation pattern, while also reducing the impact of the development on adjoining residential areas.

The amended plans have not been referred to the Local Traffic Committee as the original application required the concurrence of the former Planning and Environment Commission and as part of that Commission's evaluation, prior to concurring with the proposal, received a thorough assessment by the relevant traffic authorities. In addition, this is an amended plan which will result in a more desirable situation in respect of traffic management than that previously consented to.

The proposed development is in accordance with the current zoning under the provisions of Hawkesbury Local Environmental Plan, 1984, and it should be noted that the applicant is legally entitled to proceed with the original development consent, provided that building and construction plans meet with Council's requirements.

Although the development may have an adverse effect on established centres within the Shire and could also delay the establishment of a neighbourhood shopping centre in Bligh Park, the current zoning permits such a development and is an improvement on that previously approved.

Furthermore, the Court has held that Section 90(d) of the Environmental Planning and Assessment Act, 1979 - "the social effect and the economic effect of that development in the locality" - does not constitute valid grounds for the refusal of an application simply to protect existing commercial centres or outlets.

The proposed development will provide additional facilities for the rapidly expanding South Windsor area as well as the Shire in general and will result in further employment generation for local residents.

Related correspondence received by the applicant indicates an intention to utilise the name "Bligh Park Shopping Centre". The site does not form part of Bligh Park and use of this name should be denied.

Recommendation

Approval be granted generally in accordance with plans numbered DA02 prepared by Barry Kerry & Associates Pty.Ltd., and dated 14th November, 1985, subject to compliance with the following conditions.

- 1-20. Standard conditions (DAs) 1, 2 (223), 7, 8, 9 , 11, 12, 14 (Ham Street only), 15 (Ham Street only), 18, 19, 20, 21 , 22, 24, 25, 28, 29, 34 and 35.
21. In order to facilitate access via public transport, the applicant shall provide a bus bay to the requirements of the Shire Engineer. All work shall be at the applicant's expense and details are to be submitted with the Building Application for Council's approval.
22. Submission of a detailed drainage plan, including engineering specifications, to the requirements of the Shire Engineer. In this regard, the applicant is advised to consult with Council's Engineering Department regarding the location of existing stormwater and sewerage lines.
23. Retention of existing trees, where possible, that can be incorporated into the layout of the proposed development.
24. Floor level of all buildings shall be at 16 metres Australian Height Datum, which is the 1 in 100 year flood frequency for the subject area.
25. In respect of Condition 6 above, consideration shall be given to the use of paving bricks/stones to the requirements of the Shire Engineer.
26. Submission of a schedule of building materials/textures and colours for the approval of the Shire Planner. Such schedule shall be submitted with the building application.
27. The shopping centre and associated recreation facilities are not to use the name "Bligh Park".

COMMITTEE'S RECOMMENDATION

Approval be granted generally in accordance with plans numbered DA02 prepared by Barry Kerry & Associates Pty.Ltd., and dated 14th November, 1985, subject to compliance with the following conditions.

- 1-20. Standard conditions (DAs) 1, 2 (223), 7, 8, 9 , 11, 12, 14 (Ham Street only), 15 (Ham Street only), 18, 19, 20, 21 , 22, 24, 25, 28, 29, 34 and 35.
21. In order to facilitate access via public transport, the applicant shall provide a bus bay to the requirements of the Shire Engineer. All work shall be at the applicant's expense and details are to be submitted with the Building Application for Council's approval.

22. Submission of a detailed drainage plan, including engineering specifications, to the requirements of the Shire Engineer. In this regard, the applicant is advised to consult with Council's Engineering Department regarding the location of existing stormwater and sewerage lines.
23. Retention of existing trees, where possible, that can be incorporated into the layout of the proposed development.
24. Floor level of all buildings shall be at 16 metres Australian Height Datum, which is the 1 in 100 year flood frequency for the subject area.
25. In respect of Condition 6 above, consideration shall be given to the use of paving bricks/stones to the requirements of the Shire Engineer.
26. Submission of a schedule of building materials/textures and colours for the approval of the Shire Planner. Such schedule shall be submitted with the building application.
27. The shopping centre and associated recreation facilities are not to use the name "Bligh Park".
28. Payment of a contribution for sewerage headworks, the amount being determined with the Building Application after consideration of occupation levels and resultant sewerage loadings.

ITEM 3: (File DA 315/85) *Lyne - 14-2-86*
APPLICANT: N.B. BUTTSWORTH
OWNER: N.B. BUTTSWORTH
LAND & LOCATION: LOT 100, DP 713557 SCARBOROUGH
PLACE, BLIGH PARK ESTATE
ZONING: HAWKESBURY LEP, 1984, RESIDENTIAL
2(a)
APPLICATION: ERECTION OF A DUPLEX
ADVERTISING: ADJOINING OWNERS OBJECTIONS
RECEIVED FROM:
- G. & K. SMALL
- G. & C. KENDALL
- LANDCOM
- PETITION CONTAINING 19 SIGNATURES
ALL EXISTING RESIDENTS OF BLIGH
PARK

D.S.P. REPORT

This application seeks Council's approval for the erection of a Residential Flat Building Class A "Duplex" on land situated within the Bligh Park Estate.

As a result of public exhibition, three individual submissions have been received and a petition containing 19 signatures. All of the petition signatories are Bligh Park residents and reasons for objections include:

Duplexes are usually unattractive in design and incompatible with single dwellings; tenants rarely tend to the surrounds in the same manner as owner; reduction in property values; loss of views; construction of a duplex in Bligh Park will set an undesirable precedent and lead to further applications of a similar nature; covenant for Bligh Park does not permit duplexes; medium density area already set aside in the estate adequately caters for this type of development; reduction in amenity of the locality.

The submission received from Landcom states in part:

"The Commission is not prepared to vary the restriction as to use registered on title and created on registration of DP 713557. The restriction provides for the erection by the proprietor of one main building for use as a private residential dwelling only. The proposed erection of a Residential Flat Building Class "A" Duplex would appear to be contrary to the terms of the restriction as to use".

Upon detailed assessment of the application, the plans originally submitted and exhibited were found to be unsatisfactory, particularly in relation to building design and siting. In view of this the applicant was afforded the opportunity of submitting amended plans.

Amended plans were subsequently lodged and placed on public exhibition.

As a result the writers of a previous submission reiterated the grounds for their objections to the proposed development.

Although there is a Restriction as to User under Section 88B of the Conveyancing Act, 1919, which provides for the erection of a single dwelling only, this covenant is overruled by the provisions of Hawkesbury Local Environmental Plan, 1984.

The subject land is zoned Residential 2(a) which permits duplexes with the consent of Council. Clause 52 of HLEP 1984 specifically suspends the restrictions imposed by restrictive covenants such as that affecting Bligh Park:

"52(1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act.

...(c) the operation of any covenant, agreement or instrument imposing restrictions on the development, to the extent necessary to serve that purpose, shall not apply to the development".

This is a standard clause included in environmental planning instruments in accordance with the provisions of Section 28(2) of the Environmental Planning and Assessment Act, 1979.

The Court has previously held that restrictive covenants are not, in themselves, a relevant matter to be considered by a consent authority, i.e. Council.

The proposed development meets Council's requirements and complies with the relevant provisions of Hawkesbury LEP, 1984. In addition, the proposed building has the outward appearance of a single dwelling house. Any impact associated with the development in terms of traffic would be insignificant.

It is not considered that duplex development, properly designed as in this instance, will have an adverse effect on property values or result in a loss of views or physically degrade the environment.

Duplex development is permitted in all of the major residential zonings within the Shire and such development greatly assists in reducing the marked shortage of rental accommodation.

Recommendation

- A. Approval be granted, subject to compliance with the following conditions:
 - 1-7. Standard conditions (DAs) 1 , 4 (2)(1); 9, 13, 25, 34(\$572) and 7.
 - 8. Pursuant to Section 94 of the Environmental Planning and Assessment Act, the payment to Council of a contribution of \$500 for sewerage headworks.
- B. The "Joint Venture Committee" for Bligh Park be notified of Council's decision.

COMMITTEE'S RECOMMENDATION

- A. APPROVAL BE GRANTED, subject to compliance with the following conditions :
 - 1-7. Standard conditions (DAs) 1, 4(2)(1), 9, 13, 25, 34(\$572) and 7.
 - 8. Pursuant to Section 94 of the Environmental Planning and Assessment Act, the payment to Council of a contribution of \$500 for sewerage headworks.
- B. The "Joint Venture Committee" for Bligh Park be notified of Council's decision.
- C. Council make further representations to the Land Commission regarding the original agreement and the original rezoning to have the matter resolved.

Consented
Michael - 14/2/86
See Ord. 11/2

ITEM 4: (File DA 572/85)
APPLICANT: J.G. SIM & ASSOCIATES PTY.LTD.
OWNER: TRUSTEES OF THE MARIST BROTHERS
LAND & LOCATION: PORTION 5 & PART PORTION 13, PARISH OF
COLO, CORNER COMLERoy ROAD AND UPPER COLO
ROAD, UPPER COLO (MAP 13 E3)
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
1(a) & 7(a) RURAL ENVIRONMENTAL
PROTECTION (WETLANDS)
APPLICATION: RECREATION CAMP CONSISTING OF 21 ACCOMMODATION
CABINS, DINING HALL, KITCHEN, MEETING AND
RECREATIONAL ROOM, CHAPEL AND ANCILLARY
FACILITIES
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH 1 OBJECTION
BEING RECEIVED FROM MRS. M. DAISH

D.S.P. REPORT

The site comprises approximately 36 hectares of undulating country, mainly cleared, fronting the Colo River on the south east corner of Upper Colo Road and Comleroy Road, Upper Colo. There is a large natural lagoon in the middle of the site, from which a small creek runs into the Colo River.

The applicant indicates that:

"The camp will accommodate 200 school students who will stay for approximately one week at a time. In that week, they will experience a simple outdoor lifestyle, participate in walking and geology expeditions in the adjacent national park and enjoy the natural features of the site. At all times they will be supervised by a staff of approximately six. Transport to and from the camp will be by bus".

The proposed buildings have been correctly sited at the base of the escarpment with minimal visual impact from either Upper Colo Road or Comleroy Road. All buildings will be located above the 1 in 100 year flood level.

The letter of objection indicated that the proximity of the cabins to the common boundary would be intrusive. Further that the cabins would have a detrimental effect on the wildlife which inhabits the lagoon and surrounding area and would generally spoil the existing tranquility and rural outlook.

The proposal was referred to the National Parks and Wildlife Service and to the State Pollution Control Commission for comment.

The Service has responded that it has no objection to the proposal provided that the freshwater lagoon in the middle of the site is protected from sewerage disposal and runoff.

Comments from the State Pollution Control Commission relate to possible sources of air and water pollution. In this regard they suggest that Council place a condition to control the open burning of cleared vegetation and require that the access road be sealed to limit dust. The Commission also indicates that as the waters of the Colo River are classified as class P (protected) waters under the provisions of the Clean Waters Act it is imperative that there not be any discharges from the site which will result in degradation of water quality. Accordingly, they recommend a number of conditions relating to the disposal of effluent and drainage. In summary, having regard to the controls which can be placed on the development, the Commission states that there is no reason for consent to be withheld on pollution control grounds.

In relation to the comments from Mrs. Daish, it should be noted that the development will not be detrimental to her rural outlook. There will be some background noise but this would not be intrusive and can be adequately controlled by a condition attached to the consent.

The Commission's recommendation in regard to air pollution should be assessed in the context of the locality and the proposed means of transport to and from the site. Students are proposed to be transported by bus with infrequent reliance on staff vehicles. With the level of traffic generation the upgrading of the existing access road to an all weather surface is appropriate.

The proposed development is setback from both Comleroy Road and the Upper Colo Road and is not adverse to the amenity of the valley. It is also a permissible use within the Rural (1(a)) zoning and is well placed for access to Wollemi National Park.

Recommendation

The application be approved in accordance with the plans submitted, subject to the following conditions:

- 1-8. Standard conditions (DAs) 1,3,9,18,21,26,28,34.
9. Access track to be widened to at least 5 metres with existing scours made good with shale/sandstone and upgraded to an all-weather standard to the satisfaction of the Shire Engineer.
10. The water tank for bushfires to be at adequate elevation and be provided with fittings compatible to fire brigade tankers to the satisfaction of the Shire Health Surveyor.
11. Prior to any construction, approval under Section 17K of the State Pollution Control Act is required for drainage and treatment facilities on site. Subsequently it will be necessary for the proponent to obtain a licence for the disposal of the effluent from the sewage treatment plant.
12. A "package" sewerage treatment plant is to be installed and operational to the satisfaction of the Shire Health Surveyor prior to the occupation of any buildings.
13. Compliance with the requirements of Council's bush fire policy.

14. Stormwater runoff originating upslope of the development site shall be diverted away from cleared areas.
15. The extent of area to be cleared of vegetation at any one time shall be limited. The length of time areas may remain cleared to be kept to a minimum.
16. Runoff from construction areas to be suitably treated in settlement dams prior to discharge.
17. Recommendations specified in the Soil Conservation Services Handbook "Urban Erosion & Sediment Control" to be implemented in the development of the site.
18. A landscaping plan to be submitted for approval by Council at the time of lodgement of the Building Application. Such plan to incorporate details of areas to be cleared and length of time to remain cleared as well as revegetation details. The submitted plan to provide for maximum use of trees and shrubs indigenous to the locality.
19. All buildings to be located on land above 20.5m AHD (1 in 100 year flood level).
20. Transport of groups to and from the site to be by means of bus.
21. Non-potable water to be drawn from the Colo River and not the lagoon on site.
22. Approval for pumping water from the Colo River to be obtained from the Water Resources Commission.

Mrs.M.Daish addressed the Committee.

COMMITTEE'S RECOMMENDATION

ADDITIONAL INFORMATION BE obtained from the developer incorporated in a plan of management and including siting of Mrs.Daish's house to the cabins, whether the development is to affect any further homes, how the management is to be carried out, likely usage as to days of the year, the amount of clearing that would be undertaken around the cabins, requirements as to bushfire protection, and the likely effect on the environment; and a report be brought forward to the next Ordinary Meeting if possible.

ITEM 5:	(File DA 514/85)
APPLICANT:	GREGG RITCHIE & PARTNERS
OWNER:	G. & A. GEOROS
LAND & LOCATION:	LOT 1 DP 598169 BOSWORTH STREET, RICHMOND
ZONING:	HAWKESBURY LEP 1984. COMMERCIAL 3(b)
APPLICATION:	REFURBISHMENT & REDEVELOPMENT OF HISTORIC BUILDING FOR USE AS COMMERCIAL OFFICE SPACE
ADVERTISING:	NOT REQUIRED

? LATE REPORT
(To Glenn)
19/2/86

D.S.P. REPORT

This application relates to the refurbishment and redevelopment of an existing building on Lot 1 DP 598169 Bosworth Street, Richmond for use as commercial offices. The proposal is permissible with consent as the subject land is zoned Commercial 3(b) pursuant to Hawkesbury LEP, 1984. The existing building on the subject land is identified as an item of the Environmental Heritage and listed in Schedule II of the Plan.

An Interim Conservation Order has recently been placed on the building by the Heritage Council replacing a Section 130 "demolition order". The intention of the former order is to protect a building, for a maximum of two (2) years, which may be found on further investigation by the Heritage Council to be an item of the State's Environmental Heritage and worthy of permanent conservation.

The existing building was constructed circa 1830 as a residence for pioneer William Cox, utilising convict labour. William Cox, who set out from the residence to explore the Blue Mountains, was also responsible for the construction of Hobartville. Given its age the building is considered to be fairly intact and in reasonably good condition.

The proposal involves refurbishment of the existing main building and construction of a sympathetic building at the rear of the main building for use as commercial office space. Construction of the new building, however, requires the demolition of a rear service wing of the main building. The proposal further involves landscaping of the site and the provision of off-street parking for eleven (11) vehicles.

As the proposal involved demolition and refurbishment of a building encompassed by an Interim Conservation Order, Council advised the applicant that approval of the Heritage Council was required for both demolition and redevelopment. On 7th January, 1986, Council received written advice from the Heritage Council indicating that at its meeting of 19th December, 1985, approval was given, subject to conditions to an application by Mr. Ritchie in respect of demolition and restoration works. The conditions formulated by the Heritage Council have been incorporated into the Development Consent.

Whilst the new building incorporates 386 sq.metres of floor space, the retained portion of the main building provides 170 sq.metres of floor space. The proposal thus incorporates a total of 556 sq.metres of commercial floor space. Under Development Control Plan No. 2 (Parking Policy) the proposal requires the provision of fourteen (14) car spaces. As only nine (9) accessible spaces are provided, the proposal falls short in its provision by five (5) car spaces. Given the commercial nature of the proposal and that car parking is presently at a premium in Richmond, it is considered appropriate that the applicant make a contribution in lieu of the five (5) spaces not provided on site. It is further considered that the payment of a parking contribution will not jeopardise the overall economic viability of the proposal.

Recommendation

That the application, as illustrated in the plan submitted to Council 16th December, 1985, be approved subject to the following conditions:

1. Standard Conditions (DAs) 1.
2. Parking to be provided for 9 vehicles.
3. That car spaces Nos. 10 and 11 indicated on the plan submitted to Council 16th December, 1985, be deleted. This area shall instead be landscaped.
4. Consideration be given to use of masonry pavers for driveways and parking areas. A sample of the masonry paver to be used be submitted to Council for approval with the Building Application.
- 5-10. Standard Conditions (DAs) 5, (\$19,250) (\$3,850 per space) 7,9,18,19, 21.
11. A detailed plan of landscaping be submitted and approved by the Shire Planner prior to approval of the Building Application. Landscaping be completed to the Shire Planner's satisfaction prior to occupation of the building.
12. A schedule of proposed external finishes including sample materials be submitted for approval by the Shire Planner in conjunction with the Building Application.
- 13-14. Standard Conditions (DAs) 28,34.
15. Applicant to confirm location of sewer from Metropolitan Water Sewerage and Drainage Board and also provide Board's consent to build over sewer.
16. Compliance with the following conditions of the Heritage Council of N.S.W:
 - a. Restoration of the existing building and the construction of the new building be carried out in separate stages.
 - b. The applicant to consult with the Heritage & Conservation Branch of the Department of Environment and Planning in relation to details of restoration work and the proposed new building.
 - c. Working Drawings details and specifications to be approved by the Manager, Heritage & Conservation Branch prior to any work being commenced on site for either stage.
 - d. Demolition of the rear service wing not to commence until the proposed restoration of the existing building has been completed to the satisfaction of the Heritage Council of New South Wales.

