

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 8 JUL 1986

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 10th June, 1986, commencing at 7.30 p.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, W.J. Sledge, C.J. Stanley, F.S. Stevens and R.P. Stubbs.

Father Szondi, representing the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 247 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Minutes of the Ordinary Meeting of Council held on 13th May, 1986 having been circulated amongst the members of Council be confirmed.

NOTICES OF MOTIONS

- 248 RESOLVED on the motion of Councillor Stanley seconded by Councillor Horrex that Council establish a Rating Review Committee to address the overall rating structure of the Shire prior to consideration of the 1987 Estimates; the Committee to comprise the Shire President, three Councillors and the Shire Clerk, or his nominee; and that Councillors Stanley, Stevens and Rotherham be nominated as the three Councillors on the Committee.
- 249 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stanley that changes be sought to the relevant provisions of the Act whereby Aldermen/Councillors who resign from Office are not eligible to stand for re-election at the subsequent Extraordinary Election, and that this motion be referred to the Local Government Association Conference as an Agenda Item.

GENERAL PURPOSE COMMITTEE MEETING - 27TH MAY, 1986

SECTION I - WORKS

CORRESPONDENCE ITEM I - LANDS OFFICE - FIRE MANAGEMENT TRAILS AND RECREATION RESERVES AT BOWEN MOUNTAIN. 625-57

Moved on the motion of Councillor Horrex seconded by Councillor Stevens that :

1. Council accept care, control and management of the proposed reserve at Bowen Mountain.
2. The plan of management be retention of the area as a bushland reserve with access to foot traffic and that continuation of hazard reduction programmes be undertaken as a bush fire mitigation measure.
3. Consideration be given in the Estimates for early development of the active section of the Reserve at Bowen Mountain.

The motion was lost.

250 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that :

1. Council accept care, control and management of the proposed reserve at Bowen Mountain.
2. The plan of management be retention of the area as a bushland reserve with access to foot traffic and that continuation of hazard reduction programmes be undertaken as a bush fire mitigation measure.

CORRESPONDENCE ITEM 6 - M. & C.PETROW - ROAD CLOSURE/PURCHASE APPLICATION. R190/13/19

SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT - ITEM 8 - ENGINEERING - ROAD CLOSURE/PURCHASE APPLICATION - M. & C.A.PETROW R190/13/19

251 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that :

1. No objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. The price of the land to be as per valuation.
3. The land in the road closure to be consolidated with the applicant's land adjoining Lot 8 DP 229135.
4. The applicant to complete a satisfactory agreement to undertake consolidation of titles and pay all costs involved.
5. Mr.Berri, the objector, be advised of Council's decision and of his right of objection to the Crown Lands Office.
6. The Common Seal of Council be affixed to the relevant documents.

SECTION 2 - DEVELOPMENT

D.A.ITEM 3 - J.S.PALMER - POR. 232 PARISH WILBERFORCE, CARRS ROAD, WILBERFORCE - TWO LOT SUBDIVISION WITH AREAS OF APPROX. 8.8HA & 8.9HA. AND GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED. DA168/86

Councillor Stevens declared an interest in this application.

D.A.ITEM 9 - G. EDDS & ASSOCIATES - LOT 14, DP 192412 MADDENS ROAD, NORTH RICHMOND - ERECTION OF A RECEPTION ESTABLISHMENT. DA569/83

252 MOVED by Councillor Dunn seconded by Councillor Rotherham that the matter be deferred pending consultation with the applicant with a view to the applicant providing an Impact Statement concentrating on the matters of noise and traffic arising out of the development.

An amendment was moved by Councillor Horrex seconded by Councillor Sheridan that it be a general Environmental Impact Statement.

The amendment was lost.

The motion was then put and carried.

D.A.ITEM 16 - T.J.ALLEN - LOT 22, DP 626483 GREENWAY CRESCENT, WINDSOR - FILLING OF LAND FOR AGRICULTURAL PURPOSES. DA85/86

- 253 RESOLVED on the motion of Councillor Sledge seconded by Councillor Stubbs that the application be approved, subject to compliance with the following conditions :

1. Submission of engineering drawings of the proposed landfill prior to the commencement of any work. Such plans shall be to the satisfaction of the Shire Engineer.
2. Proposed fencing shall be the subject of a further development application being lodged for Council's determination.
3. Proposed batters shall be finished in a proper and workmanlike manner and shall be at a gradient not exceeding 1:4.
4. Landfill operations shall be carried out only between the hours of 8.30 am and 4.00 pm, Monday to Friday (excluding public holidays).
5. Standard Condition (DAs) 34.
6. The work be fully completed within six months from date of consent.

SHIRE PLANNER'S REPORT - ITEM 5 - LOCATION OF TEBBUTT'S TELESCOPE. H105/16

Councillor Stubbs declared an interest in this matter.

SHIRE PLANNER'S REPORT - ITEM 8 - DR.S.LARKIN - LOT 1 DP184741 & LOTS 181 & 182, DP701978 HERMITAGE ROAD, KURRAJONG - 'THE ISLANDS' AMEND HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 TO ENABLE BROAD ACRE RURAL/RESIDENTIAL STRATA SUBDIVISION. DA290/85

SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT - ITEM 1 - CORRESPONDENCE - PLANNING - S.LARKIN - 'THE ISLANDS' DEVELOPMENT, HERMITAGE ROAD, KURRAJONG HILLS. DA290/85

- 254 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stanley that, as requested by the applicant, Mr.S.Larkin, the matter be deferred.

SHIRE PLANNER'S REPORT - ITEM 10 - PROPOSED K-MART DEVELOPMENT - RICHMOND. L1/86 L3/86.

Councillor Dunn declared an interest in this matter.

- 255 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the Report of the General Purpose Committee Meeting held

on 27th May, 1986, as recorded on Pages 1 to 22 of the Minutes of the General Purpose Committee Meeting be adopted with the exception of :

Section 2 - Development

D.A.Item 9 - G.Edds & Associates - Lot 14, DP192412 Maddens Road, North Richmond - Erection of a Reception Establishment. DA 569/83

D.A.Item 16 - T.J.Allen - Lot 22, DP626483 Greenway Crescent, Windsor - Filling of Land for Agricultural Purposes DA85/86

which have already been considered by Council - See Minutes Nos. 252 and 253.

GENERAL PURPOSE COMMITTEE MEETING - 3RD JUNE, 1986.

9. CAMPBELL - GOAT DAIRY - VINCENTS ROAD, KURRAJONG. DEFERRED FROM GENERAL PURPOSE COMMITTEE MEETING 27/5/86. DA ITEM 10.

- 256 MOVED by Councillor Horrex seconded by Councillor Denne that the application be deferred pending a report as requested by Council and also the residents on the alleged illegalities on the property on Vincents Road, Kurrajong.

An amendment was moved by Councillor Stanley seconded by Councillor Stevens that development consent be granted generally in accordance with the plans submitted with the application subject to the following conditions:

- 1-10 (Standard Conditions DAs) 1 (in respect structural alterations and/or new structures) 3, 8, 9, 18, 19, 21, 28, 29 and 34
11. All liquid wastes arising from the milking and dairy areas shall be drained to an approved septic tank installation for subsequent disposal on site. A separate septic tank application shall be lodged with Council for approval prior to installation.
12. All solid wastes (including manure) from the animal holding areas, crushes and dairy shall be removed daily and held in fly proof and weather proof containers awaiting disposal. Details of the method of disposal shall be submitted to Council for approval by the Shire Health Surveyor.
13. All washings from the floors of the animal holding areas, crushes, milking area and dairy shall be drained to the septic system.
14. Separate details of all equipment, appliances, fittings, refrigeration and utensils used in the processes of milking, milk bottling, yogurt manufacturing and packaging shall be submitted to Council for approval by the Shire Health Surveyor prior to installation or use thereof.
15. Separate details of the methods proposed to be used to cleanse all milking equipment, milk storage vessels and processing equipment shall be submitted for approval of the Shire Health Surveyor.

16. Separate details of the method of treating the milk prior to bottling or further processing shall be submitted for approval of the Shire Health Surveyor.
17. The number of goats of breeding age kept upon the property shall not exceed 60 such animals.
18. Provision of a water storage having a capacity capable of servicing the development with no connection to the Kurrajong reticulated domestic water supply being available to the agricultural and rural industry activity.
19. Relocation of the existing holding pen and shelter to a point not closer than 30 metres to a side boundary nor less than 100 metres from the rear boundary of the land.
20. Bucks to be contained within the large steel shed erected on the land or within a holding pen and shelter being located not less than 200 metres from the front and rear boundaries of the property, nor less than 40 metres from side boundaries.
21. The provision of perimeter fencing such as to prevent the escape of animals to adjoining lands.
22. No animals being confined or penned in enclosures either permanent or movable that are situated closer than 40 metres to either side boundary or closer than 200 metres to the rear boundary.
23. All exterior surfaces, including roof, of the existing shed structure the subject of this application being painted or treated with dark toned and dark coloured paint or pigment of a low reflective quality that blends with the landscape of the site and its surroundings, not later than 30th September, 1986 and that any shed or structure newly erected or relocated being treated or painted in a similar fashion prior to use or occupation. Details of such painting or treatment, including colour shall be submitted for the approval of the Shire Health Surveyor prior to application of the paint or treatment.
24. The provision of a screen wall or earth mounding and/or landscaping sufficient to prevent ready sight of the development when viewed from the Vincents Road boundary. Details of such being submitted for the approval of Council's Planner prior to implementation.
25. The provision of an effective vegetative screen sufficient to break the outline and bulk of existing and proposed farm buildings when viewed from adjoining properties. Details of plantings together with a plan of management to maintain those plantings to be submitted for approval and implemented prior to 30th September, 1986.
26. The consent is limited to a period of 5 years from date of consent providing that extensions beyond this date will be considered by Council having regard to the potential for urban development in the locality at the time.
27. Goats to be kept in a free range situation as far as is practicable.

Further, that the property be monitored and a report be prepared by the Shire Planner and reported to the September, 1986, Ordinary Meeting of Council.

The amendment was lost.

The motion was then put and carried.

- 257 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the report of the General Purpose Committee Meeting held on 3rd June, 1986 as recorded on Pages 1 to 4 of the Minutes of the General Purpose Committee Meeting be adopted with the exception of :

9. Campbell - Goat Dairy - Vincents Road, Kurrajong. Deferred
from General Purpose Committee Meeting 27/5/86. DA Item 10.
DA 148/86

which has already been considered by Council - Minute No. 256.

ENVIRONMENTAL NOISE POLLUTION COMMITTEE MEETING - 2ND APRIL, 1986

- 258 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Report of the Meeting of the Environmental Noise Pollution Committee held on 2nd April, 1986, be adopted.

EXTRACTIVE INDUSTRY COMMITTEE MEETING - 13TH MAY, 1986

- 259 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the Report of the Meeting of the Extractive Industry Committee held on 13th May, 1986, be adopted.

TOURIST COMMITTEE MEETING - 16TH MAY, 1986

- 260 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the Report of the Meeting of the Tourist Committee held on 16th May, 1986, be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. WILLOUGHBY COUNCIL - COMMUNITY SWITCHBOARD SCHEME. D64/C45

- 261 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Willoughby Municipal Council be advised that Council is unable to provide financial assistance for the Switchboard Scheme and that it appears there will only be a small benefit to Hawkesbury Shire.

2. MCMAHON PARK COMMITTEE - NOMINEES FOR MCMAHON PARK 527
COMMITTEE. 625-7

- 262 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council endorse the nominations of the new members.

3. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - ANNUAL CONFERENCE -
LISMORE - 27/29TH OCTOBER, 1986. C48/1

- 263 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that Council support the nomination.

4. DEPARTMENT OF EDUCATION - STUDENT BICENTENARY COUNCIL MEETING.
C40/2

- 264 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that Council endorse the principle of a Bicentenary Council Meeting project, subject to satisfactory discussions with the secondary high schools in the area.

5. N.S.W. DEPARTMENT OF LOCAL GOVERNMENT - PROPOSAL TO ALTER
BOUNDARIES OF PENRITH AND HAWKESBURY SHIRE. C50/15

- 265 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the report concerning proposed boundary alterations between Penrith City Council and Hawkesbury Shire Council be received, and that no objection be raised to the proposed boundary alterations.

REPORTS

1. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

- | | |
|----------------------|--|
| Lease | - Flat 2 "Toxana", Windsor Street, Richmond to Ms Lexie Fae Bramich - Rental \$140 per fortnight. |
| Transfer of Easement | - Metropolitan Water Sewerage and Drainage Board for Part Lot 2 DP608887 Ham Street, Windsor. |
| Lease Documents | - Including subdivision and development application for Part Portion 175 Parish St. Matthew, Cnr. Groves Avenue, Windsor Road, McGraths Hill (Tourist Centre Complex). |

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

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

3. STAFF MATTERS - RESIGNATIONS. S1/8P

- 268 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the resignations be accepted and that references be provided, under the Seal of Council.

4. BLAXLANDS RIDGE COMMUNITY CENTRE - APPOINTMENT OF MANAGEMENT COMMITTEE. S196-2

Withdrawn - See Report No.12.

5. HAWKESBURY FAMILY DAY CARE MONTHLY REPORT - MAY, 1986

- 269 RESOLVED on the motion of Councillor Durrington seconded by Councillor Rotherham that the report be received.

6. WORKERS' COMPENSATION. I112/1

- 270 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that pursuant to the delegations granted by Council in June 1985 by Section 530A of the Local Government Act, 1919, as amended, the following be an additional delegation and be Delegation No. 2.9 (with the current Delegation No. 2.9 to become Delegation No. 2.10) :

"That the Shire Clerk/General Manager be given delegated authority to approve payment of workers' compensation claim settlements up to the value of \$150,000 from the established Workers' Compensation Reserve Fund."

7. COMMUNITY ARTS OFFICER'S REPORT

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

8. UNEMPLOYMENT STATISTICS. S207/11

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

9. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN 1. B23/25

- 273 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs 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.

10. WESTERN SYDNEY AREA ASSISTANCE SCHEME. C45/15 & C45/16

The Shire Clerk advised that Council has received notification of being successful with its application for the Community Work Option Centre and that it is now necessary for Council to formally accept the grant of \$11,050, as part of the overall programme of \$55,000 for the purchase and setting up of the equipment for the Work Option Centre.

- 274 RESOLVED on the motion of Councillor Durrington seconded by Councillor Denne that Council accept the grant on this basis and that the balance of the report be received.

11. COMMUNITY HALL - WISEMANS FERRY. C45

- 275 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that:
1. Hornsby Shire Council be advised that Council is prepared to contribute the amount of \$37,750 towards the construction of a community hall for Wisemans Ferry, excluding a proportion for the land component and subject to the agreement of the four Councils.
 2. The funds be provided from 1986/87 Loan Borrowing Programme.

12. MANAGEMENT OF BLAXLANDS RIDGE COMMUNITY HALL. C45/18

- 276 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Denne that the elected representatives of the Blaxlands Ridge Community Hall Management Committee be endorsed.

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

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

14. REPORTS REQUESTED BY COUNCILLORS

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

ENGINEERING

CORRESPONDENCE

1. DAVID & SHARON THOMPSON, "SETTLERS ARMS INN" - CLOSURE OF ST. ALBANS ROAD ON 21ST JUNE, 1986 665-1929

- 279 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that closure of St. Albans Road between Wharf Street and Bulga Street on Saturday, 21st June, 1986, be approved subject to :
- a) approval of the N.S.W. Police
 - b) the detour for traffic being clearly signposted
 - c) erection of advance warning signs advising of the road closure
 - d) the area being left in a clean and tidy condition
 - e) the closure be limited to the hours 9.00 am to 5.00 pm

REPORTS1. DEPARTMENT OF SPORT AND RECREATION - CAPITAL ASSISTANCE APPLICATIONS 1985/86. G95/15.

280 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Park Improvement Programme be varied as follows:

- | | | |
|--------|---|----------|
| Item 4 | South Windsor Park - Construction of eight (8) netball courts and building improvements | \$12,740 |
| Item 9 | Bowen Mountain Park | \$ 5,260 |

2. STAFF - AUSTRALIANA PIONEER VILLAGE. S205/19A S1/8P

281 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stubbs that the suspension from duties of Mr A. Hawthorne and Mr M. McErlene as from Friday 6th June, 1986 on the basis that funds are not available for continuation of the improvement work at the Australiana Pioneer Village for which project they were specifically employed, be confirmed.

3. PUBLIC WORKS

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

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

283 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that:

1. the information in respect of tenders for contract 1313 BP1 be received; and
2. upon receipt of a licence for the operation of the Plant from the State Pollution Control Commission, the matter be further placed before Council for consideration.

5. BLIGH PARK ESTATE. P160/46/A

284 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stevens that the information be received.

6. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

7. BUS SHELTERS - BELLS LINE OF ROAD, BERAMBING. B26

286 RESOLVED on the motion of Councillor Dunn seconded by Councillor Horrex that :

1. The erection of a bus shelter at Berambing be approved.
2. The vote for Bus Shelter Maintenance be increased to \$6,000.
8. ROAD CLOSURE/PURCHASE APPLICATION - M.& C.A.PETROW. R190/13/19

See Minute No. 251.

9. LOCAL ROADS PROGRAMME 1986/87. R190/35

- 287 RESOLVED on the motion of Councillor Dunn seconded by Councillor Stanley that the programme of works submitted to the Department of Main Roads as Council's application for the 1986/87 Local Roads Programme be approved.

HEALTH AND BUILDING

CORRESPONDENCE

1. PUBLIC ACCOUNTS COMMITTEE - BUILDERS LICENSING BOARD. B25/8

- 288 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Public Accounts Committee be advised accordingly.

2. GLOSSODIA PARENTS & CITIZENS ASSOCIATION - CONDITION OF PLAYGROUND. S196/9

- 289 RESOLVED on the motion of Councillor Denne seconded by Councillor Durrington that Council support the Association by written representation to the Minister and the Member for Hawkesbury, Mr. K. Rozzoli.

3. AUSTRALIA POST - HISTORICAL LETTER RECEIVED. P160/36 P180

- 290 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that approval be given and the Postmaster and Australia Post be commended on the proposal.

REPORTS

1. BUILDING APPLICATIONS. B25

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

2. AUTHORISATION UNDER THE CLEAN AIR ACT, 1961. P177/3

- 292 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that Council appoint John Joseph O'Grady, Shire Health & Building Surveyor; Raymond James Clifford, Deputy Shire Health & Building Surveyor; Brian Malouf, Senior Health & Building Surveyor; and Phillip George Masters, Senior Health & Building Surveyor, as authorised officers under the provisions of Section 5 of the Clean Air Act, 1961.

PLANNING

CORRESPONDENCE

1. S.LARKIN - 'THE ISLANDS' DEVELOPMENT, HERMITAGE ROAD, KURRAJONG. DA290/85

See Minute No. 254.

2. PETITION SIGNED BY 57 SIGNATORIES - GOAT FARM AND DAIRY - LOTS B & D, VINCENT ROAD, KURRAJONG. DA148/86

293 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that the petition be received.

3. PETITION SIGNED BY 22 SIGNATORIES - GOAT FARM AND DAIRY - LOTS B & D, VINCENT ROAD, KURRAJONG. DA148/86

294 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that the petition be received.