Mr.V.Georos addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*Consent to
Advice - 18-2-86.*

ITEM 6: (File DA 593/85)
APPLICANT: AUSTRAL-WIDE HAULAGE PTY.LTD.,
OWNER: MUNGERIE PARK TRANSPORT LTD.,
LAND & LOCATION: LOTS 2 & 3, DP 229135, NO.39 COMMERCIAL ROAD,
VINEYARD, SOUTH WESTERN CORNER OF COMMERCIAL AND
CHAPMAN ROADS, VINEYARD.
ZONING: HAWKESBURY LEP, 1984 RURAL 1(c)
APPLICATION: EXTENSION TO THE EXISTING ROAD TRANSPORT TERMINAL
TO ALLOW FOR THE ERECTION OF TWO GRAIN STORAGE
BUILDINGS.
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH TWO OBJECTIONS
BEING RECEIVED FROM:
- MRS G. LOWNDES
- MR. C.W. PALMER

D.S.P. REPORT

The proposal is for the erection of two grain storage buildings and a manager's residence on the land, as an extension to the existing road transport terminal currently operating on the site. The grain storage buildings are to be located between the existing buildings on the land and Chapman Road, while the manager's residence will be erected in the north eastern corner of the property, near the corner of Chapman Road and Commercial Road.

In August, 1976, Council issued development consent to the change of use of the then existing saw mill and timber storage yard to a road transport terminal, subject to a number of conditions, which were later amended in November, 1976. However, since the gazettal of Hawkesbury Local Environmental Plan, 1984, which prohibits road transport terminals in a Rural 1(c) zone, the development has enjoyed existing use rights.

The property currently contains four sheds of various sizes used for storage of goods and parking of semi trailers and associated materials such as tarpaulins and pallets; a fibro shed with offices on the first floor; a two storey cottage currently being used as the assistant manager's residence and a large open shed with roof supports only. Three off street parking areas are also provided on site for up to 52 vehicles.

Each grain storage building is proposed to be 23 metres wide and 49.5 metres long, constructed of precast concrete panels to a height of 4.5 metres, with the high pitched roof extending up to 14 metres high. Colourbond metal sheeting will be used to clad the roof and gable ends. A concrete slab will be provided between the buildings and a 1.5 metre wide concrete path laid to the sides and front of the building to stop any vegetation growing close to the building to allow control of any vermin.

The buildings will be used to store grains such as wheat, maize, linseed and sunflower seeds and meals including soya bean meal. The grains will be brought to the site by semi trailer tippers and "heaped" by using either a front end loader and portable thrower, or overhead conveyors along the ridge of the building. If the overhead conveyors are installed, then the loads will be deposited into a bin below ground level between the two buildings and lifted by augers to the conveyors along the ridge line. When required for the Sydney market the grain will then be loaded into trucks by a front end loader.

The existing operation currently employs 25 people. Four additional employees will be required with the establishment of the two grain storage buildings.

Parking requirements for road transport terminals are not included within Council's carparking policy. However, the existing off street parking provided on the site is considered to be adequate for the existing and proposed development and additional spaces are not required. The only access proposed to the site for heavy vehicles will be from Chapman Road.

The proposed grain storage buildings will not generate a need for any new trucks in the transport business, as several of the existing trucks will change their loads at times to carrying grain. The only new vehicular equipment needed will be a rubber-tyred front end loader which will only operate in and between the grain storage buildings. The existing transport business generates on average approximately 16 traffic movements each day and there is generally not more than three vehicles in the yard at any one time. In regard to the traffic movements generated by the proposed grain storage facility it could be expected that on a busy day 20 truck movements would occur, while in a light week, about 40 truck movements would occur. With regard to deliveries out of the yard, these would be approximately 7 loads per day in tipping trailers at peak times.

The existing buildings have a total floor space of 4,962 sq.metres and the proposed extensions contain 2,277 sq.metres, giving an increase of about 46 percent. Under Section 52 of the Environmental Planning and Assessment Regulation, 1980, the floor space of a building used for an existing use may, with Council consent, be extended by up to 10 percent. As the proposal does not comply with these provisions, the applicant has requested Council support a variation of the planning standard under the provisions of State Environmental Planning Policy No. 1, as it is considered to be unreasonable and unnecessary in the circumstances since the proposed storage buildings will essentially replace open yard storage areas.

Approximately one third of the property is subject to the 1 in 100 year flood, which would inundate land at a level of 16 metres A.H.D. or less. Under Clause 35(2) of Hawkesbury LEP, 1984, a building used for industrial purposes shall not be erected on land below the 1 in 20 year flood frequency level. Further subclause 35(7) requires that the floor level of an industrial building be at a level of not less than the 1 in 20 year flood frequency level, which in this locality, is 13.3 metres. The floor levels of the proposed buildings will be at 17 metres and 18 metres respectively and thus will not be affected by the expected 1 in 100 year flood.

The applicant proposes to excavate the site and actually "lower" the buildings into the ground without affecting the access to the other buildings on the site. This will have the effect of lessening the visual impact of the buildings on the locality.

The proposed manager's residence will be located on land that is not subject to flooding.

Landscaping is proposed by the applicant along Chapman Road to screen the buildings from the road and adjacent properties. Additional landscaping will also be provided in front of the area between the two new buildings to screen any activity on the concreted area. The other entries to the buildings are at the rear and are not visible from the road. The location of the grain storage buildings as proposed will also partly screen the large open shed on the site.

The surrounding properties are generally small rural holdings containing dwellings; with the exception of a lot diagonally opposite in Chapman Road which contains a storage yard for second hand building materials.

Adjoining owners were notified of the proposal and a precis of their objections follows:

Intensification of a non-conforming use; out of character with rural surroundings; noise from proposed grain conveyor belt; noise generated by additional truck movements; disturbance caused by trucks and semi trailers arriving throughout the night, early morning and on weekends; traffic danger caused through the increase in heavy vehicles and the inadequate width of road pavement; potential dust and vermin problems; drainage; inadequate access to site; visual intrusion and decline in property values.

It is considered that the proposal will create an impact on the locality, however, with the site excavation, the topography of the site and surrounds and the landscaping proposed, this impact is only likely to be minimal and is compensated by the benefit of such a facility for the community in general.

Recommendation

- A. Council exercise its delegation pursuant to State Environmental Planning Policy No.1 and grant consent, subject to the following conditions:
- 1-11. Standard conditions (DAs) 1, 3, 7, 8, 9, 18, 19 , 20, 21, 25 and 34.
 12. The roof and gable ends of the proposed grain storage buildings to be clad with colourbond metal sheeting.
 13. The floor level of the proposed grain storage buildings to be at a level of not less than 16 metres or greater than 18 metres on Australian Height Datum.

14. The proposed manager's residence to be sited not less than 7.62 metres from the road alignment.
15. Habitable floor level of the manager's residence to be at a minimum of 16 metres on Australian Height Datum.
16. The existing temporary structures on the site to be removed or demolished prior to occupation of the proposed development.

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

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

- A. COUNCIL EXERCISE ITS delegation pursuant to State Environmental Planning Policy No. 1 and grant consent, subject to the following conditions :
- 1-11. Standard Conditions (DAs) 1, 3, 7, 8, 9, 18, 19, 20, 21, 25 and 34.
 12. The roof and gable ends of the proposed grain storage buildings to be clad with colourbond metal sheeting.
 13. The floor level of the proposed grain storage buildings to be at a level of not less than 16 metres or greater than 18 metres on Australian Height Datum.
 14. The existing temporary structures on the site to be removed or demolished prior to occupation of the proposed development.
- B. The Department of Environment and Planning be advised of Council's decision as required by State Environmental Planning Policy No.1.

ITEM 7: (File DA 625/85) *glew 14/2/86.*
APPLICANT: G. RITCHIE
OWNER: G. RITCHIE
LAND & LOCATION: LOT B, MPS 4347, NO. 7 GRENVILLE STREET, PITT TOWN
ZONING: HAWKESBURY LEP, 1984 RESIDENTIAL 2(a)
ENVIRONMENTAL PROTECTION AREA
APPLICATION DEMOLITION OF AN ITEM OF ENVIRONMENTAL HERITAGE.
ADVERTISING: LOCAL PRESS AND LETTERS TO ADJOINING OWNERS
OBJECTIONS RECEIVED FROM:
- PITT TOWN PROGRESS ASSOCIATION
- PITT TOWN RESEARCH AND PRESERVATION SOCIETY
- MACQUARIE TOWNS PRESERVATION SOCIETY
- P.G. & M.A. CHADWICK, PITT TOWN
- MR. D. HEAZLEWOOD, PITT TOWN
- MRS. J. CHRISTOPHER, PITT TOWN
- MRS. D. KINGSTON, PENSHURST

D.S.P. REPORT

Application has been made to demolish a circa 1850 slab cottage on the above land. The cottage is classified as an item of environmental heritage under Schedule 11 of Hawkesbury Local Environmental Plan, 1984 and in accordance with Clause 37 of the Plan, demolition of the building requires development consent.

The cottage was, until recently, covered by an Interim Conservation Order under the Heritage Act, 1977. At its meeting of 3rd October, 1985, however, the Heritage Council resolved to recommend to the Minister for Planning and Environment that the Interim Conservation Order be allowed to lapse, following consideration of a report concerning the present condition of the cottage, the vandalism that has occurred since the cottage became vacant and the considerable funding that would be necessary to restore the building. Further, it resolved to encourage Council to take action to record the structure.

Although the Interim Conservation Order has been allowed to lapse, the building is still considered to be of local importance to the village of Pitt Town, as it is one of the first extant structures from mid last century.

The cottage is also identified in the Heritage Study of the North Western Sector of Sydney prepared for the Department of Environment and Planning.

Following public exhibition of the proposal, seven submissions were received objecting to the proposed demolition of the cottage on the following basis:

- last original slab dwelling still standing in the Pitt Town area;
- loss of historically significant style of early Australian architecture;
- building is historically important as reflected in the previous Interim Conservation Order over the property;
- the cottage is a good example of a very early home in the centre of Pitt Town;
- the cottage forms part of a special streetscape in relation to the Bird in Hand Inn; Royville; No. 10 Grenville Street, the barn at No. 8a Bathurst Street and the Macquarie Arms Inn.

Two submissions also included suggestions for the use of the building as a museum or other viable commercial use; or the renovation and relocation of the cottage to Australiana Pioneer Village. The expense involved in restoring the building to such standards, however, is considered to be prohibitive.

The building was originally a timber slab cottage with a shingle roof and consisted of either three or four rooms. A later addition to the rear of the cottage housed the kitchen and laundry/bathroom.

The slabs have been covered internally and externally with an extensive array of materials including corrugated galvanised iron, multiple layers of newspaper and cardboard, flat iron, weatherboards and hardboard sheeting.

The underside of the floor boards are level with the natural surface, while the structural floor timbers are embedded into the earth. The slab walls do not appear to be connected to the floor and are decaying where they have been in contact with the soil. As a result the walls have settled unevenly, giving the whole cottage a considerable sag in the middle. The ceilings are irregular and measure approximately 2.1 metres above the floor level.

Further, the site is lower than the road shoulder and as such the cottage is constantly inundated with water.

Consequently, it is considered that the cottage would not be suitable for restoration for residential habitation as extensive works would need to be carried out to structurally stabilise the cottage; restore the floor and raise it to ensure suitable air circulation; raise the ceilings; completely refurbish the kitchen, laundry and bathroom; and provide a complete drainage system, new plumbing and complete rewiring.

The cottage has not been adequately secured by the owner in the past and, as such, considerable damage has occurred through vandalism. Therefore, if the building was to be renovated, further substantial costs would be incurred and it is considered to be unreasonable to impose such a financial burden on the owner of the cottage.

Recommendation

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

1. That prior to demolition the applicant record the cottage in measured drawings and photographs for archival purposes.
2. That prior to demolition, the applicant provide Council with a copy of the measured drawings and photographs.
3. As the building is an item of environmental heritage, it is considered that the construction materials should be salvaged for use in conservation of similar buildings within the Shire. In this regard, upon demolition of the building the salvagable materials shall be transported at the applicant's expense to a suitable location as determined by the Shire Engineer.
4. The demolition 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.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*Gareth - 17/2/86.
Consent done -*

ITEM 8: (File DA 599/85)
APPLICANT: BLAKOZ PTY.LTD.,
OWNER: BLAKOZ PTY.LTD.,
LAND & LOCATION: LOT 6 DP 706517 KING ROAD, WILBERFORCE
ZONING: HAWKESBURY LEP, 1984 RURAL 1(b2) ENVIRONMENTAL
PROTECTION
APPLICATION: STAGE 1 - AGED PERSONS HOSTEL AND MANAGER'S
RESIDENCE
ADVERTISING: LOCAL PRESS AND ADJOINING OWNERS
ONE SUBMISSION RECEIVED FROM MR. D. COBCROFT

D.S.P. REPORT

The proposed development involves the construction of a single storey hostel building which contains 13 single bed suites and associated amenities such as a communal lounge and games room. A separate manager's residence is to be provided adjacent to the entrance.

This development is described in the application as Stage 1 with the intention of eventually providing an additional 18 one bedroom self-contained units which will be clustered on the site in six detached buildings each containing three units.

This latter proposal will be subject to a further development application being submitted for Council's determination.

At its meeting of 20th December, 1984, Council resolved to approve of the erection of an 18 bed nursing home and manager's residence on the subject land. That development consent is still valid.

Following further exhibition of the proposal, one objection was received. Reasons for objections include:

- . the hostel will be affected by noise emanating from the adjoining property which is presently used for farming and grazing of cattle;
- . residents of proposed development may object to noise associated with the day to day running of a farm;
- . the subject property is located near an existing abattoir which will result in noise and odour problems;
- . elderly pedestrians from the hostel would be placed at risk by traffic using King Road;
- . rural character of the area will be lost;

- . adequate areas for aged persons' housing exist in residential areas which are closer to facilities and not subject to high traffic levels such as that experienced on King Road;
- . inadequate public transport available for residents and visitors alike;
- . filling of site would adversely affect adjoining land.

It is generally accepted that nursing homes do not generate significant volumes of traffic and it is not anticipated that existing traffic conditions on King Road will be adversely affected.

Landscaping should be increased adjacent to the north western boundary of the subject land so as to reduce the impact of the development on the adjoining property.

The abattoir is located approximately 500 metres from the proposed hostel and, therefore, its impact will be minimal.

As the hostel provides accommodation for less than 100 beds, there was no requirement to refer the application to the Traffic Committee.

Although the application generally complies with the provisions of State Environmental Planning No. 5 (SEPP5) - "Housing for Aged or Disabled Persons" - it is outside the guidelines of SEPP5 in that the Policy does not apply to designated environmental protection areas. However, Hospitals are allowable and include a "home for aged, infirm, incurable or convalescent persons".

It is intended that utility services and stormwater drainage will be provided to Council's requirements.

With residential development, it is Council's policy to request contributions under Section 94 of the Environmental Planning and Assessment Act, 1979, for such items as community facilities and public open space. It is considered that such contributions should be waived in respect of this development as the proposal will not require the provision of, or increase, the demand for such items in the locality. As a contribution could not be used to provide direct benefit to the subject area, it would be unreasonable to impose such a condition.

The development adjoins the township of Wilberforce and it is in close proximity to Windsor and its facilities.

The proposal is permissible under the relevant provisions of Hawkesbury Local Environmental Plan, 1984, and will provide an important facility for the aged within the Shire and surrounding areas.

Recommendation

Approval be granted to the establishment of an aged persons hostel containing 13 suites and a manager's residence on Lot 6, DP 706517 King Road, Wilberforce, subject to compliance with the following conditions:

1. This consent is for Stage 1 only and consists of a single storey hostel building containing 13 single bed suites, ancillary facilities and a manager's residence.
Development shall generally be in accordance with the details shown on the submitted plan No. A163-1 for such development, as modified by the conditions of this development consent.
- 2-16. Standard conditions (DAs) 1, 2(6), plus:
In addition, parking shall be provided at the rate of:
 - 1 covered space for manager's residence;
 - 1 space per two employees;
 - 1 space for ambulance use.
 - 7, 8, 9, 13, 15, 18, 21, 22, 25, 26, 27, 28 and 29.
17. Floor level of all habitable rooms shall be at or above 16 metres AHD, which is the 1 in 100 year flood frequency level.
18. A detailed roof and stormwater drainage plan shall be submitted to Council with the Building Application.
19. Reticulated water supply shall be to the requirements of the Metropolitan Water Sewerage and Drainage Board. Evidence of the Board's approval shall be submitted with the Building Application.
20. Disposal of sewerage effluent to the requirements of the Shire Health Surveyor and Shire Engineer. In this regard, consideration will be given to on-site disposal by way of a package treatment plant and details are to be submitted with the Building Application.
21. In accordance with the provisions of Clause 24(1) of Hawkesbury Local Environmental Plan, 1984, no building shall be erected within a distance of 20 metres of the alignment of King Road.
22. Details of proposed fencing shall be submitted with the Building Application for Council's approval. Such fencing shall include the erection of a lapped and capped timber fence 1.5 metres high along the western boundary from the King Road frontage to the rear of the residence on the adjoining land.
23. Photographs of the existing wooden shed to be lodged with Council prior to the demolition of the structure.
24. Submission of a schedule of proposed external finishes including sample material for Council's consideration and approval in conjunction with the submission of a Building Application.

COMMITTEE'S RECOMMENDATION

Approval be granted to the establishment of an aged persons hostel containing 13 suites and a manager's residence on Lot 6, DP 706517 King Road, Wilberforce, subject to compliance with the following conditions:

1. This consent is for Stage 1 only and consists of a single storey hostel building containing 13 single bed suites, ancillary facilities and a manager's residence.
Development shall generally be in accordance with the details shown on the submitted plan No. A163-1 for such development, as modified by the conditions of this development consent.

- 2-16. Standard conditions (DAs) 1, 2(6), plus:
In addition, parking shall be provided at the rate of:
1 covered space for manager's residence;
1 space per two employees;
1 space for ambulance use.
7, 8, 9, 13, 15, 18, 21, 22, 25, 26, 27, 28 and 29.
17. Floor level of all habitable rooms shall be at or above 16 metres AHD, which is the 1 in 100 year flood frequency level.
18. A detailed roof and stormwater drainage plan shall be submitted to Council with the Building Application.
19. Reticulated water supply shall be to the requirements of the Metropolitan Water Sewerage and Drainage Board. Evidence of the Board's approval shall be submitted with the Building Application.
20. Disposal of sewerage effluent to the requirements of the Shire Health Surveyor and Shire Engineer. In this regard, consideration will be given to on-site disposal by way of a package treatment plant and details are to be submitted with the Building Application.
21. In accordance with the provisions of Clause 24(1) of Hawkesbury Local Environmental Plan, 1984, no building shall be erected within a distance of 20 metres of the alignment of King Road.
22. Details of proposed fencing shall be submitted with the Building Application for Council's approval. Such fencing shall include the erection of a lapped and capped timber fence or other material of similar standard to the Shire Health Surveyor's satisfaction 1.5 metres high along the western boundary from the King Road frontage to the rear of the residence on the adjoining land, such fencing to be constructed prior to occupation.
23. Photographs of the existing wooden shed to be lodged with Council prior to the demolition of the structure.
24. Submission of a schedule of proposed external finishes including sample material for Council's consideration and approval in conjunction with the submission of a Building Application.