REPORTS

1. MAY VACATION ACTIVITIES

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

2. AMENDMENTS TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT - AUTHORISATION TO CARRY OUT INSPECTIONS FOR THE PURPOSES OF THE ACT, THE REGULATIONS AND ANY ENVIRONMENTAL PLANNING INSTRUMENT. PI60/69

296 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that:

1. Council authorise the following persons to carry out inspections for the purposes of the Environmental Planning and Assessment Act, the Regulations and any Environmental Planning Instrument -

Alice Brandjes, Michael Coulter, Sharon Cooper, Glenn Falson, Phillip Johnston, Elizabeth Hanlon, Robert Lenton, Vic Petersen, Judith Portelli and Gareth Ponton.

2. The authorisation be subject to the requirements of Section 117A and the four point policy in the Shire Planner's Report.

3. BUSH ROCK REMOVAL. P160 & P160/28

- 297 RESOLVED on the motion of Councillor Rotherman seconded by Councillor Durrington that legal opinion be sought on the likely success of Council prosecutions against people selling bushrock in the Shire.

4. TRANSPORT TERMINAL, PEBBLY HILL ROAD - MR. B. TAYLOR.
DA567/83

- 298 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that the report be received.

5. RIVERSTONE MEAT WORKS, SOUTH WINDSOR - INTERIM CONSERVATION ORDER. DA363/85 & H105/1

- 299 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that Council inform the Minister of its concern in regard to the gazettal of the ICO when there is an apparent conflict between various government departments as to the most suitable end use of the land and particularly as designing of Bligh Park is hindered by the uncertainty of this use.

LIBRARY

REPORTS

1. CHILDREN'S BOOK WEEK 1986. L125/15

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

2. AACOBS - ANNUAL REPORT 1984/85. L125

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

SECTION B - LETTERS SUBMITTED FOR INFORMATION

1. RICHMOND NEIGHBOURHOOD CENTRE - HAWKESBURY COMMUNITY SERVICES CONSULTATIVE COMMITTEE. C45/34.
2. NORTH RICHMOND COMMUNITY CENTRE - OFFICE BEARERS. C51/45.
3. DEPARTMENT OF SPORT AND RECREATION SUBJECT - CAPITAL ASSISTANCE GRANTS 1985/86. G95/15.
4. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. C48/3.
5. INTERAGENCY - MINUTES. C45/1.
6. MUSEUM & TOURIST CENTRE COMMITTEE - ANNUAL GRANT. T220/2
7. MINISTER FOR CORRECTIVE SERVICES - DUMPING TYRES - DARUK TRAINING CENTRE. B27/2.
8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 5/1986. C44/2.
9. STIMULUS EARLY INTERVENTION GROUP - DONATION TO FUN RUN. C45/26.
10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - RESIGNATION - MR. HOWARD FOX. C44/2.

11. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - GRANTS COMMISSION APPOINTMENTS. P182 & G95/1.
12. MRS ROSE TAYLOR - APPRECIATION. C56.
13. TOWN CLERKS' SOCIETY - ANNUAL CONFERENCE 1986. S205/1/B.
14. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - UNIVERSITY IN WESTERN SYDNEY. W275 & E70.
15. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - CONTRIBUTION. W275.
16. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - FUNDING FOR PUBLIC LIBRARIES. W275 & L125.
17. DRAG BOAT RACERS OF AUSTRALIA LIMITED - NATIONAL POINT SCORE SERIES. 625-205.
18. INTERAGENCY MEETING. C45/1
19. COMMONWEALTH REVENUE SHARING GRANTS FOR 1985/86: ADDITIONAL ALLOCATION TO ALL COUNCILS. G95/1
20. RICHMOND NEIGHBOURHOOD CENTRE. C45/1 C51/10
21. GEORGE PACIULLO, NEW SOUTH WALES MINISTER FOR POLICE AND EMERGENCY SERVICES - INCIDENCE OF ROBBERIES AND ACTS OF VANDALISM. P176

302 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the matter be referred to Mr.K.R.Rozzoli, M.P.

22. THE AUSTRALIAN BICENTENNIAL AUTHORITY - PLANNING OF THE REGIONAL GAMES IN 1988. C40/13
23. COUNTRY WOMEN'S ASSOCIATION OF N.S.W., RICHMOND BRANCH - WORK OPTION CENTRE. C45/1
24. DEPARTMENT OF HOUSING AND CONSTRUCTION - ROADS OF ACCESS TO COMMONWEALTH GOVERNMENT PROPERTIES. G95/24
25. PETITION CONTAINING 5 SIGNATORIES - UNAPPROVED LAND FILL TO FLOOD PRONE PROPERTY OWNED BY MR TERRY ALLEN IN GREENWAY CRESCENT, WINDSOR. DA85/86
26. A.R. WALMSLEY & CO - COUNCIL -V- CARUSO. 4242W
27. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - MEMBERSHIP OF LOCAL GOVERNMENT BUILDING SURVEYORS QUALIFICATIONS COMMITTEE. C44/2, S205/5

303 RESOLVED on the motion of Councillor Stevens seconded by Councillor Dunn that Councillor Sheridan be nominated for membership of the Local Government Building Surveyors' Qualifications Committee.

28. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT - ANNUAL GENERAL MEETING. M135

304 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that Councillor Sledge and Councillor Stevens be appointed Council's delegates to the Secretariat.

305 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that the Letters 1 to 20, and 22 to 26 be received and appropriate replies forwarded where necessary.

QUESTIONS WITHOUT NOTICE

Councillor Durrington referred to a drainage problem at Colbee Park.

The Shire Engineer stated that it is proposed to reinstate the scours and turf them to see if that will overcome the problem, if not it may be necessary to concrete that section.

Councillor Stubbs asked if a report could be brought forward on the provision of access to the Museum basement, and if that report could include as one of the alternatives, internal stairs, which might well be a cheaper alternative.

The Shire Engineer stated that the matter is under investigation and a report would be brought forward.

Councillor Stubbs stated that it appeared to him that there has been a large number of accidents at the new traffic lights at the intersection of Macquarie and Kable Streets, Windsor apparently as a result of the left turn on red provisions and suggested that it be replaced with a green arrow.

The Shire Engineer undertook to refer the matter to the Department of Main Roads.

Councillor Stubbs stated the Minutes of the Tourist Committee contained attendance figures for the first quarter of this year and asked if similar figures are available for the Australiana Pioneer Village, and if so, could they be provided to Council at a later date.

Councillor Stevens asked if a report could be submitted on the feasibility of staging a Council display and demonstration during Open Day in Richmond Park on September 29, which is one of the major events of the Macquarie Towns Festival.

Councillor Sheridan asked if the Shire Engineer would submit a report prior to the Estimates on the approximate costs involved in providing additional items of playground equipment in the major parks and reserves as considered appropriate and the replacement of existing equipment, having regard to its age and general condition.

The Shire Clerk suggested that in the first stage, the Youth Recreation Officer report to Council through the Shire Engineer, on what sort of report could be made available to address the present issue.

Councillor Horrex referred to a Presidential Minute this year in respect to staff and Water Board Officer Committees looking at various proposals, when it was stated that a report would be coming before Council hopefully in the middle of the year. He asked if this could be followed through.

Councillor Dunn referred to the Heritage Advisory Committee's Report wherein the Heritage Advisor indicated that the old Pyjama Factory would be retained. He asked if that matter ought to come back to Council for consideration.

The Shire Planner stated that Council had consented to the redevelopment of that site which included the demolition of the whole building and its replacement with a sympathetic infill type of development including a facade which is similar to what is there now. He understood the Heritage Advisor has had discussions with the applicant, who has now indicated a desire to retain the existing facade and upgrade it to its original state and rebuild behind it to satisfy the Council's original intent for satisfactory development.

Councillor Stubbs stated that this had been discussed at the last Heritage Advisory Committee Meeting and there was some concern that this is a brick building supported by metal struts and during winter months there will be some degree of expansion and contraction at a different rate and there may be some cracking in that facade. He suggested that perhaps Council should have a look at it again.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The Meeting terminated at 10.55pm.

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

..... President

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 24th June, 1986, commencing at 9.30am.

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

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 31st May, 1986, be adopted and the revised estimates of cost be adopted.

CORRESPONDENCE

ITEM 1: (File 509-8161w)

CORRESPONDENT: COLEMAN & GREIG

SUBJECT: LICENCE TO PUMP WATER FROM HAWKESBURY RIVER AT AGNES BANKS - P.S. & E.M. JAMES

Requesting authorisation for the continued occupation of pipeline and pump across Crown Reserve 97166, which is under Council's control, to enable renewal of licence by the Water Resources Commission.

(S.E. - The pump and line apparently have been in use in this location for some years and no objection is seen to continuance subject to indemnification of Council and public utility authorities and the right of termination or variation should circumstances warrant such action.)

Recommendation

That Council authorise P.S. & E.M. James to occupy part of Reserve 97166 at Agnes Banks with pipeline and pumps for the purpose of pumping water from the Hawkesbury River subject to:-

1. Council and public utility authorities to be indemnified against any action as a result of any damage to or caused by the installation.
2. Council accept no responsibility for the installation and reserves the right to require removal or alteration within seven (7) days of written notice. Such right would not be exercised in an unreasonable or capricious manner.
3. The installation is to be maintained in good order at all times.
4. Should maintenance of the pipeline require opening of the surface then:-
 - (a) Council is to be notified 24 hours prior to commencement of the work;
 - (b) Traffic is to be maintained during the course of the work and the applicant must maintain the work in a safe condition, erect all

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necessary barricades and warning signs, to provide adequate warning to the public of any trench etc. and the work that is in progress;

- (c) Any new pipeline is to be laid at a clear depth of 600mm under the existing surface level;
- (d) Openings are to be returned to a condition satisfactory to Council's Engineer within 48 hours from the time of commencement of the work;
- (e) If the location of the pipeline is varied from the current position during renewal, a works-as-executed plan is to be submitted to Council upon completion of the works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A7/35)

CORRESPONDENT: KURRAJONG HEIGHTS PROGRESS ASSOCIATION

SUBJECT: FACILITIES KURRAJONG HEIGHTS AREA

Advising that at the meeting of 7th May, the Association requested the installation of footpaths on both sides of Bells Line of Road generally from the lookout to the commercial area.

S.E. REPORT

The programme for 1986 has already been determined. It is considered that in relation to the needs for footpaths throughout the Shire this request would be given a low priority.

Recommendation

That the Kurrajong Progress Association be advised that the 1986 programme for footpath construction has been determined and that in determination of future programmes Council has many locations and requests for this facility that would be given a higher priority rating than the work requested.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 74-2w)

CORRESPONDENT: BETTY MARSHALL

SUBJECT: PERMISSION FOR REMOVAL OF PALM TREE, PITT TOWN

Requesting reconsideration of Council's refusal for removal of a Phoenix Canariensis Palm in her garden on the basis that it is a bird harbour (lice), and danger from dropping branches, and that if it was relocated to a public place it would be more attractive and beneficial to the public.

S.E. REPORT

The palm is a mature species that adds charm and character to the area. Notwithstanding the adverse environmental effects such as the problems from birds nesting it is considered, subject to maintenance and nurture by the owner, the tree is an asset to the property and area and should not be removed.

Recommendation

That Council adhere to its advice to the applicant that permission to remove the tree under the provisions of the Hawkesbury Local Environmental Plan and Tree Preservation Order is refused.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE application be deferred pending a site inspection.

ITEM 4: (FILE S85/114)

CORRESPONDENT: D. MACDIARMID

SUBJECT: ROAD NAME OFF BLAXLANDS RIDGE ROAD

Requesting that the road be named "Kondah Lane", "Kondah" being an Aboriginal word meaning rising sun.

(S.E. - The road is being upgraded to provide access to two lots in the subdivision and should be named. At present the road is a Crown road and it would be appropriate, following completion of construction, to seek dedication of the road.

The proposed road name coincides with the name of the property under subdivision.)

Recommendation

1. The Crown road off Blaxlands Ridge Road adjacent to DP 580502 be named "Kondah Road";
2. On completion of satisfactory upgrading of the road by the subdivider, application be made for dedication of the road under the Public Roads Act, 1902.

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. MCGRATHS HILL PLAYGROUP - THANKING COUNCIL FOR SUPPLY & DONATION OF SAND PIT COVER. C51-49

Thanking Council, on behalf of all the members of McGraths Hill Playgroup, for the prompt supply and donation of the sand pit cover at the McGraths Hill Community Centre.

B2. GLOSSODIA PARENTS AND CITIZENS ASSOCIATION - HARDAKER'S GLOSSODIA FUN RUN. S196/9

Thanking Council for its assistance with their inaugural Hardaker's Glossodia Fun Run.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File C51/15)

SUBJECT: TOXANA - RICHMOND

There is need for installation of a light at the rear of the building to illuminate the access between the car park and the building, in particular the cellar area used by the Macquarie Towns Arts Society.

The cost of the work is estimated at \$500 and funds for the work are available within this year's maintenance vote.

The light would also be an asset for the security of the building.

Recommendation

That a light be installed at the end of the traffic island in the car park at the rear of Toxana to provide illumination of the area.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File P155/3)

SUBJECT: CAR PARK, RICHMOND RAILWAY STATION

Following representations from the Richmond Chamber of Commerce and advice from the State Rail Authority (SRA) concerning improvements to the land belonging to the Railway Authority on the north side of Richmond Railway Station to provide for car parking, a plan has been prepared to provide for the commencement of the formalisation and use of this area.

It is proposed to clean up the area and provide parking for about 120 vehicles, with provision made for parking at the rear of the commercial development fronting Windsor Street. Access is via the existing entrance off East Market Street, with the work to clean the area and delineate the car parking spaces with appropriate signs estimated to cost \$15,000. (A plan will be exhibited at the meeting).

Prior to the continuation of the work to extend this area further east towards Paget Street, consideration should be given to drainage and provision of a dust free surface on the initial area.

Funding in the first instance should be sought from the SRA for the work proposed.

Recommendation

Council's proposals be forwarded to the SRA requesting funds to carry out the work.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-205)

SUBJECT: DEVELOPMENT OF LAND -
THE PENINSULA - OPERATION OF BOAT RAMP

Representations have been made to Council regarding the use of Council land at The Peninsula by sporting groups.

In this regard a detailed submission has been received from A.J. Cotter and Associates providing for the construction of two cricket fields (for Windsor Cricket Club) and three soccer fields one of which is to be an enclosed ground (for Hawkesbury District Soccer Club) to allow the district soccer club to have a ground suitable for first division soccer.

Both clubs have indicated that they have funds available for which they would be in a position to carry out sufficient work to bring the grounds to a state of operation.

To date the area has been used for overflow parking for major aquatic events at Governor Phillip Park and has been earmarked for use in conjunction with both active and passive recreation associated to use of the river and development of the park.

This is anticipated to expand following completion of the toilet block and development of the river bank under the NAES project.

It is proposed that a master plan be prepared to allow for the development of the Council land so determined to take into account the matters listed.

In conjunction with inspection of the plans for the club house amenities block discussion was held with the boat/ski groups regarding the use of the boat ramp. The groups were in agreement with Council for the need to have the ramp open to the public for the maximum period but pointed out that safety would be compromised if joint use was permitted during the holding of high speed race events as the public for various reasons could cause a dangerous situation even if only in creation of a rough water situation.

Recommendation

1. That a master plan be prepared for Council's consideration to provide for the overall development of the Governor Phillip Park and adjacent Council land.
2. That groups requiring the closure of the boat ramp and exclusive use of Governor Phillip Park be advised that Council will require that the closure of the boat ramp be limited to the period of active racing, unless there is special circumstances where access is to be granted for the launching of boats during a morning and evening time slot.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C51/18)

SUBJECT: MUSEUM BASEMENT ACCESS - THOMPSON SQUARE, WINDSOR

With work on the basement now near completion a more convenient access is required to utilise the additional space now available for further development.

The existing trap-door access is extremely inconvenient and dangerous with a floor joist across the entry hatch and a narrow ladder below. Council's heritage adviser has inspected the property with a view to providing satisfactory access. The original access to the basement was via a doorway through the rear wall to the basement with steps leading up to ground level under what is now the old weather-board addition at the rear of the Museum building.

The heritage adviser has suggested re-opening this access with steps leading up to the ground level to the right, looking at the front of the building. This work involves the excavation of material and supporting part of the floor to the old weather-board part of the building. A masonry block retaining wall will need to be constructed to retain the excavation and then be faced with a suitable brick skin for appearance reasons. The construction of brick steps and paving will then be completed to provide the access to the basement.

An alternative access has been proposed by the Historical Society from the Tebbutt Room into the basement, however the heritage adviser feels this would be altering the main body of the building and should not be considered.

The estimated cost to provide the external access as recommended by the heritage adviser is \$19,000. This includes an amount of \$4,000 to complete the flooring in the Museum basement restoration.

It is proposed that this work be referred for inclusion in the works being undertaken in Thompson Square under the Bicentennial grant.

With regard to the current allocation of \$30,000 for the museum, total expenditure as per the works cost statement is \$24,825. Completion of the repairs to the basement walls and floor now being carried out by the contractor will take the remainder of the funds available from the grant.

Recommendation

That the construction of the external stairway to the Museum Basement be referred for inclusion in the program of works to be undertaken under the Bicentenary grant for restoration of the Thompson Square precinct.

Mr. Ted Books addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT THE CONSTRUCTION of a stairway to the Museum Basement be referred for inclusion in the program of works to be undertaken under the Bicentenary grant for restoration of the Thompson Square precinct.

The design of the stairway be the subject of consultation with the Hawkesbury Historical Society and a further report to Council.

The Shire President indicated that an inspection of the premises would be carried out.

ITEM 5: (File S206)

SUBJECT: ROAD RESCUE - HAWKESBURY STATE EMERGENCY SERVICE

Further to the previous report to Council the S.E.S. volunteers have now been undertaking duty as a road rescue team for nine months.

During that period there has been 19 call outs with the volunteers providing in excess of 194 hours of assistance in undertaking rescue work.

Two vehicles have been equipped, with officers available on notice, to immediately man the units.

The S.E.S. controller on analysis of the cost of the operation to date has advised that subject to public support the service will be able to carry out the road rescue function within the 1986 vote.

In addition to the running costs it will be necessary for Council to allocate funds for vehicle replacement as a result of the increased usage of the plant in fulfilling the function at an earlier date than previously anticipated.

The N.S.W. Police, in conjunction with the voluntary and other government departments, co-ordinates road rescue and through the Police Radio room Penrith respond two rescue units to an accident, (for example S.E.S. and fire brigade.)

Council operation is structured on a very short response time which action has proved most advantageous to the authorities resulting in a high listing for call out of the S.E.S. rescue units.

Notwithstanding this, it is considered that the units should be held at nominated garage points as further rationalisation of the scheme.

Recommendation

That Council endorse the operation of the Hawkesbury State Emergency Service as a road rescue unit within the Shire area.

That the N.S.W. Police and S.E.S. organisation be approached regarding the payment of Councils operation cost in providing the service.

That Council appreciation for the work being undertaken be conveyed to the SES members.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File 3493-1c)

SUBJECT: CAR PARKING - KURRAJONG VILLAGE

Council recently gave consent to a retail development at 64 Old Bells Line of Road, Kurrajong. The proposal involves the construction of an historical courtyard shopping centre to cater for approximately six to eight community orientated shops.

Council owns two lots adjoining the development which will eventually be used for car parking and the developer has offered in conjunction with the construction work to carry out improvement works at no cost to Council to enable the use of these two lots for parking purposes. The proposal has been agreed to, subject to the following conditions:

1. A minimum area to allow parking for twelve vehicles.
2. The design and construction to be to the satisfaction of the Shire Engineer.
3. Drainage of the site to be directed towards Old Bells Line of Road to the satisfaction of the Shire Engineer.
4. Adequate insurance by Contractors under the developers control to indemnify Council including Workers' Compensation, Public Liability, and Personal Accident.