ITEM 9: (File DA 477/85)
APPLICANT: A. & H. GINNS
OWNER: A. & H. GINNS
LAND & LOCATION: LOT B DP 329343 BOSWORTH STREET, RICHMOND
AREA - 467 SQ.METRES
ZONING: HAWKESBURY LEP, 1984 COMMERCIAL 3(B) ENVIRONMENTAL PROTECTION
APPLICATION: TO ERECT A FURNITURE WAREHOUSE
ADVERTISING: NOT REQUIRED

D.S.P. REPORT

This application relates to the erection of a furniture warehouse at Lot B DP 329343 Bosworth Street, Richmond. The proposal is permissible with consent as the subject land is zoned Commercial 3(b) Environmental Protection pursuant to Hawkesbury LEP 1984. To the north of the subject

*Alice - 17/2/86
consent done*

land is located the Blackhorse Inn which is identified as an item of environmental heritage and listed in Schedule 11 of the Plan. Council's proposed car park adjoins the subject land on the southern boundary. The application to be considered is an amended application from that originally submitted by the applicant.

The original application provided for a two storey furniture warehouse abutting the property's Bosworth Street frontage. Parking and loading facilities were proposed to be provided at the rear of the building with access from Council's car park. Detailed assessment of this proposal indicated that there was inadequate provision for the manoeuvring of trucks at the rear of the building. In addition the applicant held the view that he would be unable to provide sufficient compensation for the necessary right of way including any contribution for deletion of Council's off street parking spaces.

As a result, an amended plan was submitted which is the subject of this report. The amended plan provides for the warehouse to be setback 14.6 metres from the street alignment with five off street parking spaces and loading dock located forward of the warehouse.

The amended plan is unsatisfactory in terms of sound traffic management as the proposal necessitates a truck stopping in Bosworth Street and reversing onto the site. Interruption will occur to traffic moving in both directions in Bosworth Street. Whilst the applicant has indicated that he intends to utilise a small van for deliveries, it is considered that the nature of the development (that is furniture warehouse) will require use of larger vans and trucks in the future. It is thus considered inappropriate to issue consent confining deliveries to those provided utilising small vans. Whilst Bosworth Street is not a designated arterial main road, it is a busy commercial street and its traffic flow should not be interrupted by undesirable access arrangements. Furthermore the layout of proposed on-site parking is such that a large truck parked in the loading bay would prevent cars from using more than one on-site parking space.

The proposed setback of the building is undesirable in terms of streetscape as it breaks the existing setback pattern. This section of Bosworth Street contains a number of items of environmental heritage including the Blackhorse Inn and William Cox's residence. It is considered that future restoration of heritage items and sympathetic infill development in the vicinity would be adversely affected by the proposal.

Recommendation

The application be refused on the grounds that:

1. It will have an adverse effect on traffic movement in and around the vicinity of Bosworth Street.
2. There is insufficient accessible on-site parking arising from conflict with the loading area.

3. It is unsympathetic in character and design to surrounding items of environmental heritage and existing streetscape elements.
4. It is not in the public interest.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved subject to the following conditions :

- 1-8. Standard Conditions (DAs) 1, 2(5), 7, 18, 19, 21, 25 and 26.
9. Any mezzanine floor which may be incorporated into the building to be the subject of a separate development application.
10. All raw materials and finished goods to be stored within the building and all work performed to be confined to within the building.
11. Vehicle ingress and egress to be in forward direction.

ITEM 10: (File DA 675/85)
APPLICANT: K. & V. POWE PTY.LTD.,
OWNER: K. & V. POWE PTY.LTD.,
LAND & LOCATION: LOT 4 DP 509026 OLD PITT TOWN ROAD, OAKVILLE
ZONING: HAWKESBURY LEP, 1984 RURAL 1(c)
APPLICATION: TO ERECT AN ADDITIONAL MUSHROOM SHED
ADVERTISING: NOT REQUIRED AS SHEDS NOT USED FOR COMPOSTING -
ONLY FOR GROWING - MINOR ADDITIONS ONLY

*Alister - 12/2/86
Consent done.*

D.S.P. REPORT

This proposal involves the erection of an additional mushroom growing shed having an area of 363 sq.metres.

Existing sheds on the subject land are used for mushroom growing and have been used for this purpose since 1961 with no record of any complaints being received by Council.

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

Recommendation

- 1-5. Standard conditions (DAs) 1, 17, 21, 26 and 34.
6. The proposed sheds and existing sheds shall not be used for mushroom composting at any time.
7. This approval is limited to an additional shed having dimensions of 21.6m x 16.8m x 3.95m/4.1m as shown on the plan accompanying the development application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SUBDIVISION APPLICATIONS

ITEM 1: (File DA 500/85)
APPLICATION: N.M. & S. STERN
OWNER: N.M. & S. STERN
LAND & LOCATION: LOT 5 DP 253128 TENNYSON ROAD, EAST KURRAJONG
ZONING: HAWKESBURY LEP, 1984, RURAL 1(95) ENVIRONMENTAL
PROTECTION
ADVERTISING: NOT REQUIRED UNDER THE POLICY

*Judy - 17/2/86
consent done.*

D.S.P. REPORT

The application is to subdivide the land described into two allotments in accordance with the provisions of Amendment No. 6 to Hawkesbury Local Environmental Plan, 1984. One lot conforms with the provisions of the Amendment, the other lot conforms area wise, however, does not meet the requirements for arability.

The applicant has lodged an objection pursuant to State Environmental Planning Policy No. 1, to the performance standard of the agricultural definition on the basis that in this case, it is unreasonable and unnecessary due to the produce store located on site.

The proposal will not adversely affect the area nor would such a subdivision increase the intensity of the use.

Recommendation

1. Council support the objection against the performance standard of the agricultural definition in Amendment No. 6 to Hawkesbury Local Environment Plan, 1984.
2. The application be forwarded to the Department of Environment & Planning for determination in accordance with the policy.
3. Upon concurrence being obtained from the Department of Environment & Planning, approval be granted, subject to the following conditions:
1-5. Standard conditions 2, 4, 9, 12 and 14(b)(\$725).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*McCauley 18/2/86
After 17/2/86*

CORRESPONDENCE

ITEM 1: (File T216)
CORRESPONDENT: TELECOM AUSTRALIA
SUBJECT: RICHMOND TELEPHONE EXCHANGE - PROPOSED
ALTERATIONS AND ADDITIONS

Telecom Australia has advised that it is proposing to carry out extensions to the Richmond Telephone Exchange located in Windsor Street, for the purpose of increasing telecommunication facilities in the area, and in its letter has included site plans and elevations for the proposal.

D.S.P. REPORT

The extensions include an increase in floor space of approximately 338 square metres on the ground floor of the building and a first floor addition of approximately 283 square metres at the rear of the existing building. The first floor addition will increase the height of the building to about 9.6 metres.

The proposed extensions are considered to be compatible with surrounding development and are acceptable in their present form. Telecom will be requested to submit a formal development application. It should be noted, however, that Council cannot refuse or attach conditions without Ministerial approval.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and the matter of the car park be investigated.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

NO ACTION

B1. BUSH FIRE COUNCIL OF N.S.W. - STANDARD OUTLETS FOR DOMESTIC WATER TANKS FOR FIRE FIGHTING PURPOSES. B21/1; B27/7.

Commending Council on its minimum water storage requirement of 60,000 litres for dwellings without a reticulated water supply. Whilst the minimum storage for domestic purposes adopted by the Bush Fire Council is currently 45,000 litres, a larger storage as specified by Council is preferred.

NO ACTION

B2. DEPARTMENT OF ENVIRONMENT AND PLANNING - DRAFT LOCAL ENVIRONMENTAL PLAN, 1984 AMENDMENT NO. 28. DA 423/84.

Advising that the Minister for Planning and Environment has now approved the plan under Section 70 of the Environmental Planning and Assessment Act, 1979 to permit the development of land in the vicinity of Richmond Road, Racecourse Road and Rickaby Street, Clarendon, for the purposes of animal establishments and the expansion of associated uses on the land.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE PLANNER'S REPORT

*Item 117/2/86
NO ACTION
RECOMMEND*

ITEM 1: (File P160/74; C44/7)

SUBJECT: SECTION 117 DIRECTION - RECREATION VEHICLES ACT, 1983

The Minister for Planning and Environment has issued to all Councils a Direction under Section 117(2) to facilitate the implementation of the Recreation Vehicles Act, 1983.

The Direction provides that Draft Local Environmental Plans shall not zone land or enable land to be developed for the purposes of a recreational vehicle area where the land is within environmentally sensitive zones. These include the Shire's escarpment preservation areas, environment protection areas and wetland areas.

In addition where the land is not within these environmentally sensitive zones the Council is under obligation to consider the provisions of the Soil Conservation and State Pollution Control Commission documents dealing with recreation vehicle areas.

The Section 117 Direction does not alter the land use provisions of Hawkesbury Local Environmental Plan, 1984 in relation to recreation vehicle areas. It will have little effect on existing assessment procedures other than to actively discourage recreation vehicle areas from environmentally sensitive areas.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 44/7; P160/69)

SUBJECT: AMENDMENT TO ENVIRONMENTAL PLANNING &
ASSESSMENT ACT, 1979

The Department of Planning and Environment has forwarded a summary of the amendments to the Environmental Planning and Assessment Act, passed through State Parliament in November and expected to become Law on 1st February, 1986.

As reported in the media, the main difference between the amending Bill introduced into Parliament earlier this year and the amending Act passed by Parliament, is that the consideration by Councils of prohibited development has been deleted.

Many of the changes to be introduced by the amendment are technical in nature and formalise in statutory terms many existing procedures. However, there are a number of substantive amendments including the ability for Council to use Section 94 to require a contribution for amenities and services they have already provided for in anticipation of development. Also a new section has been introduced which deals with uses unlawfully commenced.

A detailed report on the amendments will be presented to Council as soon as the amending Act becomes available.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Handwritten note:
Hawkesbury
NO action
P160/69

Michael 17/2/86

ITEM 3: (File P160/2)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN IN RESPECT OF
THE CONTROL OF DEVELOPMENT ON FLOOD LIABLE LAND

The Department of Environment and Planning by letter of 6th January, 1986 has referred for Council's further consideration, a draft Local Environmental Plan in respect of the control of development on flood liable land. The letter states that:

"In view of the draft policy recently issued regarding floodplain development it would be appropriate, before consideration is given to the issue of the Director's Certificate pursuant to Section 65 of the Act, that the Council firstly determine its overall attitude towards development on flood prone lands, in accordance with the draft Floodplain Development Manual...

With respect to the format of the draft plan submitted by Council the Department considers that it needs amending. Specifically, the draft plan adopts an arbitrary boundary, the former Colo-Windsor Shire boundary, to delineate between the application of different provisions rather than relating any variations to flood liability and/or land uses.."

Council at its meeting of 14th February, 1984, resolved to prepare a Draft Local Environmental Plan to replace Clause 35 of Hawkesbury Local Environmental Plan, 1984 (then a draft LEP). The essence of the Draft Local Environmental Plan was that it sought to revert the Shire to the flood policies applicable under the former Windsor Planning Scheme and Interim Development Order No. 3, Shire of Colo. For historical reasons the flood policies contained in these instruments were of differing standard, the Colo standard generally being more severe than that applying to the Municipality.

The draft plan for flood liable land was prepared in the spirit of Hawkesbury Local Environmental Plan, 1984, which was an amalgamating instrument rather than an instrument arising out of land use studies.

Since Council's resolution of 14th February, 1984, the State Government has introduced a new flood policy which provides for a "merits approach" to floodplain management, i.e. that all development proposals be treated on their merits having regard for social, economic and ecological, as well as flooding considerations.

It is also important to note that Council's existing flood policy as contained in Hawkesbury Local Environmental Plan, 1984 (and not the draft plan), has in the two (2) year period since the resolution of the draft plan, proved to be an effective control over development on flood liable land. It provides for a minimum habitable floor level for residential development at not less than the 1 in 100 year flood frequency, a standard which is widely adopted in Australia and overseas.

Given the changes in State Government legislation and the now demonstrated effectiveness of Council's existing provisions there is no reason to further pursue the draft plan.

Recommendation

That:

1. Council not proceed with the Draft Local Environmental Plan in respect of the control of development on flood liable land.
2. Council advise the Department of Environment and Planning of the above.

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	47688 - 48603	\$5,681,249.06
Trust	3368 - 3411	\$1,064,550.32
Main Roads Trust	262320	\$2,813.58
		\$6,748,612.96

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

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

3. CORRESPONDENCE

ITEM 1: (File 800; H105/17)

CORRESPONDENT: BENNETTS REAL ESTATE PTY. LTD.

SUBJECT: "THE DOCTORS HOUSE", THOMPSON SQUARE,
WINDSOR

Advising that the "Doctors House" situated in Thompson Square, Windsor has been placed on the market and asking Council to give consideration to acquiring the property.

(D.S.C.) It is understood that the property is currently being offered for a total purchase price of \$545,000.

An inspection of the building revealed that considerable renovation would be necessary.

Given the current high interest rates, renovation costs of approximately \$50,000 and overall purchase price, it is felt that Council could not achieve an adequate return on its investment if it were to purchase the property for rental purposes.

Recommendation

No further action be taken in regard to the purchase of the "Doctors House" and Bennetts Real Estate be thanked for their offer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. GENERAL CIRCULAR NO. 1/1986 - SICK LEAVE.

Bringing Council's attention to the provisions of the Municipal & Shire Council Wages Staff Award in respect of sick leave.

B2. J.R. McMAHON - RESIGNATION. C50/9

"I view the decision of Council to support the Sister City relationship of Tamba Shire, Japan, and Hawkesbury Shire Council as a personal affront to me, having been - as I have - a prisoner of the Japanese for a period of 3 1/2 years, and also being in the unique position of most probably being the only survivor of the Burma-Thai railway atrocity - (in which all of my mates were slaughtered and murdered before my eyes) - at present serving on any Council in Australia.

I find it inconceivable that this Council, with this knowledge, could be so insensitive not only to my feelings, but also to those of the families of all Australians who suffered and died at the hands of the Japanese. I would be a traitor to my dead comrades and myself if I continued to serve in a capacity where I could perhaps play host to such people and to accept them in a "symbolic family relationship". I feel that the Japanese people will have to await the passing of my generation before they can raise their heads in this world.

The words "Lest We Forget" have a deep and profound meaning to me and a lot of other returned soldiers and they would certainly sound hollow and empty if I did not take this course of action.

Please accept my resignation from this Council as of now".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE CLERK'S REPORT

ITEM 1: (File C52; C52/4)

SUBJECT: AUSTRALIANA PIONEER VILLAGE

Following advertisements which were placed in the Sydney Morning Herald calling for expressions of interest for the promotion and operation of Australiana Pioneer Village, a report was submitted to the Ordinary Meeting of Council held on 10th December, 1985.

It was resolved to establish a Committee to hold discussions with three (3) parties which had forwarded submissions, to determine the type of arrangements best suited to Council's needs for this valuable tourist asset.

The Committee comprised the Shire President, Shire Clerk, Deputy Shire Clerk, Treasurer and Councillors Durrington, Denne and Stubbs.

Unfortunately, following the discussions, it was not possible to make a further recommendation to Council.

Mr. Theo Dykgraaf of Pitt Town has recently expressed interest in preparing a submission for the operation of the Village and it is suggested that the Committee, which was previously established, should hold discussions with Mr. Dykgraaf and report back to the Ordinary meeting of Council scheduled for 11th February, 1986.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and a further report be submitted to the next Committee Meeting on this matter.

ITEM 2: (File Sl/8P)

SUBJECT: STAFF - MRS. CHRISTINA DENNIS - TERMINATION
OF SERVICE

Mrs. Dennis commenced permanent full time duty with Council in September, 1983 as a librarian.

Mrs. Dennis has suffered a repetitive strain injury and has been unfit for work since 21st November, 1984. Medical reports indicate that Mrs. Dennis will be permanently unfit for her pre-injury occupation and, in these circumstances, should be terminated.

Recommendation

That action be taken under the provisions of the Local Government Act for the termination of Mrs. Christina Dennis' services for the reason of her unfitness for work.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File Sl/8P)

SUBJECT: STAFF - MR. JOHN BRETT - TERMINATION OF SERVICE

Mr. Brett commenced duty on 17th May, 1982 as a labourer.

In December, 1982, Mr. Brett injured his back and suffered a recurrence of the injury on 25th February, 1985. He has remained unfit since 25th February, 1985 and medical information indicates that he will remain permanently unfit for his pre-injury occupation of truck driver/labourer.

In these circumstances Mr. Brett's services should be terminated.

Recommendation

That action be taken under the provisions of the Local Government Act for the termination of Mr. John Brett's services for the reason of his unfitness for work.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File G95)

SUBJECT: BICENTENARY ART COMMISSIONINGS

Bicentenary Art Commissionings

Grant application forms have been received from the NSW Bicentenary authority and submissions are to close on 1st March, 1986. It has been indicated that a submission in the vicinity of \$10,000 is more likely to be funded.

The absence of a state or regional theatre company in this Shire precludes the funding of a commissioned play or work of music theatre. Other art forms which would be funded include painting or sculpture. The proposal for a sound-and-play sculpture is put forward for consideration as being innovative, popular and accessible to the community, particularly children and visually handicapped persons.

It is considered that an innovative project, such as a sound and play sculpture, will be looked upon more favourably for funding than a traditional painting or sculpture commission.

Experienced music consultant, Alma Mary McFarland, volunteered her services to advise on the commissioning of a sound-and-play sculpture.

A site at McQuade Park was examined around the pond. The ideal situation would be on the "island", but as this is used for weddings constantly, this is not acceptable. Two other sites adjacent to the spring were examined and also are satisfactory.

The procedure to be adopted should be:-

1. Photographs and site plans prepared to send to enquirers.
2. Advertisement seeking expressions of interest be placed in the Saturday Sydney Morning Herald, Saturday Australian (exhibitions page in both) and National Times.
3. Four of these will be selected and applicants will be invited to forward detailed submissions and drawings. A fee of \$500 is reasonable. This expenditure would total \$2,000. This would be a cost to Council in 1986.
4. One would be selected and the successful applicant would be engaged, in 1987, as consultant full-time for three months.
5. Skilled Council labour could be used, e.g. carpenter, concreter, welder. (The period of construction would be 8-10 weeks and each of these would not be needed for the entire period).
6. Application be made to the Music Board, Australia Council for a composer to work with the community, devising a performance for the Bicentennial Year.

A sound-and-play sculpture is a piece of self-activated or user-activated environmental sculpture in which each piece is tuned to the same note or same scale and, therefore, musical compositions can be written and played especially for the structure.

It is important that detailed submissions state the method of tuning all instruments. Once tuned, the instruments stay tuned. A typical sound and play sculpture would consist of wind chimes, bells, drums (standing slit drums and walk-on-drums), xylophone.

It is important for all materials to be weatherproof - rosewood covered with marine ply, stainless steel, etc.