Construction of the shopping centre has commenced.

Recommendation

Upon completion of the development including improvements to the car park a letter of appreciation be forwarded to the developer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File Pl60/46/A)

SUBJECT: ROAD RECONSTRUCTION PROGRAMME - RIFLE RANGE ROAD,
WINDSOR

As part of the Road Reconstruction Programme Council has allocated \$73,000 towards improving road conditions in Rifle Range Road. Construction to be completed during the latter part of 1986.

In addition to this work, the Bligh Park Joint Venture will also be undertaking work on Rifle Range Road, as part of the development of Precinct 6. This work will include half road construction, including kerb and gutter from Mileham Street easterly past Collith Avenue, on the south side of Rifle Range Road.

Discussions have taken place with consultant architects acting on behalf of the Regional Catholic High School such that development requirements can be integrated into the above programmes, with subsequent cost benefit to each party, i.e. the work being constructed as one, rather than in two operations to provide for the overall construction of Rifle Range Road.

Accordingly, the reconstruction and development of Rifle Range Road together with Collith Avenue as an integrated construction programme is proposed.

This is detailed on the plan to the meeting and scheduled hereunder together with estimate of costs.

1. Rifle Range Road

- | | |
|---------------------------------------|----------|
| a) George Street to Mileham Street | |
| 2 lane seal and shoulder construction | \$62,078 |
| being full cost to Council | |

2. Rifle Range Road - Mileham Street to Collith Avenue

Full width construction including kerb and gutter (drainage previously constructed by Bligh Park Estate)

- | | |
|---|----------|
| a) South side | |
| Construction by Bligh Park Joint Venture | |
| b) North side | |
| (130 metres constructed by school 1985/86) | |
| 320 metres half road construction including kerb and gutter | \$57,677 |
| subject to development contribution by school | |

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3. Collith Avenue

- a) West side
160 metres half road construction \$23,158
subject to development contribution by school
- b) East side
160 metres one lane seal and shoulder construction \$20,288
being full cost to Council

Total costs amount to

- 1. Council \$82,366
- 2. Regional Catholic High School development contribution \$80,835

In regard to the costs associated with the High School, the consultants have indicated that the school would be prepared to make a contribution of \$40,000 in August of this year, with another contribution, being for the balance of the work, inclusive of interest to be paid in August, 1987, in conjunction with Stage 3 of their project.

The programme as presented offers cost benefits to Council, and allows for the upgrading of Rifle Range Road to residential standards.

It is intended that the works as outlined would be carried out by the contractor engaged by the Joint Venture for the construction of Precinct 6 of the Bligh Park Estate.

Recommendation

- 1. The programme of road construction for Rifle Range Road and Collith Avenue be adopted.
- 2. That work be carried out on behalf of the Regional Catholic High School with construction assessed at \$40,000 payable in August, 1986, the balance being payable in August, 1987, together with interest charges assessed against such amount subject to their final concurrence

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File R190/11)

SUBJECT: PROPOSED LANE, CLERGY ROAD TO COPELAND ROAD,
WILBERFORCE

Council at its Ordinary Meeting on 13th August, 1985, resolved that action be initiated for the opening of the Right of Way by creation of a lane between Clergy Road and Copeland Road and that the owners be advised of the proposal.

The fourteen (14) owners were advised and their comments sought particularly in relation to the principle of establishment of the lane, compensation and the bearing of legal costs.

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The results of the advices are summarised as follows:-

1. The initial request to Council was by 5 owners on the Right of Way accessing to Clergy Road.
2. Eleven owners are in favour of the land, some conditional on other matters.
3. One owner objects to the proposal.
4. Two owners did not reply.
5. Four owners considered kerb and gutter should be included in construction.
6. Three owners indicated that they would expect compensation for the land.
7. Three owners indicated they would agree to no compensation.
8. Three owners indicated they would pay their own legal costs for title amendments.
9. Four owners felt Council should pay all costs.
10. On the basis of no specific advice from 8 owners regarding compensation, it is assumed that they would seek compensation, making a total of 11.
11. On the basis of no specific advice from 7 owners regarding payment of their own legal costs, it is assumed they would expect Council to pay all costs, making a total of 11.

Several owners expressed concern at the increase and speed of traffic if the lane was opened and suggested speed humps as a deterrent.

The objection to the proposal was on the basis of increased traffic and danger to children, reduction in lot size, no guarantee of the type of construction proposed, satisfied with existing arrangement and is prepared to pay share of maintenance with other owners. The objection also stated that as the request was from the owners affected by the Right of Way, to Clergy Road that part could be dealt with by Council without making it a through road.

As was previously reported to Council, access is not permitted from Putty Road (M.R. No. 503) and access is only by means of a Right of Way to Copeland Road and another Right of Way to Clergy Road. There is no through traffic route between the two Rights of Way due to two intervening lots. The Rights of Way were originally sealed but have deteriorated to the stage of virtually requiring reconstruction. Due to the lack of turning space trucks are forced to back along the Right of Way and due to the steep grade this is difficult and dangerous.

It is considered that if Council proceeds with the proposal it should be on the basis of a through road.

The estimated cost to Council, in legal and survey costs, compensation, reconstruction, kerb and gutter and drainage but not including the vendors legal costs, is \$66,000.00.

An estimated reduction of \$20,300.00 would be achieved if kerb and gutter was not constructed, at least initially.

No provision has been made in Council's estimates for this project, however with the number of properties involved and the complexity of mortgages, rights of way, easements and delays with some parties, it would be expected to take at least 12 months to complete the legal aspects of transfers.

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The owners are currently responsible for the cost of maintenance to the rights of way and whilst the majority are agreeable for Council to take over this recurring expense, there appears to be a lack of enthusiasm to contribute a "once-off" comparatively small amount to achieve improved access and add value to their properties.

Recommendation

That Council not proceed with the opening of a lane between Clergy Road and Copeland Road, Wilberforce.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File R190/35)

SUBJECT: LOCAL ROADS PROGRAMME 1984/85

Following completion of the majority of projects within the 1984/85 Local Roads Programme it is necessary to vary the approved schedule of works to take into account actual expenditure of these projects. The proposed variations to the programme are listed hereunder:-

	Original Estimate	Actual Expenditure	Proposed Variation
1. Spinks Road extension - completion	53,000	51,911	51,911
2. Avondale Road, Pitt Town - reconstruction from Pitt Town - Dural Road to existing bitumen	56,000	65,194	65,194
3. Reedy Road, Maraylya - commencement of reconstruction from St. Johns Road	140,000	117,967	117,967
4. Freemans Reach Road - reseal 2.0km - 3.7km (maintenance works)	15,300	16,200	16,200
5. Terrace Road, North Richmond sealing of road shoulder adjacent to kerb and gutter with improvement to the road surface at Beaumont Avenue	20,700	26,982	26,982
6. Tennyson Road, Tennyson - widening of bridge over Tennyson Creek near Murrays Road	30,000	38,091	38,091
7. McMahons Road, Kurrajong (off Comleroy Road, MR 519) reconstruction and bitumen sealing	91,700	88,771	88,771
8. Laws Farm Road, Lower Portland - reconstruction and sealing from West Portland Road, commencement (survey and design)	9,000	10,584	10,594
TOTAL:	415,700	415,700	415,700

It is anticipated Reedy Road will be completed using funds available from the 1985/86 programme however, work is being held up at the Fisher Road end due to a property resumption (KRSTIC).

Recommendation

That the variations within the programme be adopted and submitted to the Department of Main Roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File Nos. A7-21; P155/3; P155/7;
P155/8; 625-202)

SUBJECT: REQUEST FOR DISCUSSIONS - RICHMOND & DISTRICT
CHAMBER OF COMMERCE

The Chamber wrote to Council recently, requesting permission for representatives to address Councillors at the General Purpose Committee regarding:

Richmond Park
The vacant allotment proposed as a car park area in Bosworth Street,
Car parking area leased to Council by the State Rail Authority;
and
Car parking throughout Richmond shopping centre.

A letter was forwarded to the Chamber requesting details of the matters, in order that members of the Committee could be better informed. As a result, the following letter has been received:

"As suggested in your letter of 29 May, 1986, the following is a detailed list of matters that the Richmond & District Chamber of Commerce wish to discuss with Councillors at the next General Purpose Committee Meeting to be held on the 24 June 1986, commencing at 9.30am.

Inclusion of this letter in the business paper is requested.

1. General Maintenance of the Whole Park

- a) Labour allotted to care and maintenance insufficient.
- b) Watering facilities inadequate.
- c) Rubbish receptacles not suitable.
- d) Can scavengers and dogs littering.
- e) Broken bottles near seats and scattered.
- f) Toilets disgraceful.
- g) Childrens playground (mud & pot holes when wet) (dust and dirt when dry).
- h) Gardens lacking attention.
- i) Grandstand renovations.
- j) Cenotaph and gun poorly maintained (not in keeping with our departed).
- k) Weekend clean ups.

2. Capital Works

- a) We request a breakdown of the \$37500 Capital Work on the park this year and some idea of the proposed expenditure next year.
- b) What fee is being paid to Environmental Landscapes Pty. Limited for the park, management plan? When is it to be presented? Is this fee part of the \$37500?
- c) We have been advised that R.K. Cambridge & Co., a local consultant firm is competent and willing to undertake this kind of work. Were they asked to submit a quotation? Will they be asked in the future?
- d) Why couldn't the Council Parks Superintendant prepare the park management plan? (At far less cost).

3. Richmond Parking

- a) The parking area in Bosworth Street (a Council project) commenced before last Christmas and remains a public eyesore. Under what section of Local Government Act can we take action against Council?
- b) The Railway Parking area between Stuart Earle's and the station. What are Council's intentions now that the State Rail Authority have given Council the use on a peppercorn lease?

Representatives of the Chamber will be attending the Committee Meeting to address on the issues raised.

These are some of the matters we wish to discuss on behalf of the Chamber members and we trust that our representations will meet with some satisfactory action from Councillors."

Recommendation

For information and further determination.

Mr.W.J.Murray addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE INFORMATION BE received and when the plans for improvements to Richmond Park are prepared, a joint inspection of the Park be carried out with the Richmond & District Chamber of Commerce, and the matter be advertised to allow other interested parties to be present at the inspection.

Report of the Local Traffic Committee Meeting held at the Council Chambers, Windsor on Friday 13th, June, 1986 at 10.00am.

PRESENT: Councillor J. Nicholson, Chairman
Sgt. R. Pakes, (Police Department)
Sgt. P. Biscoe, (Police Department)
Mr. G. Smith (Dept. of Main Roads)
Mr. J.R. Gilmore, (Shire Engineer)
Mr. M. Coulter, (Deputy Shire Planner)

APOLOGIES: Sgt. G. Drady

DEVELOPMENT APPLICATIONS

ITEM 1. (P160)

APPLICANT: UNILINE GROUP OF COMPANIES

LAND & LOCATION: PART LOT 1 DP 213080 MACQUARIE STREET, WINDSOR

SUBJECT: HAWKESBURY VALLEY MOTORS DRAFT L.E.P. PLAN -
REZONING FROM RESIDENTIAL 2(a) TO BUSINESS 3 (b)

Referred from last meeting and since that date amended plan has been submitted for consideration.

The following advice has been received from the N.S.W. Police Department:

- (a) Increase off street customer/visitor car parking spaces from 16-24 spaces.
- (b) Provide six (6) spaces for each vehicle service bay.
- (c) Ensure customer parking and other facilities are readily accessible from Macquarie Street and appropriately signposted. These spaces are not to be used for display vehicles or loading to or from car floats.
- (d) Driveway entry and exit widths for vehicle delivery to be minimum of 8-10 metres. Internal road for this purpose to be 7-9 metres wide.
- (e) Provide a continuous separation between site and road frontage, excluding driveways. A separation of minimum depth of three metres from the site boundary with no advertising or displays is desirable.

Committee's Recommendation

That Council be requested to make provision in the approval so that there is adequate access to the site for the delivery of vehicles by car transporters.

ITEM 2. (File DA 197/86)

APPLICANT: D. & I. PALINKAS

LAND & LOCATION: LOT 2 DP 210461 BELLS LINE OF ROAD, BILPIN

SUBJECT: PROPOSED MOTEL DEVELOPMENT AT KURTS ROAD

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This matter was referred from the previous meeting and the following advice was received from the N.S.W. Police Department and the Department of Main Roads:

N.S.W. Police Department

- (a) Car parking spaces servicing restaurant be increased from 14 to 17 spaces. (guidelines 1 space per 3 seats)
- (b) If combined entry/exit driveway, minimum of 6 metres width with 0.5 metre splay at kerblines.
- (c) Two way traffic internal road width of 5 metres.
- (d) Locate reception office for motel so that entering vehicles travel at least 12 metres to the point at which the vehicle is required to stop. Vehicles parked at reception are not to obstruct vehicular access to units.
- (e) Service vehicles for restaurant/motel etc. and buses to have independent off-loading and parking bays to the internal roadway and allowance is to be made for their geometric movement on site.

Department of Main Roads

- (a) An additional six car parking spaces will be required for the restaurant. Spaces required by :
T.A. Guidelines - by G.F.A. = 23
by seating = 17
No. of spaces shown on plan = 16
- (b) No vehicular or pedestrian access is to be permitted from Bells Line of Road.
- (c) Driveway is to be a Type 2 as specified in the T.A. Guidelines (combined driveway).
- (d) Internal roadway is to be relocated to accommodate all access to Kurts Road.

Committee's Recommendation

That Council be requested to amend the application in accordance with these requirements - in particular such alteration to provide for no vehicles access from Bells Line of Road.

CORRESPONDENCE

ITEM 1: (File 665-119; 665-1341)

CORRESPONDENT: K. ROZZOLI, M.P. MEMBER FOR HAWKESBURY

SUBJECT: INTERSECTION OF ARGYLE & MACQUARIE STREETS

Requesting consideration to provision of traffic lights.

Committee's Recommendation

The Department of Main Roads be requested to conduct a traffic count at the intersection of Argyle and Macquarie Streets and Drummond and Macquarie Streets to assess if a warrant would exist for the installation of an appropriate traffic facility.

ITEM 2: (File T225; 665-2312)

CORRESPONDENT: C.A. ELLIOT, 605 KURMOND ROAD, NORTH RICHMOND

SUBJECT: KURMOND ROAD

Advising of a number of accidents outside his property. Requesting erection of additional warning signs and a review of the speed limit along this section of Kurmond Road.

Committee's Recommendation

Council be requested to give consideration to treatment of the road surface over that length showing considerable loss of metal. That separation lines be provided around the curve with advisory speed signs erected indicating 65kph and that guide posts also be erected to provide guidance during the hours of darkness.

ITEM 3: (File T225; 665-243)

CORRESPONDENT: RURAL PRESS LTD.

SUBJECT: SPEED LIMIT - BELLS LINE OF ROAD

On behalf of the Occupational Health & Safety Committee, Rural Press requesting that the speed limit be reduced to 60kph to a point west of the entrance.

Committee's Recommendation

This matter be referred to the Department of Main Roads for investigation and advice.

ITEM 4: (File 665-2343)

CORRESPONDENT: MACQUARIE TOWNS FESTIVAL COMMITTEE

SUBJECT: CLOSURE WINDSOR STREET, RICHMOND BETWEEN
EAST MARKET STREET AND PAGET STREET

Requesting closure of the street between approximately 10.45am - 11.30am on Saturday, 27th September, 1986 for the Festival parade. Forwarded on by Department of Main Roads.

The N.S.W. Police Department advised that they had agreed to this closure.

Committee's Recommendation

The information be received.

ITEM 5: (File P155; 665-722)
CORRESPONDENT: J. BUCKETT "MIRRABOOKA", KURRAJONG
SUBJECT: KURRAJONG VILLAGE

Requesting:

1. A "STOP" sign at the corner of Grose Vale Road and Old Bells Line of Road.
2. Double lines along Grose Vale Road.
3. Police patrols of the intersection.

Committee's Recommendation

The T-junction rule applies at the intersection providing satisfactorily for the control of traffic and that the centre line in Grose Vale Road be continued on through the village to join the markings adjacent to the Kurrajong School.

ITEM 6: (File 665-1929)
CORRESPONDENT: D. THOMPSON "SETTLERS ARMS INN"
SUBJECT: ROAD CLOSURE - 150TH ANNIVERSARY SETTLERS ARMS

Requesting the closure of the road in front of the Inn on Saturday, 21st June, 1986 from 8.00am - 8.00pm.

The N.S.W. Police Department advised that they are prepared to approve the closure on the basis that it be during daylight hours.

Committee's Recommendation

The information be received.

ITEM 7: (File T225)
CORRESPONDENT: TRAFFIC AUTHORITY OF N.S.W.
SUBJECT: CONSULTATION SEPP NO.11, TRAFFIC GENERATING DEVELOPMENTS

Advising of a review of the policy and the Guidelines and Procedures for Traffic Generating Developments.

Seeking from Council any comments, criticism or suggestions.

Committee's Recommendation

The information be noted and received.

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ITEM 8: (File T225)
CORRESPONDENT: B. WARHAM, 37 KEDA CIRCUIT
SUBJECT: ENTRY NORTH RICHMOND SHOPS - BELLS LINE
OF ROAD

Requesting "NO RIGHT TURN" from Bells Line of Road into shops.

Committee's Recommendation

The applicant be advised that under the Motor Traffic Act there is no power to provide for the erection of a sign prohibiting right turn into private property.

ITEM 9: (File T225, S196/23)
CORRESPONDENT: WINDSOR SOUTH PRIMARY SCHOOL
SUBJECT: PEDESTRIAN CROSSING MACQUARIE STREET

Requesting a pedestrian crossing for school children with extension to Mileham Street and Ham Street.

Mrs Lesley Rae of the South Windsor School P. & C. Association addressed the meeting on this subject.

Committee's Recommendation

That the school be requested to forward details to Council on the numbers of children that would use the crossing, and also the preferred site for a pedestrian crossing - See Item 1.

ITEM 10: (File T225)
CORRESPONDENT: N.S.W. POLICE DEPARTMENT
SUBJECT: SCHOOL CROSSING - TEBBUTT STREET, WINDSOR.

Advising that following inspection there is a need to amend the "No Stopping" restrictions to No Stopping School Days Only.

Committee's Recommendation

That the No Stopping provision be amended to apply to school days only.

The Meeting terminated at 11.15am.

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).

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

Griffin's SPP, register
14/7/86

ITEM 1: (File DA264/86)
APPLICANT: T. & K. SMITH
OWNER: T. & K. SMITH
LAND & LOCATION: LOT 8 SEC 0, CNR. CHURCH & ARGYLE STREETS,
SOUTH WINDSOR
ZONING: RESIDENTIAL 2(a) APPLICATION: SUBDIVISION TO
CREATE TWO ALLOTMENTS EACH CONTAINING AREAS OF
APPROXIMATELY 500 SQ.M AND 486 SQ.M.
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 22/5/86

Proposal involves a subdivision to create two allotments containing areas below the minimum of 550 sq.metres required under the provisions of Clause 14 of Hawkesbury Local Environmental Plan, 1984. A dwelling is situated on the proposed corner allotment.

It will be noted that the allotments are only marginally below the required minimum, with the variation being 12% and 9% respectively.

Under the provisions of State Environmental Planning Policy No. 1, Council has the delegation to approve the application without reference to the Department of Environment and Planning (DEP).