Approximately \$5,000 of the \$10,000 grant to be asked for will be paid in consultants' fees, accommodation and travelling costs. The remainder will be material costs, with Council's contribution being the labour. It has been indicated by the Bicentennial authority that an application with no contribution from Council would not be considered. However, provision of working space for the consultant and provision of labour will be regarded as adequate Council contribution. The Bicentennial authority has also indicated that although submissions must be in by 1st March, 1986, we may submit an application in which the selection process has not been finalised, giving budgetary and other details on hand at that time.

Recommendation

That Council apply to the NSW Council of the Australian Bicentennial programme for a grant of \$10,000 for the construction of a sound-and-play sculpture in McQuade Park, to be constructed in 1987 to commemorate the Bicentenary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:

SUBJECT: CHILD CARE CENTRES - CAPITAL WORKS PROGRAM

Council at its meeting of 10th December, 1985 adopted, in principle, the report on "Community Facilities - Wilberforce/Ebenezer" in which reference was made to an offer from the Department of Youth and Community Services for construction of a 40 place Long Day Care Centre at Wilberforce. It was indicated that this would replace the present 20 place Pre-School, the expansion of which is severely restricted. The move would, in turn, free existing premises to enable wider community use. Council also resolved to consult the Management Committee of the Wilberforce Pre-School regarding the proposal.

The Committee of Management of the Wilberforce Pre-School met on 4th December. After hearing information on the proposal, the following resolutions were adopted.

1. The current Pre-School be maintained at its present level and under no circumstances be changed.
2. A long day centre be established at Wilberforce. The following reasons are given in support of this motion.
 - a. The current Pre-School has operated at full enrolment since opening with large waiting lists. The current 1986 year has an enrolment of 60 four (4) year olds with 80 four (4) year olds on the waiting list and 100 three (3) year olds. It is obvious that the district is insufficiently catered for.
 - b. It must be obvious that there is a need for a long day care centre to cover the requirements of younger children. A day care centre on its own would be unable to cater for the district's needs due to both the numbers and the structuring of the priorities of enrolments of long day care.

A further resolution was then presented to the meeting and also passed in the following terms. It was decided "To conduct a survey of the needs of the area and make a submission to Youth and Community Services to look at a multi-purpose centre to be established at Wilberforce retaining a Pre-School component with existing funding".

At the time of the previous report, Officers of the N.S.W. Department of Youth and Community Services had suggested the possibility of the offer of two new long day child care centres.

- (i) McGraths Hill - subject to Council acquiring a suitable site.
- (ii) Wilberforce - subject to Council's endorsement.

As one centre only is being offered at this stage, the Minister has made a formal offer for a centre to be developed at Wilberforce, as Council had been unable to acquire a suitable site at McGraths Hill.

In Council's Five Year Plan for Childrens Services (September 1983) the recommendations adopted in order of priority were:

1. Hobartville - 40 place multi purpose centre
2. McGraths Hill - Oakville - 40 place multi purpose centre
3. Wilberforce - a new 25 place Pre-School.

(The Greenhills Centre at South Windsor was already planned at the time Council adopted the recommendations of the report).

Since the adoption of the recommendations of the Five Year Plan, the Commonwealth/States Capital Works Programme has placed priority on Long Day Care Centres. This has resulted in:

1. Greenhills Childcare Centre - 40 places
 - 10, two year olds
 - 30, three to five year oldswith capital assistance from Council.

2. Hobartville Long Day Care Centre - 40 places
5, babies
10, one to two year olds
25, three to five years
with establishment assistance from Council.
3. Glossodia Long Day Care Centre - 40 places
under construction - same composition as Hobartville.

In terms of need, the McGraths Hill-Oakville-Pitt Town area still has the greatest need for child care facilities. Currently there is only one 20 place, private pre-school with no long day care and no care facilities for children under three (3) years.

In attempting to acquire a suitable site to meet the needs of McGraths Hill, Council resolved on 12th March, 1985 to take steps to resume land on the corner of Wolseley Road and Plimsoll Street. This matter will take considerable time and will not be completed in time to take advantage of the present offer.

Enquiries indicate that three adjoining lots, forming a corner position are available for purchase on the corner of Andrew Thompson Drive and Books Crescent, McGraths Hill. The total area of 1729 sq.meters, is sufficient to provide adequate space for building construction, play area and off-street parking. Council's valuation for the three sites is \$54,000.

Recommendation

1. Council offer to purchase the three lots on the corner of Andrew Thompson Drive and Books Crescent, McGraths Hill for \$54,000.
2. Council reaffirm, to the Department of Youth and Community Services, its first priority of McGraths Hill for the site of the new Long Day Care Centre at present being offered under the Commonwealth/States Capital Works Programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File E73)

SUBJECT: EXTRAORDINARY ELECTION - 5TH APRIL, 1986

Following the resignation of Councillor J.R. McMahon, Council is required under the Local Government Act to hold an Extraordinary Election within a period of three (3) months from the occurrence of the vacancy.

In recognition of the requirements of the Local Government Act, the following is the programme for the Extraordinary Election.

- (29th January & 5th February) - Advertisement for preparation of Roll of Electors.
- 12th February - Nominations may be lodged with the Council. Forms for nomination available from the Council Chambers, Windsor.
- 24th February - Final date for additions or alterations to the Electoral Roll.
- 5th March - Nominations close at 5.00pm.
- 7th March - Nominations announced publicly at mid-day and determination of order on ballot sheet.
- 12/19/26th March - Advertisement of nominations in Hawkesbury Gazette.
- 1st-4th April - Pre-poll voting.
- 5th April - Election Day - Postal Votes to be received before 6.00pm on Election Day.

The Local Government Act was amended in 1983 to provide for pre-poll voting.

An elector may apply to the Returning Officer at a pre-poll office to vote before the election if he or she satisfies one of the following conditions:

1. Will not throughout the hours of polling on the day of election be within the Ward or Riding for which the election is being held.
2. Will not throughout the hours of polling on the day of election be within eight (8) kilometres by the nearest practicable route of any polling place which he or she is entitled to vote.
3. Will throughout the hours of polling on the day of election be travelling under conditions which preclude him from attending at any such polling place to vote.
4. By reason of his membership of a religious order or his religious beliefs:
 - (a) precluded from attending at any such polling place, or
 - (b) precluded from voting throughout the hours of polling on the day of election or throughout the greater part of those hours.

Pre-poll voting for the 1983 General Election proved to be quite successful and it was reported to Council, following that election, that in future elections it was proposed to establish additional pre-poll voting Offices.

A further report will be brought forward to the Ordinary meeting suggesting where these Offices should be established.

Polling Places

At the General Election of September, 1983, polling booths were established at the following places.

Bilpin	Colo Heights
Freemans Reach	Glossodia
Hobartville	Kurrajong
Oakville	Pitt Town
Richmond	Richmond North
St. Albans	Wilberforce
Windsor	Windsor South
Wisemans Ferry	

In view of the provisions of the Local Government Act in regards to pre-poll voting, postal voting as well as the cost of running the election, it is felt that the above locations for polling booths will provide adequate facilities for voting for most electors. In addition it is suggested that Council establish the Council Chambers, Windsor as the Principal Polling Place.

In the case of an Extraordinary Election, the Local Government Act provides that the system of election is based on the preferential voting system and that the method of counting votes provides that a candidate who has received the largest number of first preference votes shall, if that number constitutes an absolute majority of votes, be elected.

The Department of Local Government has recently advised that various amendments to the Local Government Act are likely to be proclaimed. It is also likely that amendments to Section 71(4) of the Act relating to the requirement of a nominee for election under the Act to lodge a deposit and the amount of that deposit will be fixed at \$100 for the time being. Enquiries have been made of the Department to determine if this amendment to the Act is likely to be given assent before the advertising period calling for nominations for the Extraordinary Election in April. In the event that assent is given this will be placed in the advertisement calling for nominations. Council will be informed of the position.

The Local Government Act requires Council to set the fee for a recount not later than nomination day. As indicated above, nomination day will be Friday, 7th March, 1986, and it is suggested that Council set the fee for a recount at this meeting.

The fee set for the recount in relation to the 1983 General Election was \$250.00 plus \$50.00 per thousand ballot papers to be counted. Because the method of voting is the preferential system and it is anticipated that the counting period will be substantially less than that for the proportional representation system, it is felt that the fee should be \$250.00 plus \$5.00 per thousand ballot papers to be counted.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:

(File C45/26)

SUBJECT:

PROVISION OF LAND FOR CONSTRUCTION OF CENTRE
FOR STIMULUS

Council resolved at its meeting of 10th December, 1985, to agree in principle to this proposal and that, "discussions take place with representatives of the Stimulus Group, the Rotary Club of Windsor, a senior representative from the Department of Health, the Shire President, and the Shire Clerk, on the provision of a site and the drawing up of a management policy for the building when constructed. A report to be submitted on these matters as soon as possible."

An inspection by Council officers of land owned by Council at South Windsor, McGraths Hill and Pitt Town, indicated difficulties in relation to development and location except for a site off Stewart Street, South Windsor.

At the meeting organised in terms of Council's previous resolution, it was indicated that land of approximately 1200 square metres was available at South Windsor on a site between the Greenhills Childcare Centre and the water tower, adjacent to the tennis courts.

Representatives from Rotary and Stimulus expressed willingness for the building to be erected on this site subject to:

1. The Rotary Club of Windsor to carry out site preparation.
2. Plans and specifications to be drawn up to meet Council requirements, users' needs, and regulations of any funding bodies.
3. Council to draw up plans to ensure the building meets the requirements of childcare regulations.
4. Construction to be supervised by a licenced builder, yet to be nominated, who is a member of the Rotary Club of Windsor.
5. Building materials and design to complement the Greenhills Childcare Centre and the Amenities Block.
6. A legally incorporated Management Committee to be formed to be responsible for the management and operation of the Centre.

7. Council, by Constitution, to be represented on the Management Committee.
8. Council to prepare a draft constitution for submission to the Rotary/Stimulus steering committee.
9. The building to be available for use by community groups with priority of access for early intervention programmes for children with developmental disabilities.

In view of the above matters having been agreed to, by both the Rotary and Stimulus Groups, and in accordance with Council's policy of multi-purpose use of community buildings, it is recommended that the site be made available for construction of the Centre.

Recommendation

The report be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File A7/36)

SUBJECT: OVER 50'S SERVICES & EDUCATIONAL
GROUP - SEMINAR

This group has been established and the committee is as follows:

President:	Mr. Don Woodhill
Secretary:	Mrs. Gladys Rose
Treasurer:	Miss Irene Higgison
Publicity	
Officer:	Ms Maree Shoppee
Contact:	Mrs. Jacquie Turner

The first project is a seminar on 6th March and the programme as follows has been distributed to approximately 200 groups in the Shire.

10.00am	Introduction - Shire President
10.15am	Paula Tinslay, State Co-ordinator of Walking for Pleasure & Activities for Pleasure, will speak on "Leisure Opportunities for Seniors".
11.00am	Morning tea
11.20am	Colleen Wilson, National Co-ordinator of Healthy Lifestyle Vacations

- 11.45am Panel Discussion - Panel will be Paula Tinslay & Colleen Wilson, both from the Health Media & Education Centre, Chairman John Atkinson, Community Project Officer, Hawkesbury Shire Council.
- 12.30pm Lunch - a 27 minute video on the above subjects will be played during the lunch period.
- 2.00pm Barry Russell from the Universtiy of Wollongong, who established the School for Seniors
- 3.00pm Panel Discussion - Panel will be Peter Poulson from Community Education Exchange in the Hawkesbury and Judy Allan from Colo Adult Education Centre with John Atkinson in the chair.
- 3.30pm Final summing up by John Atkinson

Funding to establish this group has been provided through a special library grant (\$4,000). The costs associated with this Seminar for an estimated 150 participants are as follows:

	\$
Phillip Room	80.00
Catering	700.00
Community Bus (petrol costs)	30.00
Speakers expenses	150.00
Posters	20.00
Advertising	300.00
Postage	66.00
	1346.00

To help defray costs, participants are being asked to pay \$1.00.

The group hopes that this seminar will lead to other projects and has requested Council to fund the cost of providing the Phillip Room on this occasion and the costs associated with mailing to the local community groups being \$80 and \$66 respectively.

Recommendation

A donation of \$146 be made.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Minutes of Meeting of Environmental Noise Pollution Committee held in the Councillors Room, Council Chambers, Windsor on Wednesday, 4th December, 1985 at 8.00pm.

PRESENT: Councillor R.P. Stubbs, Councillor B. Sheridan, Mr. G. Farrance, Mr. G. Holloway, Wing Commander T. McLaughlin, Mr. N. Rogan, Mr. R. Clifford and Mr. G. Ponton.

1. Apologies:

Nil.

2. Confirmation of Minutes

The Minutes of the Committee Meeting of 6th November, 1985 were circulated and confirmed.....Farrance/Clifford.

3. Business Arising from Minutes

Nil.

4. General Business

- 4.1 Wing Commander McLaughlin stated that development in close proximity to the RAAF Base can have an adverse affect on ground radar, therefore, the RAAF have initiated action to have all development applications for land adjoining the Base to be referred to the Department of Defence for comment.
- 4.2 Mr. Ponton tabled a survey of aircraft noise which had been undertaken by Richmond Public School during the period 2/10/85 to 28/10/85. Wing Commander McLaughlin will report back to the next meeting of the Committee.
- 4.3 Mr. Farrance indicated that he had received verbal complaints concerning early morning movements by sand trucks in the Pitt Town area. He will provide further details to the Committee.
- 4.4 Mr. Farrance raised the matter of illegal use of Scheyville Common by trail bike riders. Council signs indicating that trail bike riding is prohibited have been removed. Mr. Clifford advised that Ordinance Inspectors were undertaking weekend patrols of the area and the Police Trail Bike Squad had been requested to patrol the area.

Councillor Sheridan stated that most of the offenders were adolescents and when asked to move on they simply moved to another area.

It is recommended that the Committee undertake further investigation into the matter of policing riding of trail bikes in prohibited areas.

- 4.5 Wing Commander McLaughlin tendered a number of complaints relating to aircraft noise. Of particular concern is the plight of aged residents of Housing Commission flats located on the corner of Cambridge and Cox Streets, Windsor. These residents are affected by aircraft on final approach to RAAF Richmond and as such, high noise levels are experienced.

It is recommended that the Housing Commission be requested to relocate the aged residents on the corner of Cox and Cambridge Streets, Windsor to more suitable accommodation not affected by aircraft noise.

- 4.6 Mr. Rogan tabled a report of the "House of Representatives Select Committee on Aircraft Noise" entitled "Aircraft Operations and the Australian Community". Copies of the publication are to be obtained for each member of the Committee.
- 4.7 Mr. Farrance asked Wing Commandere McLaughlin to investigate complaints of low flying helicopters. Wing Commander McLaughlin will investigate the matter and report back to the Committee.
- 4.8 Wing Commander McLaughlin tabled a plan of the RAAF Richmond control area and presented an informative talk on RAAF and civilian aircraft movements and the purpose of controlled air space.
- 4.9 Mr. Holloway requested information on the means by which the role of the Committee was being publicised. The Chairman advised that Committee members could write to the press in a private capacity if they so desired.

5. Date of Next Meeting

The next meeting will be held on Wednesday, 5th February, 1985 at 8.00pm in the Councillors Room, Council Chambers, Windsor.

The meeting terminated at 8.47pm.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

Report of the Bicentenary Park Committee held at the Council Chambers, Windsor, on Tuesday 21st January, 1986, commencing at 7.30pm.

PRESENT: Councillors G.G. Michael, A.B. Sheridan, Messrs. N. Wenzel, R. Miller, C. Todd, J.R. Gilmore, Shire Engineer, C. Hamilton, Parks and Gardens Superintendent.

APOLOGIES: Councillor R. Rotherham

RESOLVED on the motion of Councillor Sheridan seconded by Mr. Wenzel that the apology be accepted.

CONFIRMATION OF MINUTES

Minutes of the previous meeting held on 19th November, 1985, was confirmed on the motion of Councillor Sheridan seconded by Mr. Miller.

CORRESPONDENCE

Memorandum from Council regarding Bicentenary Local Government Initiative Grants.

"Attached is a letter received from the Australian Bicentenary Authority regarding Local Government Initiative Grants together with a copy of program guide lines for your information.

Council at its Ordinary meeting held on 12th November, 1985, resolved to inform the Bicentenary Community Committee that Council favours the expenditure of the Local Government Initiative Grants in the following way: \$29,850 on community festivities and \$100,000 on landscape features throughout the Shire and that the Committee be asked to endorse the above allocation.

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

This matter was considered by the Bicentenary Community Committee at its meeting held on Tuesday, 26th November, 1985, and the Committee resolved to endorse the Council's suggestions.

It would therefore be appreciated if you could arrange for the matter of landscape features to be investigated. It should be noted that the report to Council indicated that these works should be undertaken in Pitt Town, Richmond, North Richmond, Kurrajong, Kurrajong Heights, Glossodia, Wilberforce, Bilpin and St Albans. You should also note that Council requested the Bicentenary Park Committee be consulted in respect of these landscaping features. The closing date for applications is 31st January, 1986, although this deadline will be extended upon request."

Committee's Recommendation

A report be forwarded to the Committee indicating typical landscaping features e.g. formal garden, playground, erection of flagpole, construction of a courtyard and that an approach be made to local organisations regarding provision of this feature in conjunction with a public building or community facility used by the organisation e.g. community centres, C.W.A, scouts and guides.

REPORTS

Shire Engineer's Report

1. Easy Access Garden

Constructions of the centre rock feature and outer wall of the fountain has been completed. Construction of the external walls for the ponds will now proceed in conjunction with the electrical and plumbing work.

An application has been forwarded by Council for a grant of \$25,000 under the Community Employment Programme to provide construction of pathways and associated works to provide for the advancement of this programme in accordance with the request from the last meeting of the Committee. The grant is subject to \$ for \$ contribution and provides for works to a total value of \$50,000.

Committee Recommendation

That the report be received.

2. 1986 Programme

Council has been advised of the allocation under the 1985/86 Loan Programme and in consideration of the programme of works to be undertaken, has allocated an amount of \$150,000 to the park development.

Subject to completion of existing projects, an amount of say \$90,000 will be available for further work this year.

In determination of the programme the Committee has indicated the need for the following work:

1. Further tree planting programme.
2. Improvement of the area obtained from the State Rail Authority.
3. Construction of a children's playground.

Following discussions it was indicated by the members of the Horticultural Sub Committee that an amount of \$20,000 should be provided for the 1986 "tree planting" programme.

Committee Recommendation

That the report be received.

Horticultural Sub Committee Report

1. Easy Access Garden

Refer to Shire Engineer's Report.

2. 1986 Programme

Tree Planting. Further tree planting is proposed for the coming Autumn - a continuation of the Plane tree avenue on Windsor-Richmond Road in conjunction with a replacement programme encompassing the park as a whole. A total of 280 trees will be required.

Additional planting of trees for the recently acquired railway land and at the Clarendon end of the park is still to be undertaken at this stage. Site works are required prior to the implementation of a planting programme for these areas.