The principle of 'backyard subdivision' such as that proposed, is actively promoted by the DEP. Departmental Circular No. 87 stresses the need for Councils to undertake surveys of the subdivision pattern within residential zones with the express purpose of permitting such subdivision. The circular states, in part:

..."the excision of allotments from existing subdivision is often prevented by standards such as minimum allotment sizes....Such standards should be critically reviewed and amended where appropriate. Where a Council concludes that they can be varied, State Environmental Planning Policy No. 1 may be used to approve applications even before the planning instruments are changed..."

This principle of 'backyard subdivision' is one element of the State Government's Urban Consolidation strategy.

The proposal satisfies the criteria for such subdivision and will contribute towards a more cost-effective use of existing infrastructure and services, whilst still generally conforming with existing subdivision pattern in the locality.

Recommendation

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

- 1-6. Standard conditions (Subdivisions under EPA Act) 2, 4, 5, 9, 12 and 14(a) \$840.
7. Provision of drainage easements at the subdivider's expense, including inter-allotment drainage easements to serve lots that cannot naturally drain to the road. Satisfactory arrangements

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in this regard shall be made with the Shire Engineer.

8. No encroachment of garage eaves over adjoining allotment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*35P
MC
4/7/86
SEP 1986*

ITEM 2: (File DA249/86)
APPLICANT: P.S. GRAHAM & ASSOCIATES
OWNER: MR. R. GEORGE & TABLEWARE PTY.LTD
LAND & LOCATION: PORTIONS 8 & 53, PARISH HAWKESBURY, GREENS
ROAD, LOWER PORTLAND (NARDOO VALLEY STUD
DOWNSTREAM OF SOUTH SYDNEY JUNIOR LEAGUES CLUB)
ZONING: RURAL 1(a1) ENVIRONMENTAL PROTECTION & 7(a) RURAL
ENVIRONMENTAL PROTECTION (WETLANDS)
APPLICATION: TWO (2) LOT SUBDIVISION AND ADJUSTMENT OF
BOUNDARIES TO FORM ALLOTMENTS WITH AREAS OF
APPROXIMATELY 59.5 HECTARES AND 2 AT 22 HECTARES
AND GENERALLY IN ACCORDANCE WITH THE PLAN
SUBMITTED.
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 15/5/1986

S.P. REPORT

The application is for a two (2) lot subdivision and adjustment of boundaries to create three (3) rural allotments. The adjustment of boundaries will result in a more desirable layout than that which could be achieved by the subdivision only.

The two (2) lot subdivision is in accordance with the minimum area requirements for the zone, the land to be subdivided having an area of 83.7 hectares.

The proposed adjustment of boundaries is contrary to Clause 16 of Hawkesbury LEP, 1984 which permits subdivision only for the purposes of the opening of a public road and the adjustment of common boundaries to a minor extent to overcome encroachments or to deal with topography differences, access and the like. In accordance with State Environmental Planning Policy No. 1, the applicant has lodged a letter of objection to this clause on the basis that the land has no agricultural potential and the area comprises many recent subdivisions of small parcels created by road severances.

The road frontage of this proposed subdivision is generally the steeper section of Greens Road immediately past the Nardoo Valley Stud. The existing road in this location is often not located within the actual road reserve and the applicant has undertaken, as a condition of this consent, to properly survey the existing road alignment and to relocate the road reservation on to this alignment.

In the circumstances it is considered that the adjustment of boundaries will be to Council's benefit in providing an opportunity to properly define the location of Greens Road at no cost to the public.

Accordingly it is recommended that the application be approved.

Recommendation

That the two (2) lot subdivision and adjustment of boundaries to create allotments with areas of approximately 59.5 ha and two (2) lots at 22 ha, and generally in accordance with the plan submitted, be approved subject to the following conditions:

- 1-4. Standard conditions (Subdiv) 2, 4, 12, 14(b) \$725.
5. The applicant undertake a survey of the existing alignment of Greens Road for the frontage of the subdivision and to dedicate a new road reservation and close existing sections of unused reservation, at no cost to Council.
6. Provision of road widening free of cost to the Council to the requirements of the Council's Engineer. The purpose of the widening will be to improve turning radia and grade.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

JSP
p.c.

14/7/86

ITEM 3: (File DA250/86)
APPLICANT: NARDOO VALLEY STUD
OWNER: R. GEORGE
LAND & LOCATION: PART PORTION 53, PSH HAWKESBURY, GREENS ROAD,
LOWER PORTLAND (NARDOO VALLEY STUD - DOWNSTREAM
OF SOUTH SYDNEY JUNIOR LEAGUES CLUB)
ZONING: RURAL 1(al)
APPLICATION: TWO (2) LOT SUBDIVISION WITH AREAS OF
APPROXIMATELY 7.0 HA AND 6.86 HA AND GENERALLY
IN ACCORDANCE WITH THE PLANS SUBMITTED
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 15/5/1986

S.P. REPORT

Reference is made to the report dealing with DA249/86 (D.A. Item 2). The land, the subject of this application, is the road severed piece of Portion 53, and adjoins the land, the subject of DA249/86.

The proposed subdivision is contrary to the minimum area requirements of Hawkesbury LEP, 1984, Clause 14 requiring an area of not less than 40 hectares for each separate allotment.

The applicant has submitted a letter of objection to this minimum standard pursuant to State Environmental Planning Policy No. 1. The letter states that the subject land has no agricultural potential, but commands attractive views of the Hawkesbury River. The applicant also states that the subdivision would act as "compensation" for the dedication of land for road purposes to rectify the encroachment of Greens Road through the "Nardoo" property. All survey and legal costs for the preparation of a Plan of Dedication for road purposes will be met by the applicant.

Inspection of Greens Road as it climbs the escarpment immediately north of the Stud proper indicates that the line of the existing road is significantly different to the road reservation. The applicant's offer to survey the existing road and to dedicate the necessary land as well as close unused parts of the reservation, is desirable to avert future claims

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for compensation. The applicant will also be burdened with the cost of the survey of approximately 800 metres of road.

The existing road reservation is 10 metres wide and, in a number of locations, it may be necessary for the applicant to dedicate as a condition of consent, additional area for the purposes of improving turning radia and grade. This should be the subject of Engineering investigation prior to the approval of the subdivision application under Part 12 of the Local Government Act.

It is considered that Council should support the subdivision under SEPP1 and whilst it cannot approve it, should forward the matter requesting the Director's concurrence.

Recommendation

That the two (2) lot subdivision as proposed, be supported by Council pursuant to State Environmental Planning Policy No. 1, and that the proposal be forwarded with a request that the Director of the Department of Environment and Planning concur with the proposal.

Further, that should such concurrence be forthcoming, the application for subdivision be approved under delegation of authority subject to, inter alia, the survey, design and dedication of the newly aligned road at applicant's expense to the satisfaction of the Shire Engineer.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA71/86)
APPLICANT: M. COUTTS
OWNER: NOT APPLICABLE
LAND & LOCATION: HAWKESBURY RIVER BETWEEN WINDSOR BRIDGE AND THE LOWER HAWKESBURY
ZONING: UNZONED - CLAUSE 32 OF LEP, 1984 REQUIRES COUNCIL'S CONSENT FOR ANY DEVELOPMENT BELOW THE HIGH WATER MARK
APPLICATION: CHARTER - BOTH DAY TRIPS AND OVERNIGHT, ON THE HAWKESBURY RIVER DOWNSTREAM FROM WINDSOR
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 12/2/1986

*Michael
12/2/86*

S.P. REPORT

The application, as submitted, did not contain details of offloading points for passengers or the proposed means of effluent disposal. The provision of these details involved some delay in the processing of the application.

The applicant proposes to operate from Windsor Bridge to possibly Australiana Pioneer Village for day trips and on to the Lower Hawkesbury for extended trips. It is indicated that day trips will accommodate approximately fifty (50) passengers, with twelve (12) passengers being accommodated on overnight trips.

The vessel proposed to be used for the cruises has been provided with a

M.S.B. Certificate for carrying a maximum of fifty four (54) persons on the river.

The applicant indicates that the vessel provides both toilet facilities and showers.

In response to Council's initial enquiries concerning stopping points and means of effluent disposal, the applicant has advised as follows:

- "1. The pick-up point would be from the public wharf at Windsor Bridge and stopping at Australiana Village (Council permitting) and Port Erringhi.
2. Effluent removal arrangements have been made for a pump out system to be set up when the boat is on the slips for its next survey later in the year (November).

The Maritime Services Board does not require any such system in tidal waters, however, I personally would prefer it".

At this stage Council has no facilities for the picking up or setting down of passengers at Australiana Village, however, a number of private wharfs exist along the river which would be suitable for the applicant's purposes, subject of course to private agreement.

Notwithstanding the reported attitude of the M.S.B. to the disposal of effluent, direct pollution of the waterway is of increasing concern and any consent should include a condition that all wastes, including shower, basin and kitchen wastes, shall discharge to an inboard holding tank to be emptied by an approved contractor.

The development of river based tourism, particularly passive activities such as cruises, is to be encouraged. Consequently it is recommended that the application be approved, subject to conditions.

Recommendation

That the application be approved, subject to the following conditions:

1. All wastes, including shower, basin and kitchen wastes, shall be discharged to an inboard holding tank which shall be emptied by an approved contractor or, if available, to an approved sewerage line.

Details of the contractor and disposal site shall be submitted to Council prior to commencing of operations for consideration and approval of the Shire Health Surveyor.

2. 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.
3. The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, waste water, waste products or otherwise.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (DA265/86)
APPLICANT: ROBERT PONT
OWNER: K. & B. LYONS
LAND & LOCATION: LOT A (RESUB OF LOTS 10/11 SEC 5) GEORGE STREET,
SOUTH WINDSOR. CORNER CAMPBELL STREET AND GEORGE
STREET OPPOSITE THE SHOPPING CENTRE
ZONING: RESIDENTIAL 2(c)
APPLICATION: CONSTRUCTION OF THREE (3) SHOPS, TWO (2)
RESIDENTIAL FLATS AND TWO (2) TOWN HOUSES WITH
ASSOCIATED PARKING
ADVERTISING: ADJOINING OWNERS NOTIFIED WITH NIL RESPONSE
DATE RECEIVED: 23/5/1986

S.P. REPORT

The application is for the redevelopment of an existing shop and dwelling which are both in a "rundown" condition. The applicant proposes to replace the existing development with three (3) shops, two (2) residential flats located directly above and with two (2) free-standing town houses at the rear of the property.