Committee Recommendation

That the Autumn tree planting be undertaken on Sunday, 20th April, 1986 and that an invitation be extended to the primary schools - scout and guide groups for their members to attend and undertake the planting of the trees to provide further public participation in the project.

3. Inspection of Park - R. Miller

On 20th January, 1986, I inspected the grass areas and the tree and shrub plantings in an area of the park from the western car park to the boundary at the Richmond end (near the tennis courts).

1. At the western car park there is a large area of well established couch grass that has covered well.
This grass has lost colour and would respond well to a complete lawn feed.
2. There are several large areas of kikuyu that have formed good thick mat and is growing vigorously and does not need feeding at this stage.
3. Some areas of grass are in poor condition. I feel that this is due to the white pebbly soil that the grass is growing on. This soil lacks nutrients and dries out quickly.
A layer of humus material, e.g. deep litter chicken manure would be of great benefit and other help in this regard would be to mow these areas less frequently and at a higher cut.

The following is a list of plant material which are growing well.

Palms - Phoenix
 Cocus

Trees & Shrubs Alnus Jorullensis (evergreen alder)
 *Banksias Ericaefolia (heath banksia)
 *Melaleuca Leucandendron (broad leaf paperbark)
 Melaleuca Armillaris (fine leaf paperbark)
 Viburnum Suspensum
 *Malus (crab apples)
 *Casuarina (she oaks)
 Pistacia Chinensis
 Eucalyptus Scoparia (white gum)

* in wet areas.
 Iley Cornuta (chinese holly)
 Ulmus Parvifolia (chinese elm)
 Ulmus Procerus (english elm)

Some trees are in need of staking. There are three sadiums that have been moved over and since regrown new heads, but should be staked to prevent mowing again.

Some of the prunus and malus trees have under stock growth which should be removed.

If more leaf chip is available and could be put around the trees this would help prevent drying out.

After walking through the Richmond end (Stage 1) of the park, I am pleased to see the rate of growth of the trees and shrubs at this time. While their size is not as great as I would have liked, considering the weather patterns, drought etc., and the soil types that these trees and shrubs are growing in, I believe this area is doing very well.

Committee Recommendation

That the work requested be undertaken.

QUESTIONS/GENERAL BUSINESS

Mr. C. Todd advised that he had been informed that there is a need for attention to the fence at the railway as it is easy for children to climb through.

The Chairman requested that the matter be brought to the attention of the State Rail Authority.

DATE OF NEXT MEETING

The next meeting of the Committee was set down to Tuesday 18th March, 1986, at 7.30pm at the Council Chambers.

The Meeting terminated at 9.03pm

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

QUESTIONS WITHOUT NOTICE

Councillor Durrington asked if the new Library hours could be reviewed at a later date as she had received complaints from people who work out of the Shire as they were now unable to use the Library at night time, as it is no longer open at night.

The Shire Clerk pointed out that the Library is open on Saturdays and Sundays. He also stated that the Library submits a report on a quarterly basis and any change could be determined at that time.

Councillor Durrington referred to the holes in Stahls Road after the recent rain and asked if these holes could be filled in as soon as possible as children will be returning to school to-morrow and the road receives a lot of school traffic.

Councillor Durrington asked if the holes in Gorricks Lane and Freemans Reach Road could be filled in.

Councillor Stevens asked if the Engineer would submit a report on restoration work on the Council Reserve at the Colo River Bridge. He stated that basically mowing is required as the area is quite a disgrace.

Councillor Stevens asked if when advertising the Australiana Pioneer Village, a check could be made to see that the items are available.

Councillor Stevens asked if an inspection could be made of the lighting at the intersection of Chapman/Windsor and Bandon Roads.

The Committee inspected the intersection and the associated traffic facilities and the President indicated that representations would be made regarding the various matters raised to the appropriate authorities - being the Department of Main Roads, Prospect County Council and Blacktown City Council.

Councillor Stevens asked if a report could be brought forward on the costing, including civic functions, of the Sister Cities' operations.

Councillor Horrex asked if this report could include the cost benefit in order that it may be assessed correctly.

Councillor Horrex asked if a report could be submitted on the access to the area that the Lands Department has set aside at Bowen Mountain for active playing fields.

Councillor Horrex asked if the pothole in front of the butcher shop in Grose Vale Road at the approach to the traffic lights could be filled in.

Councillor Horrex stated that there is an abandoned gutted motor vehicle in front of Peel's property.

The Health Surveyor stated that Council is aware of the vehicle and the matter will be attended to.

Councillor Dunn stated that Smith Park, after the recent rains, is a corrugated mess and asked if improvements could be carried out.

Councillor Denne referred to the Council carpark at the corner of Riverview Street and Grose Vale Road and stated that rainwater continually runs across the carpark, coming out on to the driveway and on to Grose Vale Road. She stated that there is a pothole 18" to 2' deep which has scoured out the whole of the driveway area, causing damage to cars. She asked if there is any way of blocking off Riverview Street to prevent this problem.

Councillor Denne stated that Council was to have discussions with Penrith City Council regarding The Driftway and asked if there has been any progress in this regard.

The Shire Engineer stated that discussions at Officer level had taken place with Penrith City Council. He stated that maintenance work for 1986 is Hawkesbury Council's responsibility.

Councillor Nicholson referred to the extension of the shops in Windsor Street, Richmond and asked if two or three more rubbish receptacles could be provided between East Market and Toxana Streets.

Councillor Nicholson referred to the overflowing of the 44 gallon rubbish bins in Tamplin Field and stated the shopkeepers had asked if these could be emptied more often.

Councillor Nicholson asked if Mason Park in South Windsor could be mown.

Councillor Nicholson referred to the condition of the Windsor Garbage Depot.

Councillor Nicholson referred to the enormous holes in Racecourse Road.

The Shire Engineer stated that, all being well, the patching gang would be working on that road to-morrow.

Councillor Durrington referred to representations received regarding the dumping of rubbish in the Common Reserve in Avondale Road. She stated also that trees are being cut down for firewood. She asked if there is any way that people could be prevented from going into this area.

The Shire Engineer stated that the matter would be directed to the Ordinance Inspectors for attention. He stated that something could be done about the removal of timber and dumping of rubbish in the

reserve controlled by Council.

Councillors Nicholson and Sheridan left the meeting at 2.30 p.m. prior to the development inspections being carried out.

The meeting terminated at 4.44 p.m.

Submitted to and confirmed at the General Purpose Committee Meeting held on 25th February, 1986.

.....President

Minutes of the Hawkesbury Shire Bicentenary Community Committee held at the Council Chambers, Tuesday 28th January, 1986.

PRESENT: Mr. B. Brown (Chairman), Mr. D. Bowd, Mrs. C. Burrell, Dr. O. Carter, Mr. R. Gilmore, Mrs. J. Peare, Mrs. S. Porter, Mr. T. Sheehy, Mr. E. Small, Mr. D. Sparke, Mr. D. Sommerlad and Councillor R. Stubbs.

APOLOGIES: Apologies were received from Mrs. E. Manning and Clr. A. Sheridan

CONFIRMATION OF MINUTES

Resolved on the motion of Dr. Carter and seconded by Councillor Stubbs that the Minutes of the Hawkesbury Shire Bicentenary Community Committee Meeting held on 26th November, 1985, as circulated amongst members be accepted.

BUSINESS ARISING

The Secretary reported that all letters had been sent and the response had been poor.

The Secretary also reported on the closing date for the National Programme.

CORRESPONDENCE

A letter, referred by Council officers, was received from First Fleet Re-enactment Company asking Council to consider sponsoring a young Australian on the re-enactment voyage.

It was decided that the Publicity Officer would prepare a press release on this matter, encouraging private sponsorship.

GRANT APPLICATIONS

Applications for Local and Regional Sport and Recreation Activities were received from Richmond Memorial Bowling Club and Windsor Bowling Club.

It was RESOLVED on the motion of Councillor Stubbs and seconded by Mr. Sheehy that the Committee endorse the applications, record the proposed dates of events and advise the clubs to forward further details direct to the Authority.

An application was also received from the Hawkesbury Race Club.

It was RESOLVED on the motion of Dr. Carter and seconded by Mr. Bowd that the Committee support the application.

REPORTS

A report was received from the Macquarie Towns Festival Committee regarding the proposed expenditure of \$29,850 of Council's Local Government Initiative Grant.

It was RESOLVED on the motion of Mr. Bowd and seconded by Councillor Stubbs that the report be received, endorsed and passed on to Council.

A report was also received from the Community Arts Officer regarding Bicentenary Art Commissionings.

It was RESOLVED on the motion of Mr. Sheehy and seconded by Councillor Stubbs that the report be endorsed.

GENERAL BUSINESS

The Chairman indicated he would write to the Authority to seek a response to projects submitted last year.

It was decided to raise the matter of an opening ceremony at the next meeting.

DATE OF NEXT MEETING

The date of the next meeting will be Tuesday 25th March, 1986.

Minutes of the Meeting of the Hollands Paddock Development Committee held in the Council Chambers on 4th February, 1986, commencing at 8.45am.

PRESENT: Councillors S. Durrington and R.P. Stubbs; Messrs M. Barnes, and B. Mealing, Windsor Businessmen's Association; and Mr. G. Falson, Shire Planner. Mr. L. Weatherstone arrived at 8.48pm.

With the absence of the Chairman, Councillor P. Dunn, Councillor Durrington took the chair.

1. Apologies

Apologies were received from Councillors P. Dunn, J. Stanley and Mr. B. Keegan, and Mr. S. Jackson of Windsor Chamber of Commerce.

2. Confirmation of Minutes

The minutes of the meeting of the 3rd December, 1985, were confirmed on a motion of Councillor Stubbs and seconded by Mr. M. Barnes. In this respect it was noted that all matters discussed at the meeting were related to Hollands Paddock. The mover and seconder were concerned that the minutes may have given the impression that matters outside the aims of the Committee may have been discussed.

Mr. Weatherstone arrived at this stage.

3. Business Arising from the Minutes of 3rd December, 1985

3.1 Shire Planner's Report

1. Correspondence has been sent to the Metropolitan Water Sewerage and Drainage Board indicating the Committee's resolution and requesting that a meeting be arranged between Council and the Board.
2. At the meeting of 3rd December, 1985, it was resolved that Council investigate the possibility of acquiring those commercial sites fronting George Street between New and Johnson Streets.

A survey of Council's rate assessments indicates that his section of the street contains twelve (12) separate rate assessments with a total land value of \$1,036,000. This value corresponds approximately to the old unimproved capital value and obviously does not include the value of any improvements to the land. In this regard, several of the commercial buildings are of recent origin.

It is suggested that acquisition of all of the commercial sites fronting George Street between New and Johnson Streets for redevelopment purposes could not be economically viable.

3. Possibility of attracting a first class hotel for the Hawkesbury area and a suitable site for such development.

This matter has been referred to the Tourist Promotion Officer for comment and will be brought before the Committee when a response is at hand.

4. Investigation of higher storey office development in the central part of the town.

Commercial area strategies undertaken by the Department of Environment and Planning and WSROC indicate that the centres in Western Sydney which will receive most office growth in the Region to the year 2000 are Parramatta, Blacktown, Liverpool, Penrith, with a lesser amount in Fairfield, Mt. Druitt, St. Marys and Castle Hill. These strategies will to some extent be supported by Government decisions particularly in relation to office relocation.

In other centres (including those in Hawkesbury Shire) office growth will be secondary to retail growth in terms of employment generation.

The Shire's planning instrument provides for a floor space ratio in commercial areas of 2:1. It is considered that this ratio in relation to that land available for redevelopment is more than adequate for Windsor. In addition, it is unlikely that a higher floor space ratio would prove economically viable given factors such as land values, parking contributions and building costs.

Recommendation

That the information be received.

It was resolved on a motion of Councillor Stubbs and seconded by Mr. Barnes that the recommendation be adopted.

4. Correspondence

Correspondence to the Metropolitan Water Sewerage & Drainage Board was indicated as per Item 1 of the Shire Planner's Report.

5. General Business

- 5.1 Discussions took place on the likely time of a reply from the Board. It was indicated by Mr. Falson that a reply was expected prior to the next Committee meeting. Mr. Weatherstone indicated his anticipation of subsequent discussions with officers of the Board and Council following which a report would be presented to the Committee.

- 5.2 Mr. Falson elaborated on the Shire Planner's Report by indicating in relation to Item 2, that the improved market value of the properties in question would be in the order of 3-4 million dollars and that whilst not a viable proposition for Council, may be of interest to an overall commercial redeveloper. In relation to Item 3, he indicated that the Tourist Promotion Officer is to have discussions with Hotel/Motel chains to seek an expression of their interest and that this would be reported to Committee when available. In relation to Item 4, he elaborated on Government policy for office location and suggested that any major increase in office accommodation would require a change in current Government policies for Western Sydney office heirachy.

6. Date of Next Meeting

Tuesday 1st April, 1986, at 8.30am.

The meeting terminated at 9.00am.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 11TH FEBRUARY, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. NATIONAL AUSTRALIA BANK - RENEWAL OF LOANS 226/227. B23/31

Council borrowed the above loans in 1980, to be renegotiated on 17th February, 1986 with principal outstanding of \$230,000 and \$65,000 respectively.

The National Australia Bank has offered Council a loan of \$295,000 repayable over four (4) years based on a ten (10) year repayment period. The interest rate to apply will be that as set at the date of Governor's Approval (currently 16.3%).

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

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

2. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN 244. B23/28.

Council borrowed the above loan in 1976 from the State Superannuation Board, to be renegotiated on 17th February, 1986 with principal outstanding of \$40,000.

The Board's current policy, however, does not provide for renewal loans under \$100,000. Accordingly, the Commonwealth Bank of Australia has offered Council a loan of \$40,000 repayable over four (4) years. The interest rate to apply will be 15.7%.

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

3. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT. M135

At the Third National Meeting of the Secretariat (June 1985) it was agreed that the Secretariat should seek incorporation as an association.

A full constitution (RULES) has been drawn up and agreed to by the National Executive. Approval of a majority of members is required for the adoption of these Rules and for incorporation to be sought.

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Enclosing two ballot papers and two copies of the Rules for the attention of Council's delegates. Return of the completed ballots is requested by the 28th February, 1986.

4. DEXTER HEALEY & CO. - LOT 35 TI TREE PLACE, WILBERFORCE. 921/35

Advising that they act for Mr. H.M. and Mr. D.B. Buckett, owners of the above property. Confirming that Council holds a mortgage over this land and requesting approval to lease the property to Messrs. Batson and Mahon.

(S.C. - This property is part of the Woodlands Park Industrial Estate and the proposed lease is for a period of six months, terminating on 13th June, 1986. It is felt that the request should be agreed to.

IT IS RECOMMENDED THAT Council consent to the lease of Lot 35 Ti Tree Place, Wilberforce to Mr. W. Batson and Mr. T. Mahon, with all necessary documents to be completed under Seal of Council.

5. HAM STREET HALL MANAGEMENT COMMITTEE - FEES FOR CASUAL USE

Requesting approval to increase the fee for casual use of the hall on Saturday nights from \$25.00 to \$60.00.

Also requesting approval to amend their Constitution in regard to filling of casual vacancies following resignation of a Committee member.

(S.C. - The increased fee for casual use of the Centre is proposed because of the type of functions which are likely to be held on a Saturday night and resultant potential for damage to the Centre. The fee is considered reasonable and comparable to fees charged for other halls within the Shire.

The change to the Constitution is aimed at replacing a retiring Committee member with a representative from within the same user group. The change also provides that, where a user group is represented by more than one Committee member, in the event of one of the two Committee members resigning, the vacancy would be offered to another user group which was not currently represented on the Committee).

IT IS RECOMMENDED THAT the revised fees for casual use on Saturday night be endorsed and changes to the Constitution, as detailed in this report, be approved.

6. D. ROBERTS MANN GILES & WELLER - SHOP 1 GLOSSODIA SHOPPING CENTRE. C51/5A

Requesting approval to assign the lease for this shop from Mr. N. Hall and Mr. G. Lawson to Momoto (Printing) Pty.Ltd., Principal, Mr. Arthur Frost.

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(S.C. - This shop is currently trading as a Bottle Shop and it is felt that the request should be agreed to).

IT IS RECOMMENDED THAT Council agree to assign the lease for Shop 1 Glossodia Shopping Centre to Momoto (Printing) Pty.Ltd., with all necessary documents to be completed under Seal of Council.

FINANCE AND ADMINISTRATIONREPORTS1. STAFF MATTERS - RESIGNATIONS. S1/8PK.L. Lister - Computer Manager

Submitting her resignation from Council's employ effective from 7th February, 1986.

D. Ryan - Auto Electrician

Submitting his resignation effective from 21st February, 1986, and requesting a reference under Seal.

A. Ogle - Assistant Engineer

Submitting his resignation to take effect from Friday 14th February, 1986, and requesting a reference under seal.

(S.C. - The above employees have carried out their duties to Council's satisfaction.

IT IS RECOMMENDED THAT the resignations be received and that references be provided under the Seal of Council.

2. COMMUNITY & CULTURAL CENTRE - JANUARY FUNCTIONS. C51/3

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
4th	Wedding	* D. Spargo
9th	Immunisation	* Hawkesbury Shire Council
11th	Wedding	* D. Watchorn
18th	Wedding	* D. Biggs
26th	Dance	* Macedonian Culture & Art Society
27th	Australia Day Dinner	* Hawkesbury Shire Council
28th	Naturalisation	* Hawkesbury Shire Council
		* Paying Functions

IT IS RECOMMENDED THAT the information be received.

3. STAFF EXAMINATION RESULTS. S1/8P

The following employees completed various stages of their respective courses during 1985:

Daryl Hagger	2 units	Bachelor of Business (Local Govt)
Sonia Porter	5 units	Bachelor of Business (Local Govt)
Scott McKeown	4 units	Bachelor of Business (Local Govt)
David Mills	3 units	Bachelor of Business (Local Govt)
Dennis Gooley	2 units	Bachelor of Business (Local Govt)
Kaye Madden	4 units	Bachelor of Business (Personnel Management & Industrial Relations)
Michael DeCarlo	2 units	Purchasing & Supply Officers Course
Linda Partridge	1 unit	Purchasing & Supply Officers Course
Judy Portelli	7 units	Associate Diploma in Town & Country Planning
Elizabeth Hanlon	2 units	Bachelor of Urban and Regional Planning
Tom Prsa	2 units	Surveying Certificate
Theresa Whitten	4 units	Survey & Land Engineering Drafting Certificate
Anthony Ogle	12 units	Bachelor of Civil Engineering
Peter Lindsay	8 units	Health & Building Surveying Associate Diploma
Michelle Nichols	4 units	Associate Diploma in Applied Local History

The following employees completed their studies in 1985:

Barry Husking	Bachelor of Business (Accounting)
Allen Hastie	Local Government Engineer's Certificate
Sy Hung Bui	Pascal Programming, Cobal Micro computers
Mitzi Dewhurst	Associate Diploma in Recreation
Peter Poulson	Associate Diploma of Adult Education

Letters have been forwarded to each of the employees congratulating them on their passes, particularly to those that have completed their studies.

IT IS RECOMMENDED THAT the information be received.

4. BICENTENARY LOCAL GOVERNMENT INITIATIVE. C40/13

Council, at its meeting held on 12th November, 1985, resolved that the Bicentenary Community Committee be informed that Council favours the expenditure of the Local Government Initiative Grants in the following way.

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

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

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

The Hawkesbury Bicentenary Community Committee has endorsed Council's suggestions with regard to expenditure of the Local Government Initiative Grants.

Mrs. Ellen Manning and Councillor Rex Stubbs have been appointed Festivities Co-ordinators of the Bicentenary Committee and they, together with the Macquarie Towns Festival Committee, will be responsible for organising civic festivities and Shire decorations for the Bicentenary.

At its meeting held on 22nd January, 1986, the Macquarie Towns Festival Committee resolved that the Festival in 1988 is to consist of two spectacular events in Richmond on 17th September, 1988, consisting of a street parade and festivities in Richmond Park, and Windsor on 10th or 24th September consisting of a Food and Wine Fair followed by musical performances etc. in McQuade Park.

The Festival Committee considers that, as many community groups are planning their own festivities, the Festival Committee should concentrate on these two events which require organisation and resources which are beyond most other groups. Of the budget of \$29,850 granted by Council, \$14,850 will be allocated towards the cost of these events. A further \$5,000 of accumulated Festival Committee funds will be used together with an amount normally allocated by Council.

The remaining \$15,000 will be spent on Shire decoration. It is impractical to spread \$15,000 for decorations over a large area, as there would be little impact and vandalism and recurring costs would be significant. The Festival Committee, therefore, decided to allocate \$5,000 each to three concentrated small areas at Richmond, North Richmond and Windsor. These areas would contain flagpoles and the Chamber of Commerce will be approached to have members raise and lower flags each day.

Encouragement will be given to the flying of the Bowman flag, an important part of Hawkesbury history. These flagpoles could be surrounded by decorative gardens and plantings to be met from the landscape or garden vote.

The Bicentenary Park Committee has provided advice on landscape features and investigations are currently being carried out as the exact locations of these projects.

IT IS RECOMMENDED THAT the report be received.

5. BICENTENARY COMMUNITY COMMITTEE. C40/13

The Bicentenary Community Committee is in the process of formulating the 1988 Shire Programme and has joined the Bicentennial Sales Programme to attempt to raise additional funds for use in community celebrations.

The need has now arisen to appoint an honorary treasurer to the Committee and Mrs. Carole Burrell has offered her services to the Committee.

IT IS RECOMMENDED THAT Mrs. Carole Burrell be appointed to the Bicentenary Community Committee.

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6. COMMUNITY ARTS OFFICER'S REPORT - JANUARY

Australia Day Celebrations - 25th January

Australia Day celebrations were held in the Mall and were well attended, particularly by family groups. Bush music was played by the band "Rumour Hazzard" from 10am - 11am.

An innovation was the "yarn telling competition". A contest between three Councillors and three Council employees was held first, to encourage entrants in the open competition. This contest was won by the Councillors' team, comprising Cllrs. J. Stanley, S. Stevens and P. Dunn. The open trophy was won by Cllr. J. Stanley.

An 1880 Military re-enactment followed, with a bushranger re-enactment by the same group. Flags obtained from the NSW Australia Day Council were distributed during the morning.

National Writers' Tour - 13th-20th April

The Council has now been offered three writers for the week. A playwright will now join the short-story writer and oral historian. As this is the only Local Government area in the Western suburbs of Sydney which has been offered this tour, it is expected that writers' groups from as far as Parramatta will attend. The writers' fees have been funded by the Australia Council and a charge of \$2.00 per person per workshop will cover expenses.

Senior Citizens Week - 2nd-9th March

The Senior Citizens Week programme this year will contain many innovations. The Premier's Department and St. George Building Society are funding an old-time dance on 7th March, with Jack Papworth's old-time dance band at Windsor Community and Cultural Centre. Council will provide afternoon tea.

A musical programme is being arranged for the Nursing Homes and Rehabilitation Centres, with \$500 funding from the Premier's Department.

The Over 50's Services and Educational Group is hosting a seminar on March 6th.

Art Gallery "Onsight" Travelling Exhibition - 18th February

This exhibition will be on view at Windsor Community and Cultural Centre from 10am to 3pm and an educational officer will be on hand.

Macquarie Towns Festival Committee

The Committee met on 22nd January. Accounts of the 1985 Festival have been audited in preparation for the Annual General Meeting to be held on 26th February. The Committee resolved to seek incorporation under the Incorporation of Associations Act and to appoint the Executive Officer as Public Officer. The Parade Sub-Committee is to meet with representatives of St. Monica's Fete Committee and S.E.S. attending. A preliminary budget

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for the 1988 Festival and Shire decorations was presented for the Bi-Centenary Committee. It was decided to allocate \$14,850 (of the \$29,850 allocated to the Festival Committee by the Bi-Centenary Committee) for Festival activities, to take place on two consecutive Saturdays in September, 1988 and \$15,000 for three groups of flagpoles, situated in garden plantings in North Richmond, Richmond and Windsor. The Festival allocation will be augmented by \$5,000 accumulated funds of the Festival Committee and possible grants from other sources for specific purposes.

Colo Wilderness Mobile Resource Unit - January Report

The Resource Unit held Vacation Care Centres at Blaxlands Ridge, Colo Heights and Bilpin during January. These were very well attended and culminated in an excursion to the Festival of Sydney in Hyde Park with children and parents attending from all Centres.

The staff members were Vicki Reynolds, Supervisor and Sharon Case, Assistant, June Boorman and Yvonne Pearsall.

Work on the new Community Hall at Blaxlands Ridge had progressed enough for the building to be used during the Vacation Centres, and is now in use by the Resource Unit for pre-school sessions.

The Bush Fire Brigade and the Colo Wilderness Management Committee will use the hall regularly for their meetings and local inquiries have been received.

The Health Commission will be providing a Baby Health Service when work has been completed.

IT IS RECOMMENDED THAT the report be received.

7. PROPOSED ACQUISITION OF SCHOOL SITE BY THE DEPARTMENT OF EDUCATION - GLOSSODIA. P160/18; S196/9

Council received a report on the 10th September, 1985 where it was indicated that the Department of Education had requested the Valuer General's Department to enter into negotiations with Council for the purchase of Part Lot 457 DP 214756 and Lot 464 of the Woodbury Estate at Glossodia, for the provision of a public school site.

The area of land was approximately 3.2 hectares and assessed by Council's Valuer as having a market value of \$115,000. Council agreed to sell the land to the Department and agreed to pay the survey, subdivision and registration fees.

The Valuer General's Department has recently approached Council requesting that consideration be given to sharing the costs for the road construction to the school site and Council's sporting fields. The full cost of road construction including kerbing and guttering and footpath paving adjacent to the school site, is as follows:

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Entry off Spinks Road	\$45,000
Adjacent to school frontage	\$72,000
Kerb & Gutter & Footpath Paving	\$10,500
Traffic Island adjacent to school site	\$ 5,500
Exit from school site onto Kentucky Drive	\$37,000
Total:	\$170,000

The Department has requested that Council pay for the full cost of the road works which traverse Lot 464 and that part of Lot 457 which is the entry off Spinks Road to the sporting fields. In addition the Department has requested Council to share the the costs equally for the road works adjoining the school site. This is estimated to cost \$126,000.

It is proposed that the road construction be to a non urban or rural standard and that kerbing and guttering and footpath paving be provided adjacent to the school frontage.

The land being offered for sale is zoned Rural 2(d1) for which residential subdivision is not permitted.

In consideration of the sale price of \$115,000 and that the only real benefit to Council for the construction of the road works is as an access to the sporting fields it is felt that it is not in Council's interest to agree to their total request.

However, in view of the fact that the entry for Spinks Road is principally for the sporting fields, this particular access should be constructed by Council. This will make an estimated nett sale price of \$70,000 and, as establishment of a school in this location is considered highly desirable, a time provision should be requested.

The Department could be advised that Council will agree to accept the cost of construction for the Spinks Road access provided Contracts for Sale are exchanged within approximately three (3) months, and a satisfactory time schedule is submitted for construction of the school.

IT IS RECOMMENDED THAT Council reaffirm its offer to sell Lots 464 and Part Lot 457 of DP 214756 for \$115,000, with Council to be liable for construction of the entry off Spinks Road, subject to exchange of Contracts taking place prior to 30th April, 1986. All necessary documents to be completed under Seal of Council.

8. 49 RICHMOND ROAD, WINDSOR. 3825W

At the Ordinary meeting of Council held on 10th September, 1985, it was resolved to offer No. 49 Richmond Road, Windsor, for sale at a purchase price at valuation. The valuation for the property was subsequently obtained and it was listed with local agents for \$88,000.

A number of people have inspected the property and to date a sale has not been achieved.

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The highest offer has been \$75,000 and it is felt that the property is worth significantly more than this. Under the circumstances, it is suggested that the house on the land be offered for rental for a period of twelve (12) months and then, subject to a further report, could be re-listed for sale.

IT IS RECOMMENDED THAT Council offer No. 49 Richmond Road, Windsor for lease at a rental of \$100.00 per week for a period of twelve (12) months and all necessary documents to be completed under Seal of Council.

9. PRE-POLL VOTING BOOTHS EXTRAORDINARY ELECTION 5TH APRIL, 1986.

E73

Further to the report of the Finance Section to this meeting, an investigation has been undertaken for the provision of pre-poll voting booths for the extraordinary election.

In recognition of the number of votes cast at the 1983 General Election for the areas of Windsor/South Windsor and Richmond/Hobartville, being 3,769 and 3,841 votes respectively, it is considered that a pre-poll voting booth should be provided at Windsor & Richmond. The most suitable place would be the foyers to each of the libraries' at Windsor and Richmond.

Appropriate advertisements advising times and locations for pre-poll voting will be placed in the local newspapers.

IT IS RECOMMENDED THAT pre-poll voting booths be established at the Windsor and Richmond Libraries.

10. HAWKESBURY FAMILY DAY CARE CO-ORDINATOR'S MONTHLY REPORT
- JANUARY, 1986

January proved to be a very busy month in terms of enrolments. Forty one (41) families joined the Scheme with another fourteen (14) on the books to be enrolled in the near future.

Playsessions were suspended during the school holidays and were replaced by two special activities. An excursion to Windsor Ten Pin Bowling Alley was held which proved to be very popular.

A number of Day Care Families and staff enjoyed an overnight camp at Port Erringhi, Ebenezer in January. Those families that attended the camp would like to see it become a regular event.

It is anticipated that the upper limit of enrolments (as approved by the Office of Child Care) will be attained in the first half of the year. The approved upper limit is 200 full-time children or the equivalent made up of full-time and part-time children. It is going to be even more crucial that suitable alternative premises be found. Statistics and information is being gathered to put to the Education Department in an effort to obtain use of a house near the Richmond Primary School.

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OCCASIONAL CARE MONTHLY REPORT - JANUARY, 1986

Occasional Care was closed throughout January.

IT IS RECOMMENDED THAT the report be received.

11. CERTIFICATE AS TO STATE OF ACCOUNTS WORK. A1/5

In accordance with the provisions of Clause 45A, Ordinance 26, I hereby certify that the state of accounts work as at 31st December, 1985 is as follows:

1. Rates and Charges

	<u>1984</u>	1985
Collectable	\$8,628,227	\$9,382,465 *
Collected	\$8,111,830	\$8,886,937
Balance Outstanding	\$ 516,397	\$ 495,528
Percentage Collected	94.02	94.72

*Included in this amount are supplementary levies of \$149,831 which were levied after 31st August, 1985. A large proportion of this amount is not due for payment until 1986.

Percentages collected in previous years:

1982	86.08
1983	91.87

2. Cash Book/Bank Reconciliation

The bank reconciliation of all funds is completed to 31st December, 1985.

3. Unpaid Accounts

All 1985 creditors have been brought to account as at 31st December, 1985. These accounts have now been paid or are waiting authorisation of payment.

4. Stores and Materials

All stores and materials have been posted and reconciled with the General Ledger as at 31st December, 1985.

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5. Statement of Accounts

Work is proceeding on the 1985 accounts in conjunction with the implementation of the new computer system. At this stage it is anticipated that the Statement of Accounts will be completed by the end of February, 1986.

IT IS RECOMMENDED THAT the report be received.

12. INSPECTION - MUSHROOM GROWERS ASSOCIATION

Arrangements have been made for an inspection of two properties in connection with the mushroom growing industry. The inspection is to take place on Tuesday 25th February at approximately 11.30am. This is to coincide with the General Purpose meeting of that date, which as previously advised, is to commence at 8.30am.

IT IS RECOMMENDED THAT the report be received.

ENGINEERINGREPORTS1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

S85/99	Applicant:	Department of Local Government - Administrative Services
	Owner:	Commonwealth and Naylor
	Land:	Lot 13 DP 255508 & Lot 2 DP 229078 Grose Wold & Duffy Road, Grose Vale Subdivision creating two allotments
S86/2	Applicant:	Hawkesbury Shire Council
	Owner:	Hawkesbury Shire Council
	Land:	Pt Por 176 Parish of St. Matthew Cnr. Windsor Road and Curtis Avenue, Mulgrave Subdivision creating three allotments
S85/49	Applicant:	Gallagher O'Dell & Garey
	Owner:	Property Marketing Services Pty. Ltd.
	Land:	Lot 3 DP 528959 & Lot 10 DP 708335 Subdivision creating five lots
S85/117	Applicant:	D. Matthews and Associates
	Owner:	P.M. & J.M. Goldsworthy
	Land:	Lot 9 DP 240411 Cedar Ridge Road, Blaxlands Ridge Subdivision creating two lots
S85/122	Applicant:	R.K. Cambridge & Co.
	Owner:	Muggleton
	Land:	Lot 24 DP 236535 Mountain View Close, Kurrajong Subdivision creating two lots
S85/130	Applicant:	D. Matthews & Associates
	Owner:	G. Edds
	Land:	Lot 1 DP 225235 & Lot 2 DP 705981 Greggs Road, Kurrajong Subdivision creating two lots
S85/108	Applicant:	D. Matthews & Associates
	Owner:	Stephen Caffiero
	Land:	Land in Conveyance No. 70 Book 21155 and Land in Certificate of Title Volume 14782 Folio 24 Subdivision creating two allotments
S84/76	Applicant:	W.G. Hunt, Sunter & Co.
	Owner:	B.R. & F.T. Croghan
	Land:	Lot 2 DP 538816 Mulgrave Road, Mulgrave Subdivision creating three lots

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S85/97	Applicant: Owner: Land:	J. Bowden & Co. M. & E. Bacic Lots 3 & 6 in DP 258495 Grose Vale Road, Grose Vale, Parish of Kurrajong, County of Cook Subdivision creating two lots
S85/118	Applicant: Owner: Land:	L. Vaughan L. Vaughan Lot 2 DP 538110 Pitt Town Road, Pitt Town Subdivision creating two lots

IT IS RECOMMENDED THAT the report be received.

2. PUBLIC WORKS

ROAD CONSTRUCTION

Tennyson Road - Widening Bridge Over Tennyson Creek

Erection of the extension to the Armco arch is in progress.

OTHER WORKS

The reinstatement of the footpath George Street between Suffolk Street and Dight Street and around the Windsor Public School has continued.

Powell Park - Tennis Courts

Gravel has been placed and the asphaltic concrete surface laid.

MAINTENANCE

Patching gravelling and grading included work on Spinks Road, Cupitts Lane, Longleat Road and streets North Richmond; Beddek and Eaton Streets, McGraths Hill; The Driftway, Cornwallis Road, Cordners Corner; Holmes Drive, Lower Portland; East Kurrajong Road Section 2, Wire Lane, Kentucky Drive and Grand Parade, Glossodia; Douglas Road, Kurrajong Heights; Scheyville Road, Schofield Road, Saunders Road, Stahls Road, Oakville; Grose Vale Road and streets Bowen Mountain; Greens Road, Lower Portland; Millers Road, Maraylya; Racecourse Road and streets Richmond.

Repairs to bridges Wheeny Creek on Comleroy Road and Mill Road, Kurrajong.

PARKS AND GARDENS

Natural Areas Enhancement Scheme

Staff have recommenced, following the Christmas break, with work proceeding on the walkway under the Windsor Bridge and completion of the pathway along the river bank.

New Wharf

The contractor has commenced and driving of the piles is well advanced.

GENERAL

Maintenance work included replanting of the flower display, Windsor Mall; removal of two dead trees and dead wood in trees, Richmond Park and in addition to mowing of parks and reserves.

Richmond Ex-Servicemens Sporting Complex

A delay in the supply of the roof trusses has delayed the construction of the additions to the Amenities Building.

BUILDINGSAustraliana Pioneer Village

Works are progressing on the museum and barn No. 1 with restoration of the old workshop now complete. The swimming pool and old well have been demolished. Work on the train is progressing.

Blaxlands Ridge Community Centre

The building was made available for the Vacation Play School with attention now being given to finishing touches.

Museum

Rendering of the basement walls is almost complete.

OTHER

Maintenance work included attention to removal of graffiti from buildings, painting of toilet blocks and replacement of the pump taken from the toilet block at the Sackville Ferry.

Construction of the toilet addition to the Grose Wold Bush Fire Shed undertaken by the brigade members is virtually complete.

SEWERAGE

Sewerage daily flow for January was 2684 kl/day, the increase being due to storm activities.

Repairs to pump station 'C' including replacement of a transformer due to lightning strikes.

Clearing of two (2) main line sewer chokes and seven (7) chokes on Council property.

IT IS RECOMMENDED THAT the report be received.

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HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
33	(36) New Dwellings	\$1,735,964	(\$1,839,448)
57	(37) Additions to Dwellings	458,162	(127,094)
1	(1) Residential Flat Buildings	60,000	(100,000)
2	(7) New Buildings other than Residential.	309,000	(277,000)
6	(6) Additions to Buildings other than Residential	48,600	(358,000)
15	(14) Swimming Pools	89,891	(106,000)
-	(2) Additions to Dwellings - Dual Occupancy Unit	-	(182,250)
114	(103)	\$2,701,617	(\$2,989,792)

IT IS RECOMMENDED that the report be received.

HEALTH AND BUILDINGREPORTS2. CONTROLS ON THE DEVELOPMENT & USE OF CARAVAN PARKS. C44/2

Council has previously been advised that Section 288A of the Local Government Association is proposed to be amended and that this matter will now be put before Parliament during the Autumn session beginning in late February.

The amended Section 288A will provide for a uniform licensing system and minimum standards which will be applied through a publicly available code issued by the Minister. This code is likely to be adopted from the code proposed by the Local Government/Caravan & Camping Industry Joint Committee on permanent residency in caravan parks and has been previously circulated to Councils for comment. This code however, deals only with permanent residency in caravan parks and does not deal with tourist use. Accordingly, the Local Government/Caravan Industry Joint Committee has prepared a draft code dealing with the establishment and operation of tourist parks and the Associations now seek comment from Council on this draft code.

Generally, the draft code is satisfactory with the exception of the following.

- a) Clause 5.09 and 5.10. The code provides that unregistrable moveable dwellings may be installed in a caravan park without first obtaining Council approval but then notification to be given to Council within two days for inspection.

It is considered that such structures should require Council approval in the first instance as with cabins and the like to avoid confusion in regard to various requirements.

- b) Clause 12.01 - requires the minimum area for the establishment of a caravan park to be one (1) hectare.

It is considered that this clause should state

"The minimum area should be as prescribed by the relevant Planning Instrument or where no such Instrument to be one (1) hectare.

- c) Clause 12.09 - require that a site shall have a minimum area of 81sq.m.

It is considered that 100sq.m is more appropriate, particularly in this area where it is common for sites to accommodate a car, boat and trailer in addition to caravan and annexe.

- d) Clause 12.25 - requires that a park van, holiday van or cabin shall not be located on a site which is subject to flooding.

It is considered that park vans and holiday vans should be allowable on such sites provided running gear is left attached to allow easy and fast removal to higher ground.

- e) Clause 13.01 - requires that sites shall not be situated more than 100m from a toilet and ablution facility.

This is considered to be satisfactory provided measurement is taken by practical route and not merely radius. In addition it is believed a minimum distance of 15m should be incorporated.

- f) Clause 13.02 - details the ratio of closets, urinals, showers and basins to sites.

Facilities proposed to be provided are considered to be insufficient and should be increased. In addition other factors should be considered in relation to this clause.

- i) As it is mandatory for urinals to be installed in male toilets it is considered that female toilets should contain a proportionally greater number of closets.
- ii) It is considered that at least one baby's bath should be provided in each caravan park.
- iii) The draft code provides for two camp sites (for tents) to be counted as one in determining the number of facilities to be provided. This is considered to be inappropriate.
- iv) It is considered that access for disabled should be provided in at least one closet and one shower for each sex in accordance with the provisions of Specification 9 of Ordinance 70.
- v) It is considered that the code should state that reticulated sewerage and water supply shall be utilised where available and where not available portable water supply and sewage disposal shall be to the requirements of the consent authority.

Council will recall that its proposed code is currently on exhibition prior to being resubmitted to Council for adoption. It is intended, when this matter comes back to Council, to include details of final standards in the code being prepared for the Minister.

IT IS RECOMMENDED THAT the Association be advised of Council's opinion relating to the matters detailed above in respect of the draft Caravan Park Code for Tourist Parks.

PLANNING

*To W.P. on 14/2/86 -
for consent to be done.*

REPORTS

1. PROPOSED RECREATION CAMP - PART PORTION 5 AND PART PORTION 13,
PARISH OF COLO, CORNER COMLEROY ROAD AND UPPER COLO ROAD, UPPER COLO
DA572/85

Council is referred to Item 4 of Section 2 concerning an application by J.G. Sim and Associates Pty Ltd, on behalf of the Marist Brothers, for the establishment of a recreation camp consisting of 21 accommodation cabins and ancillary facilities.

At the General Purpose Committee of 28th January, 1986 it was resolved that additional information be obtained from the developer in relation to the siting of Mrs Daish's house, whether the development is to affect any further homes, likely usage, clearing, bush fire protection, and the likely effect of the development on the environment.

As a consequence the applicant architect has met with Council staff on site and has agreed to relocate the proposed Stage 3 away from Mrs Daish's house. In addition supporting information in the form of an amended site plan, an aerial photo and supporting documentation has been provided.

The amended site plan indicates that Stage 3 will now be located approximately 200 metres from Mrs Daish's residence and to the south of the lagoon. This will overcome any impact on Mrs Daish's outlook and will provide a further buffer from noise associated with camp activities.

The aerial photograph supplied by the applicant indicates all buildings comprising the proposed camp superimposed. It is clear from this aerial photograph that there will be minimal loss of vegetation as all cabin development is situated on the existing grazing land.

The application includes a 44,000 litre water tank with suitable head for bush fire protection purposes. It should also be considered that the proposed development will be in an area substantially clear of vegetation and close to the Colo River which lessens the degree of fire risk. On this basis the proposal is satisfactory for a medium risk zone.

The applicants have indicated that the camp will be used all year round and not necessarily be restricted to school holidays.

The proposal will result in an increase in the level of usage of Upper Colo Road. This road has approximately 8.5km of single lane, poorly drained, unsealed surface. Full reconstruction costs for rural roads are in the vicinity of \$150,000 per kilometre. It is considered that a contribution of \$50,000 is appropriate to help defray the maintenance and future reconstruction costs associated with this road.

It is considered that the application should be approved in accordance with the amended site plan.

IT IS RECOMMENDED THAT the application be approved subject to the following conditions:

- 1-8. Standard conditions (DAs) 1,3,9,18,21,26,28,34.
9. Access track to be widened to at least 5 metres with existing scours made good with shale/sandstone and upgraded to an all-weather standard to the satisfaction of the Shire Engineer.
10. The water tank for bushfires to be at adequate elevation and provided with fittings compatible to fire brigade tankers to the satisfaction of the Shire Health Surveyor.
11. Prior to any construction, approval under Section 17K of the State Pollution Control Act is required for drainage and treatment facilities on site. Subsequently it will be necessary for the proponent to obtain a licence for the disposal of the effluent from the sewage treatment plant.
12. A "package" sewage treatment plant is to be installed and operational to the satisfaction of the Shire Health Surveyor prior to the occupation of any buildings.
13. Compliance with the requirements of Council's bush fire policy.
14. Stormwater runoff originating upslope of the development site shall be diverted away from cleared areas.
15. A contribution of \$50,000 towards the maintenance and reconstruction of Upper Colo Road.
16. Access to the site to be via the Singleton Road and Upper Colo Road only.

for inspection

2. INDUSTRIAL DEVELOPMENT - 43 MILEHAM STREET, WINDSOR - P. O'HANLON.
DA 387/84 & BA 1545/85

Council is in receipt of a letter of complaint by Mr. I. Miller including a petition signed by four other persons all nearby residents to the above land. The complaint is basically twofold being an objection to the current visual state of the site and secondly an objection to an approved factory development on the land suggesting that Council was not empowered to issue consent by virtue of the flood provisions of its planning scheme.

On the 8th February, 1985, consent was granted to Ms P. O'Hanlon for the "erection of a storage shed/workshop to be used for the repair, maintenance and storage of horizontal boring equipment". The consent included a number of conditions including a requirement for filling of the land and conditions covering the orderly storage of materials within the approved building. The location of the proposed building as approved was on the north eastern boundary of the land, was to be constructed of Colourbond with a skillion roof having dimensions of 14m x 18.2m x 5.5m high. The land presently contains a small dwelling and two galvanised iron sheds. The larger iron shed was to be demolished as part of the proposal.

On the 13th December, 1985, a building application was submitted indicating a different building and location from that with the development application. The building, while still colourbond construction was a significant improvement on the previous building as it was of a much better design including a gable roof and improved window fenestration.

Its dimensions are 17m x 21m x 5.5m high at the walls rising to 7.5m at the gable. Its location was brought forward on the land to the south west boundary of the lot with a setback of 16 metres whereas the previous proposal included a 100m setback. Despite the reduced setback the revised building proposal will result in a more satisfactory development when viewed from the surrounding area.

In the course of processing, the Building Application was referred to the Planning Department and on the 10th January, 1986, the revised plans were approved subject to compliance with the same conditions of the development consent. In releasing the plans it was felt at the time that as the plans were an improvement on previous plans and were for the same end land use that a revised Development Application was not required.

The complaint mainly relates to this point and suggests that Council should not have approved the revised plans as the land level did not meet the requirement of Clause 35 of Local Environmental Plan 1984 in that it was not at or above the 1:10 year flood level of 12.1 metres to enable subsequent filling and development.

The land has been subject to considerable fill over a number of years with the first filling appearing to have taken place in approximately 1975. Filling at the time was not an activity which Council required development consent for. The land at that time was a non urban zoning but proposed under the Windsor Varying Scheme released in 1976 to become an industrial zone.

Hawkesbury Local Environmental Plan 1984 requires land to be at or above the 1:10 year level at the appointed day before it may be filled for subsequent development. Council does not have reliable figures of the land level at that time, other than an indication from the then landowner Mr. W. Collier that the land was at approximately 12.2 metres in April 1984, he having placed considerable filling in the first three months of 1984. If that is the case then the levels were as required at the appointed day. A recent survey by Council indicates a current level of 12.405m on the site of the revised proposal. This will require an additional 0.895m to comply with the conditions of development consent and Clause 35 of Local Environmental Plan 1984. In any case, even if the land were below the 1:10 year level, Council at the time, if the knowledge had been available, could have still granted approval by exercising its discretion pursuant to SEPP1. This would have been a reasonable use of SEPP1 had it have been required as the land was close to the required level. The filled land can be built on in accordance with sound building practice and the land is zoned for industrial use.

In relation to the storage of pipes, Council by correspondence dated 30th December, 1983, raised no objection to temporary use of the land for storage of steel pipes pending determination of the Hawkesbury Local Environmental Plan 1984 which was expected to be gazetted in January, 1986 and which was to rezone the land for industrial purposes and consequently enable Council to grant consent. In September, 1984 the applicant was advised of the gazettal and requested to submit a Development Application, this being the one approved on 8th February, 1985. As the consent imposed a condition requiring no open yard storage, Council wrote on the 9th January, 1986, requesting removal of the pipes stored.

The applicant has indicated that she wishes to retain the open storage and will submit a Development Application in this respect. Should such be not forthcoming in a reasonable time, action will be instituted, however, the applicant should be given an opportunity to have a proper assessment by way of an application. An indication of visual mitigating measures can then be given and assessed.

Other basis for objection is that the industrial development of the land will affect amenity of nearby residents; that Council should inform residents of proposed industrial use; that preferential treatment may have been afforded the applicant and the drainage problems associated with the land.

The relevant light industrial zoning permits the proposed industrial use and would also permit the storage of pipes should Council desire to grant consent.

Land in the immediate locality has attracted like uses, including a fuel storage depot, a milk distribution centre and Council's Works Depot. Council is also in receipt of a development application for a major factory development comprising 26 factory units and a factory warehouse on Lot D DP401125 and Portion 281, Parish of St. Matthew. This land is approximately 35 metres north of Portion 283. The intended and indeed existing character of the area is one of light industrial activity and as such, the development approvals which have been issued are consistent with the general amenity. Informing residents of industrial development where it is within an industrial zone is contrary to Council policy. Drainage problems which may be encountered are covered by conditions of the development and building approvals.

Plans of the proposals will be available for inspection.

IT IS RECOMMENDED THAT the information be received.

3. DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY.

P160/33

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

Dwelling Houses

Applicant	Land
H. Williams	Por. 78 Upper Colo Road, Upper Colo
H. Davies	Lot 3 DP 633459 St. Albans Rd, Wisemans Ferry
P. & A. Drew	Lot 25 DP 236535 Mountain View Close, Kurrajong
J.N. Wallis	Pt. Lot 1 FP 159265 Blaxlands Ridge Rd, Lower Portland

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Applicant	Land
S. Zonneveld & K. Kalen	Lot 1 DP 253841 McMahons Rd, Kurrajong
G. Read-Harber	Lot 11 DP 701249 Grandview Lane, Bowen Mountain
Markham Homes	Pt. Pot 11 FP 96030 Withers Lane, Kurrajong Heights
F. & E. Morgan	Lot 5 DP 216823 Hermitage Road, Kurrajong
W. Brand	Lot 5 DP 31804 Settlers Road, Wisemans Ferry
P. & J. Rhodes	Lot 2 DP 618851 Old Bells Line of Road, Kurrajong
Kimberley Homes	Lot 102 DP 627037 East Kurrajong Road, East Kurrajong
F. Pace	Lot 23 DP 215822 Creek Ridge Road, Freemans Reach
R. & C. Sherring	Lot 7 DP 191780 Crooked Lane, North Richmond
G. Hardy	Lot 2 DP 714990 Cliff Road, Freemans Reach
M. & C. Corcoran	Lot 10 DP 263618 King Road, Wilberforce
Huxley Homes	Pt Por 18 Tennyson Road, Tennyson
Clarendon Homes	Lot 18 DP 236535 Mountain View Close, Kurrajong
Kimberley Homes	Pt Por 54 Bathurst Street, Pitt Town
J. Bullock	Lot 2081 DP 719963 Mill Road, Kurrajong
D.J. Ireland	Pt Por 17 St. Albans Road, Wisemans Ferry
Gregg Ritchie & Partners	Lot 3 DP 210529 Kurmond Road, Freemans Reach
E. & J. Sultana	Lot 7 DP 706517 King Road, Wilberforce
H. Madden	Lot 3 DP 192412 Slopes Road, North Richmond
Costain Homes P/L	Lot 9 DP 240753 Clyde Lane, Kurrajong Heights
Rosewood Homes P/L	Lot 10 DP 251085 East Kurrajong Rd, East Kurrajong
K. Anthony	Lot 4 Wardell Place, Agnes Banks
G. Ritchie	Lot 4 Hawkins Place, Wilberforce
R.E. & W.M. Dohnt	Lot 25 DP 261139 Pamela Crescent, Bowen Mountain

Other Developments

Applicant	Land
Bennetts Real Estate	Lot 2 DP 584342 Comleroy Road, Kurrajong - Sub-division to create 3 allotments
J. & L. Bugeja	Lot 33 DP 575351 Yarramundi Lane, Agnes Banks - Rural Workers Dwelling
D. Matthews & Assocs	Lot 1 DP 585062 East Kurrajong Road, East Kurrajong - 4 lot subdivision
D. Matthews & Assocs	Lot 2 DP 539273 Comleroy Road, East Kurrajong - 2 lot subdivision
Repco Auto Parts	Unit 1, Lot 1 DP 599549 Cnr Ham & Drummond Sts, South Windsor - First use of factory unit for storage & sale of automotive spare parts
R. Grogan	Lot 3 Section 5 Wharf Street, St. Albans - Erect farm machinery shed
D. Smith	Lot 1 DP 235368 M.R. 181, Central Macdonald - Farm machinery shed
M.N. Radiology Service	Lot 7 DP 20754 Windsor Street, Richmond - First use of shop for radiologists

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Applicant	Land
Penrich Holdings P/L	Lots 50 & 51 DP 618636, No. 128 Windsor Street, Richmond - Alteration & addition to existing premises
D. Matthews & Assocs	Lot 501 DP 710691 Tasman Place, South Windsor - Strata subdivision of duplex
Kleclip P/L	Lot 18 DP 244920 Walker Street, South Windsor - Change of use of warehouse from fruit storage to furniture repair
Bruce Naples	Lots 1/2 DP 228210 Creek Ridge Road, Glossodia - 2 lot subdivision by adjustment of boundaries
Mr & Mrs C Camilleri	Shop No. 9, Lot 1 DP 219454 Windsor Street Richmond - First use of shop for sale of baby wear
Jeff Wenzel	Lot 72 DP 712891 Brahma Road, North Richmond - Dwelling and machinery shed
A. & M. Atkinson	Lot 1 DP 229418 Gadds Lane, Kurmond - Stables
A. Quigley	Lot 3 DP 216864 Blaxlands Ridge Road, Blaxlands Ridge - Dwelling and garage
Ms J Quinlivan	Shop 7 Nth Richmond Plaza, Bells Line of Road, North Richmond - First use of shop as pet shop
Taxat P/L	Lot 1 DP 593611 Macquarie Street, Windsor - Two storey addition to existing office building for purpose of 3 shops and office storage
W.G. Hunt, Sunter & Co	Lot 2 DP 538816 Cuneen Street & Mulgrave Road, Mulgrave - Subdivision creating industrial lots
Pinnacle Fruit P/L	Lot 18 DP 244920 Walker Street, South Windsor - Conversion of existing factory into two warehouses
Mr. S. Jurd	Lot 25 DP 225936, No. 6 Campbell Street, North Richmond - Extension of existing dwelling for the purposes of a dual occupancy
D. Matthews & Assocs	Lot 2 DP 633592 Cedar Ridge Road, Kurrajong - Subdivision creating two allotments
R.K. Cambridge & Co	Pt Lot 5 DP 260654 East Kurrajong Road, East Kurrajong - Subdivision creating 4 lots
Hawkesbury Shire Council	Lot 457 DP 214756, No. 176 Spinks Road, Glossodia - BMX track
N. Hall & G. Lawson	Lots 11, 12 & 13 DP 241246 Lukis Avenue, Richmond - Factory warehouse
Hawkesbury Shire Council	Pt Por 176 Windsor Rd & Groves Ave, McGraths Hill - 3 lot subdivision
M. & K. Rogers	Lot 14 DP 252181 Coobah Road, East Kurrajong - Dwelling and shed
J.R. & L.G. Lawson	Lot 1 DP 234198 Kurmond Road, Kurmond - Dwelling, carport and shed
D. Mijakovac	Lot 2 DP 633459 St. Albans Road, Wisemans Ferry - Dwelling resite
K. Buckman	Shop 9, Lot 5 DP 30308, Cnr. Pitt Lane & Bells Line of Road, North Richmond - First use of Shop No. 9 for the sale of new and second hand furniture and associated goods
Tass Investments P/L	Pt Por 20, No. 215 George Street, Windsor - Demolition of an existing factory building & the erection of a new building for use as commercial premises

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Applicant	Land
Joseph Mercieca P/L	Lot 1 DP 222419, No. 35 Windsor Road, Vineyard - Extension to existing factory for purpose of bulk storage of stock feed and supplies
P. & M. Miles	Lot 4 DP 225366 Hawkesbury Road, Yarramundi - Dual occupancy
C.R. & M.A. Jamieson	Lot 1 DP 238298 Bocks Road, Oakville - Dual occupancy
D. Matthews & Assocs	Lot 3 DP 606280 East Kurrajong Rd, East Kurrajong - Subdivision
Wallis & Moore P/L	Lots 2 & 3 DP 586231 West Portland Road, Lower Portland - Adjustment of boundaries
Gellatley P/L	Lot 101 in Subdiv. of Lots 3 & 2 DP 586231 West Portland Road, Lower Portland - Use of dwelling as rural workers cottage
W.H. Brand	Lot 1 DP 221259 Windsor Road, Vineyard - Extension to existing veterinary surgery
Word of Life Fellowship	Lot 2 DP 550273 & Por. 20/21 Parish of Macdonald - Dwelling for married students
Sydney Legacy	Lot A DP 396318 East Market Street, Richmond - Addition to existing building - opportunity shop
A. & H. Ginns	Lots 18 & 19 DP 241246 Lukis Avenue, Richmond Erection of factory units
Drs. Cappe, Critoph & Wong	Shop 8 SP 20754 Orange Grove Mall, Windsor Street, Richmond - Use of existing retail shop as professional consulting rooms for radiology practice
Ms P. Collier	Lot 2 Kurrajong Road, Kurrajong - Resite dwelling
J. & R. Greenhalgh	Lot 39 Coobah Road, East Kurrajong - Dwelling and garage
A. Goldsby-Smith	Lots 6 & 8 Old East Kurrajong Road, Glossodia - Adjustment of common boundary
Collin C. Donges & Assocs	Por 147, No. 57 Commercial Road, Vineyard - Subdivision creating 2 lots
P.S. Graham & Assocs	Lot 1 George Road, Wilberforce - Subdivision creating 2 lots
R. McIver	Lot 18 Old Bells Line of Road, Kurrajong - Dental surgery
S.J. McGorey	Por 236 Railway Road North, Mulgrave - Storage, display and sale of motor vehicles
A. & J. Duffy	Shop C, Lot 1 DP 550145, No. 487 George Street, South Windsor - First use of shop - retail clothing
R. Zappia	Shop 2, Lots 1, 2 & 3 DP 38183 Windsor Street, Richmond - First use of shop as pizza restaurant
S. & V. Agius	Lot 3 DP 708201 Spinks Road, Glossodia - Dwelling and Shed

IT IS RECOMMENDED THAT the information be received.

SECTION B - LETTERS FOR INFORMATION

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

1. METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD - RICHMOND & NORTH RICHMOND SEWERAGE SCHEMES. S200/1; S200/2.

Forwarding the Capital and Revenue Accounts for the year ended 30th June, 1985 in respect of Richmond and North Richmond Sewerage Schemes.

Advising in respect of Richmond Sewerage the operating surplus for the year was sufficient to enable the Board to meet Council's loan commitment of \$57,459.90. The estimated surplus for 1985/86 is expected to be sufficient to meet Council's loan commitments.

Advising in respect of North Richmond Sewerage an operating deficiency of \$82,200.00 was forecast in the Board's letter of 4th January, 1985. However, revenue was higher than anticipated and this combined with a substantial decrease in working expenses, reduced the deficiency to only \$332.39. Payment of this deficiency has been deferred and will be applied to any future operating surpluses on this Scheme. The total amount now deferred stands at \$374,015.13. The deficiency for 1985/86 financial year is estimated to be \$21,900.

(S.C. These are similar figures to those obtained by phone enquiries prior to completion of the 1986 Estimates).

2. THE HON. R.J. DEBUS, MINISTER FOR EMPLOYMENT - YOUTH EMPLOYMENT SCHEME. G95/35

Informing Council that a grant of \$9,879 had been approved by him to provide 2 jobs with this Council under the Youth Employment Scheme.

The Scheme is fully funded by the N.S.W. Government and will provide over 3,000 jobs with State and Local Government authorities for unemployed people under 25 years of age. The jobs are for 17 to 48 weeks.

(S.C. - The two positions are for the Administrative sections).

3. HOBARTVILLE LONG DAY CARE CENTRE - APPRECIATION. C51/48

Expressing thanks to Council for its support of the Centre, and in particular the grant of an additional \$8,000 towards the establishment costs of the Centre.

4. DEPARTMENT OF LOCAL GOVERNMENT - LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) AMENDMENT ACT, 1985. C44/1.

Giving details of amendments to the Local Government Act, 1919 ("Principal Act").

5. DEPARTMENT OF LOCAL GOVERNMENT - TRAVELLING ALLOWANCES PAYABLE TO MEMBERS OF COUNCILS. C44/1.

Advising that the allowance which may be paid in respect of the conveyance of a member of a Council by the member's private motor vehicle shall not exceed an amount calculated with reference to Clause 7(iii)(a) of the Health Surveyors' (State) Award.

(S.C. - The award currently provides for an allowance of 28c/km for vehicles under 2.5l litre engine capacity 32.5c/km for vehicles over 2.5l litres. Councillors are currently paid an allowance of 22c/km.)

6. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF N.S.W. - NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE (NILGF). C44/2; L128

Forwarding Special Circular stating that the Inter Departmental Committee, which was established to examine the report of the NILGF, will be finalising its report to the Federal Government in mid January. A submission then will be presented to Cabinet in late January or early February, which will decide on the form of the new general revenue sharing legislation.

The ACLGA's response to the NILGF was submitted to the Federal Government on 23rd December, 1985. The major recommendations arising from the response are:

1. that for each of the next two years, local government should receive 2% real growth in its revenue sharing arrangements;
2. that local government should participate in the periodic reviews of the revenue sharing arrangements;
3. that equalisation between local governments should be speeded up but changes should not be implemented so quickly as to destabilise local government; and
4. that Element A should be set at 30% and be measured on an unweighted per capita basis.

It is of utmost importance that Federal parliamentary members and senators be aware of local government's views on the report of the NILGF and it is recommended that Council approach its local Federal member and NSW senators requesting their support for the above recommendations. Any approach to a local member should be made as soon as possible, given that the matter is to be dealt with by the Government in late January/early February, 1986.

(D.S.C. - A request has already been forwarded to the members of Parliament seeking support of the recommendations).

7. DEPARTMENT OF HEALTH - SUBMISSION FOR FUNDING. C45/23

Referring to Council's correspondence supporting the submission made by Hawkesbury Hospital to secure funding to continue with the drug and alcohol programme originally funded through the Community Employment Programme. Advising that the hospital did make application to the N.S.W.

Drug and Alcohol Authority for funding of this project, however, although the Standing Committee on Education and Training of the Authority viewed the application favourably, the Authority was unable to finance this project as insufficient funds were available.

8. W.S.R.O.C. - COUNCIL'S REPRESENTATIVE ON THE WSROC GROUP APPRENTICES BOARD. W275/9.

Replying to Council's query as to whether a staff member can be appointed to the Board of the WSROC Group Apprentices Board and confirming that this is in order.

9. THE RETURNED SERVICES LEAGUE - SISTER CITY RELATIONSHIP WITH TAMBA. KURRAJONG-COLO SUB BRANCH. C50/10

Expressing concern at the proposal, as outlined in Council's Business Paper for the meeting of 14th January, to institute a "Sister City" relationship with the Tamba area in Japan. Advising that many RSL members, including some who were the victims of the Japanese in prisoner-of-war camps, would feel betrayed that the treatment meted out to them has been so easily forgotten.

10. THE RETURNED SERVICES LEAGUE - SISTER CITY RELATIONSHIP WITH TAMBA. WINDSOR SUB-BRANCH. C50/10.

Wishing to register a strong protest against Hawkesbury Shire's contemplation of adopting a City in Japan and pointing out that there are many ex-servicemen and women and their relatives still living in this area who were subjected to Japanese atrocities and urging Council to give this matter more serious thought before proceeding.

11. SENATOR BRUCE CHILDS, PARLIAMENT OF AUSTRALIA - SPONSORING NUCLEAR DISARMAMENT RALLY. M135.

Inviting Council to sponsor the "Australians for Nuclear Disarmament March and Rally on Sunday, March 13rd, 1986 and seeking Council's support to make the 1986 event even bigger as this is the International Year of Peace.

Sponsorship of the NDCC entitles representation on the organising committee and is open to organisations that endorse policy statement and agree to work in co-operation to build a major activity on March 23, 1986.

Sponsorship fees are \$30 for organisations of up to 1,000 members and \$100 for organisations with over 1,000 members. Sponsors are then entitled to one or three representatives respectively.

12. A.R. WALMSLEY & CO. S205/1.

Stating that Messrs. T.V. Martin & Co. solicitors for T. Barnes have advised settlement proposal is rejected and matter will be proceeding.

13. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION - NEIGHBOURHOOD WATCH SCHEME. A7/34; C45/31.

Advising that following submitting signature forms in the Glossodia area in respect to the Neighbourhood Watch Scheme, at this stage the number of signatures needed to start the scheme have not been acquired. These forms are to be resubmitted after the holiday period which will be the end of January and once the required amount of signatures are gathered, this Neighbourhood Watch Scheme will be handed over to another person and once this is done, Council will be further informed.

14. MACQUARIE TOWNS SCOTTISH SOCIETY - APPRECIATION. C40/8; A5

Thanking Council for its support of the Society during Scottish Heritage Week in November, 1985 and looking forward to the same support in 1986.

15. ALASDAIR WEBSTER, M.P. - NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE. L128

Referring to Council's letter and attached documents concerning the National Inquiry into Local Government Finance and advising that he has written to the Minister for Local Government, supporting the recommendations of the Local Government and Shires Association.

16. PROFESSOR MANNING CLARK - APPRECIATION. C40/4.

Expressing appreciation for the warmth of Council's welcome to Windsor, stating that he enjoyed the occasion very much. Also stating that he was pleased and proud to view the work in the Hawkesbury district.

17. MRS. MANNING CLARK - APPRECIATION. C40/4

Expressing thanks to Council for allowing her to share the Australia Day festivities, also for the magnificent basket of flowers. A special thanks also to those responsible for the festivities.

18. MINISTER FOR LOCAL GOVERNMENT & ADMINISTRATIVE SERVICES - MEDIA
STATEMENT - COMMONWEALTH ASSISTANCE FOR LOCAL PROJECTS. P182; G95

Stating a booklet, which outlines Commonwealth assistance for projects at a local level, was released today by Local Government and Administrative Services Minister, Tom Uren. The booklet provides information on the purpose of Commonwealth programs, what assistance is available, who is eligible and how to apply for assistance.

The Commonwealth Government will provide a record \$1 billion to local government this financial year, including \$537.6 million in untied grants. Copies of the booklet will be distributed to local authorities throughout Australia, State Governments, and individuals and organisations with an interest in the local government field.

19. W.S.R.O.C. - CIRCULAR RE DISTRIBUTION OF GRANTS TO COUNCILS
W275

Forwarding a copy of a recent investigation on the distribution of the Commonwealth Revenue Sharing Grants in the last ten years carried out by Mr. Martin Payne of the Planning Research Centre, Sydney University, jointly funded by the Centre and WSROC. Also enclosing a copy of the summary which relates to the findings to local government finance issues in Western Sydney and the National Inquiry. The findings of this report agree with the research commissioned independently for the Inquiry.

Stating that as Councils are probably aware, negotiations between the Commonwealth and State governments are underway now and the Federal government's response to the National Inquiry should be before Federal Cabinet in February. At this stage it is unclear whether the Commonwealth or the States individually will determine how Commonwealth revenue sharing grants are handed out in future. However, because the methodology of the Grants Commission is under review, the findings of Martin Payne's work is very significant to Western Sydney Councils.

20. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL
CIRCULAR NO. 1/1986. C44/2

1. General Rate Increases - 1986

As Councils would be aware, general purpose rates will be permitted to be increased up to a maximum limit of 8 per cent. To determine the overall pattern of general rate increases in NSW, the Associations are collecting information on the general rate increase set by each Council for 1986.

2. Controls on the Development and use of Caravan Parks

Councils will be aware that State Cabinet has given its approval to proposed changes to Section 288A of the Local Government Act. The recently retired Minister for Local Government, has indicated that a bill

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dealing with the proposed changes will be introduced into the Autumn session of Parliament beginning in late February. It is anticipated that commencement of the proposed legislation would occur within two months of the legislation being passed.

The Minister's press statement outlining the proposals reads, in part:

- . Introduction of a state-wide licensing system for caravan parks and camping grounds to be administered by local councils which will regulate use, amenities and the various types of accommodations permitted.
- . Provide for a uniform licensing system based on up to date controls and minimum standards which will be applied through a publicly available code issued by the Minister.
- . Reasonable time will be allowed for the upgrading of existing caravan parks and facilities which do not meet the standards to be required under the proposed code.
- . There will be no interference with the rights and desires of many citizens for short term use of caravan parks for holiday or touring purposes.

Local Government/Caravan Industry Committee has prepared a draft code dealing with the establishment and operation of tourist parks, or those parts of parks catering for tourists.

Copy of the draft code is enclosed with this general circular.

(H.S. - See Health Surveyor's Report to this meeting).

3. Local Government Development Program 1985/86

The following projects have been submitted by the Associations for funding

- . Local Government Financial Management Manual
- . Assessment of current and potential role of local government in aboriginal community relations and community development in New South Wales
- . Pilot Study of Decision-making in Councils
- . Elected Members Development Kit
- . Effectiveness of Decisions in Development Control
- . Careers Enhancement Kit
- . Equal Employment opportunity Assessment and Advisory Project.

It would be appreciated if Councils making applications could provide details for the information of the Associations.

4. Local Government Investment Service

As a result of the failure of the Victorian Local Government Investment Service, the Executives have resolved to express their unanimous support for, and confidence in, the NSW Local Government Investment Service.

5. Federal Road Funding Inquiry

The Federal Minister for Transport, the Hon. Peter Morris, M.P. has announced establishment of an Independent Inquiry into Road Funding Distribution under the Australian Land Transport Program. The Inquiry is to report by 30th October, 1986.

The Inquiry will examine relative road needs of the States and Northern Territory, and then recommend distribution of funds which have not so far been committed under ALTP.

(S.E. - Representations have been made by WSROC regarding funding for roads in Western Sydney).

6. Development and Building Control in New South Wales

The Associations have released a study of the processing of development and building applications in NSW.

The Study reviewed over 7,000 development applications and over 28,000 building applications processed by 26 Councils in 1983.

The study makes a number of specific recommendations in respect of each class of Council. These recommendations may be generally summarised as:

1. Development and Building application forms should be better designed, simpler and contain adequate advice regarding completion;
2. Councils should provide suitably trained staff to process applications and identify deficiencies in applications as early as possible.
3. Councils should identify potential areas of planning conflict and make clear codes and policies for the information of the community, developers and Council staff.
4. Councils should make optimum use of delegated authority to Council
5. Applications should only be referred by Councils to outside authorities when specifically required to do so.
6. Where applications are advertised publicly the period should be appropriate to the type of application.
7. Councils should review existing procedures, set objectives and monitor results to ensure optimum efficiency.
8. Government authorities to which applications are referred should review procedures to minimise delays.

(H.S. - The Associations have released a study of the processing of Development and Building Applications in N.S.W.

This is one of the most contentious areas of Local Government which Councils must reconcile the competing demands of community involvement in decision making of the expeditious determination of applications required by commercial interests. The Associations propose one day seminars in Sydney and three country centres to discuss various aspects of the report.

Council's Deputy Health and Building Surveyor and Deputy Planner will attend the Sydney Seminar to be held at Hunters Hill on Tuesday, 18th February.)

7. Liquor Administration Board - Compulsory Orders in Respect of Licensed Premises

A member Council had raised with the Associations a problem in regard to the procedures of the Liquor Administration Board. It appears that the Board recently directed the licensee of a hotel located within a conservation area to remove certain old buildings from the rear yard. This action was carried out in disregard of a previous Council decision which had been upheld on appeal to the Land and Environment Court.

Representations were made to the Liquor Administration Board, which has replied:

"As indicated, your representations were raised with the Board on 8 October, 1985, and it has directed that any order requiring compulsory alteration to existing premises contain a paragraph which states that the order does not permit the required work to be completed without appropriate local Council approval".

8. Local Government Association Annual Conference 1986

The Executive of the Local Government Association has decided, with the agreement of Lismore and Ballina Councils, that the next Local Government Association Annual Conference will be held from Sunday 26th October to Wednesday 29th October.

9. Biological Control of Paterson's Curse

The IAC report has now been released and it recommends as follows:

- "1. That the Biological Control Authority declare *Echium* spp. (i.e. Paterson's Curse) a target for biological control;
2. That (eight listed) control agents be declared;
3. That a biological control program for *Echium* spp. should be managed by government agencies and supported by public funding".

10. Privatisation of Computerised Government Information

The Public Service Association of New South Wales has recently circularised Councils seeking support for the establishment of government information offices to provide on-line access to public information.

To assist in further consideration of the matter it would be appreciated if Councils could forward to the Associations a copy of their replies to the Public Service Associations.

11. Control of Trees on Private Property

In General Circular 5/1985, Councils were asked to indicate whether or not they supported an amendment to the Local Government Act to allow removal by Councils of dangerous trees which threatened life or property, from private owned land.

In view of the unfavourable response, the Minister will not amend the Local Government Act.

12. Disposal of Timber from Road Works

Councils in country areas would occasionally need to clear trees from areas where road works are taking place. The Associations have been contacted with the suggestion that where this is necessary, Councils could make such timber available to the public, rather than simply burning it by the roadside. This would assist people trying to obtain wood for open fires or others who make woodwork designs.

13. Albert Mainerd Scholarship

The scholarship was awarded to Bob White, Engineer, Marrickville Municipal Council.

14. Records Course

15. Licensing Requirements and Fire Safety in Registered Clubs

The Minister has agreed to a proposal to apply controls similar to those presently applicable to premises licensed under the Liquor Act to Clubs at which entertainment or functions are held pursuant to Section 23 of the Registered Clubs Act. This would mean that the public entertainment areas in the premises of such clubs would be subject to the same standards as the equivalent areas of premises licensed under the Liquor Act.

It is proposed that the same system of inspection would also apply, i.e. inspection by the Council of premises where licensing only to one of the lower standards is required.

The Department advises that it is intended to amend Section 317D of the Local Government Act so that it will operate in relation to the Registered Clubs Act in a similar manner to the way in which it presently operates in relation to Section 97 of the Liquor Act.

(H.S. - Regulations made pursuant to the Liquor Act 1982 in relation to entertainment areas in premises licensed under the Act came into effect on 1st March, 1985. These regulations do not apply to registered clubs which are licensed under the Registered Clubs Act.

The Department of Local Government now advises that the Minister has agreed to a proposal to apply controls similar to those presently applicable to premises licensed under the Liquor Act to Clubs at which entertainment and functions are held. This would mean that the public entertainment areas in the premises of such Clubs would be subject to the same standards as the equivalent areas of premises licensed under the Liquor Act, i.e. three levels of occupant density depending on the standard of fire safety which can be met in the premises.

Council's Building Surveyors are charged with the responsibility of carrying out the necessary inspections for licensing under both of these Acts.)

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16. Draft State Environmental Planning Policy - Minimum Standards
for Residential Flat Development

17. Staff Training - Training Development Unit

18. Power to Enter on Land to Perform Work

In the recent case of Quirindi Shire Council v Gigli, the Court of Appeal has held that a Council may exercise its powers under S.80 of the Public Works Act and S.382 and S.383 of the Local Government Act (in this instance, to extend a sewerage connection) provided that the proposed work is of a "Public" nature, and that work may have the necessary "public" nature notwithstanding that it is intended to serve only one, privately-owned, block of land.

21. A.R. BLUETT MEMORIAL TRUST. A9/1

Advising that entries for the 1985 A.R. Bluett Memorial Award will be received up to 30th April, 1986. Further advising that the period for which the work and achievements of Councils will be judged is the twelve months ending 31st December, 1985.

(S.C. It is not intended to submit an application on this occasion.)

22. HAWKESBURY BRANCH L.G.P.A. - RURAL RATES. R186/2

"The local branch of the L.G.P.A. decided at its last meeting that a letter be sent to your Council commending Councillors on the final decision reached relating to rural rates for the year 1986."

G.M. McCully,
Shire Clerk/General Manager