The land is zoned Residential 2(c) (a Residential Flat Zoning) and the existing shop has been occupied on the basis of existing use. The area of the existing shop has been calculated as approximately 72 sq.metres, while the three (3) proposed shops will occupy an area of approximately 150 sq.metres. As the proposed extension to the existing use is more than 10%, the application needs to be supported by a written objection under SEPP1.

The application is also contrary to Clause 29(3) and (4) of Hawkesbury LEP, 1984 which requires the provision of a landscaped area of at least 100 sq.metres for each town house and 67 sq.metres for each flat. The application provides for approximately 40 sq.metres of landscaped area for each town house and 20 sq.metres for each flat. A written objection pursuant to SEPP1 is also required for these clauses.

The applicant has provided written objection as follows:

"In support of the original development application, I wish to formally object to those conditions of the development standard limiting extension of existing use by a maximum of 10%. It is my contention the site is unique due to its corner location and the extent of retail development alongside it and that, therefore, any proposal should be looked at on its merits. I consider it necessary to ensure the economic viability of the project in order to upgrade what is, at present, a rather shabby development on one of the main entry points to South Windsor Shopping Centre.

I also wish to object to Clauses 29(3) and (4) relating to the provision of landscaped areas on the basis that the site is very restrictive. The town houses have been allocated areas which, although below normal requirements, are workable, private and in my opinion, sufficient for this type of residence. There is, admittedly, little landscaped areas for the flats, however, it is my considered opinion that such landscaped areas at ground level would be of little use to the first floor occupants due to the

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exposed nature of the site in relation to public roads and parking areas. Because of this the flats have been allocated generous private balconies and the ground floor areas treated as general landscaping to shield public views of the parking area, and to soften the development and to tie together visually the two separate buildings on the site".

The applicant's objections are considered to be well founded. The integration of retail development with residential development poses particular site constraints, which justifies use of SEPPI to vary the standards in accordance with the plan submitted.

The application makes more than adequate provision for off street parking, with access off Campbell Street. The proposal will improve the amenity of this corner and increase the availability of housing rental stock in the town.

Recommendation

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

- 1-6. Standard Conditions (DA's) 1, 18, 19, 21, 29, 36(\$1,716).
7. Vehicular access to town house No. 2 garage to be directly on to Campbell Street.
8. Separate details of 1800mm high courtyard wall/fencing to be approved by the Shire Planner.
9. 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6:	(DA276/86)
APPLICANT:	HAWKESBURY SHIRE COUNCIL
OWNER:	HAWKESBURY SHIRE COUNCIL
LAND & LOCATION:	LOTS 2 & 3 DP 709166 ROSE STREET, WILBERFORCE "AUSTRALIANA PIONEER VILLAGE"
ZONING:	HAWKESBURY LEP, 1984. RURAL 1(b2) ENVIRONMENTAL PROTECTION
APPLICATION:	RIVER BANK REGRADING
ADVERTISING:	ADJOINING OWNERS - NO OBJECTIONS RECEIVED
DATE RECEIVED:	

S.P. REPORT

A Plan of Management/development for the Australiana Pioneer Village has been prepared.

The aim of the plan is to establish an overall management philosophy for the Village in order to preserve a unique part of Australia's heritage and provide for a number of diverse recreational and tourist opportunities.

A major part of the redevelopment of the Village will involve the provision of public access to the foreshore of the Hawkesbury River. The subject land has approximately 350 metres of river frontage and yet this public asset cannot be utilised due to its lack of accessibility.

The existing foreshore is in an overgrown and generally poor state, with the river bank having been the subject of severe slumping, erosion and weed growth.

The application was referred to both the Public Works Department (PWD) and the State Pollution Control Commission (SPCC) for comment. The SPCC has not yet replied, while the PWD submission states, in part:

"...it is concluded that the ... work should not proceed ... the Department is currently undertaking a preliminary study of the impact of past bank regrading operations in terms of observed effects and potential impacts. From this study the Department will devise interim guidelines with aspect to such bank regrading proposals..."

The PWD has been procrastinating on this matter for some time now, with the end result being that the Department will not consider regrading proposals until the preliminary study is completed. As there is no time scale on when the study will be completed, it is considered that Council should proceed to determine this application.

As PWD approval is required under Section 23A of the Rivers and Foreshores Improvement Act prior to the commencement of any work, the proper course of action is to grant development consent for this application, with a subsequent application being made to the PWD in accordance with the above Act. This is standard procedure and the merits of the proposal can be debated with the PWD at the time of the latter application.

The proposed regrading is of a minor nature only, with approximately 32,000 cubic metres of material proposed for removal, with a maximum 50 metre length of river bank (excluding batters) to be under excavation at any one time. Finished graded areas of bank to be established with couch, kikuya or other suitable holding grass. Follow-up maintenance should allow for an establishment period of twelve (12) to eighteen (18) months.

The proposed work will result in reduced bank erosion, regeneration of native vegetation, increased recreational opportunities and an improvement in the aesthetic qualities of the foreshore. In addition, the work will be of considerable community benefit whilst also further enabling the Village to make a positive contribution to tourism within the Shire.

Recommendation

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

1. All work shall be in accordance with the submitted plans numbered 1812-5, sheets 1 and 2.
2. Approval shall be obtained under Section 23A of the Rivers and Foreshores Protection Act, prior to the commencement of any work.
3. Standard conditions (DA's) 34.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA234/86)
APPLICANT: P.S. GRAHAM & ASSOCIATES
OWNER: E. & N.M. BERRY
LAND & LOCATION: LOT 102 DP 588869 DUNNS ROAD, MARAYLYA
ZONING: HAWKESBURY LEP, 1984. RURAL 1(c)
APPLICATION: SUBDIVISION TO CREATE TWO (2) ALLOTMENTS EACH
CONTAINING 1.487HA AND 2HA
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 8/5/1986

Gonith
14/7/86

S.P. REPORT

At its Special Meeting of 24th May, 1983, Council resolved to approve an application to subdivide Lot 102 DP 588869 and Lot B DP 408283 into three allotments containing areas of 2ha, 1.8ha and 3.04ha.

The application had been the subject of impending litigation due to access problems, however, this matter was resolved and the application was subsequently approved as noted above.

The linen plan did not proceed to registration and the applicant now wishes to subdivide Lot 102 DP 588869 into two allotments containing areas of 1.487ha and 2ha with access being from Dunns Road.

Whilst the proposed 1.487ha lot represents a 26% reduction in the minimum area requirement of 2ha, the revised proposal will result in a more satisfactory subdivision pattern than that previously approved.

The applicant has lodged an objection against the requirements of Clause 14(d)(i) of Hawkesbury LEP, 1984, viz "each allotment created thereby has...an area of not less than 2ha.."

The granting of consent will require the concurrence of the Director of the Department of Environment and Planning.

It is considered that a request for concurrence should be supported on the grounds that:

- (1) The proposal will allow development of the land for rural residential purposes, which is an objective of the current zoning;
- (2) Due to the existing subdivision pattern and size of landholdings in the locality, the proposal will not result in applications of a similar nature;
- (3) Assists in achieving dwelling densities commensurate with existing utility services in the locality.

Recommendation

- A. That Council support a request for the concurrence of the Director of the Department of Environment and Planning in respect of the subject application.

B. Should the concurrence requested in A above be forthcoming, the application be approved, subject to compliance with the following conditions:

1. Submission of an amended plan incorporating a 6 metre wide "hatchet" access to proposed Lot 1.
- 2-6. Standard Conditions (S/Divs under EPA Act) 2, 4, 9, 12, 14(a) \$725.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA49/86)
APPLICANT: PETER NASH
OWNER: R. PEEL (PERFECTION DAIRIES PTY.LTD)
LAND & LOCATION: PORTION 265 PARISH ST.MATTHEW, FAIREY ROAD,
WINDSOR
ZONING: INDUSTRIAL 4(B) ENVIRONMENTAL PROTECTION
APPLICATION: REZONING TO PERMIT LIQUID FUEL STORAGE DEPOT
ADVERTISING: 1 SUBMISSION RECEIVED FROM I. & K. MILLER
DATE RECEIVED: 6/2/1986

*Have
see table
14/7/86*

S.P. REPORT

Council at its Ordinary Meeting held on 11th March, 1986, resolved to prepare a draft local environmental plan pursuant to Section 54(1) of the Act. The purpose of the plan is to change the zoning from Industrial 4(b) to Industrial 4(a) to permit the development of a liquid fuel storage depot.

In accordance with Section 62 of the Environmental Planning & Assessment Act, 1979, Council referred the application to the Dangerous Goods Branch of the Department of Industrial Relations and the State Rail Authority for comment. The Dangerous Goods Branch advised Council of its requirement that the distance between tank vehicle filling points and site boundaries must be 15 metres for petrol and 3 metres for diesel. The Branch further advised Council that if petrol was to be stored on site, further information concerning the filling of road tankers was required. It is, however, considered that this matter may be better dealt with at the development application stage.

A submission was forwarded to the Department under Section 64 of the Act and the draft local environmental plan placed on public exhibition for two weeks until 27th May, 1986. Adjoining owners were previously advised of the proposal. Whilst Council did not receive any submissions in relation to the draft plan during the exhibition period, representation was made, in the form of a petition, direct to the Minister for Planning and Environment. The petition, with eight signatories, incorporated five (5) grounds of objection, as follows including comments on each point raised:-

1. That liquid fuel depots are a prohibited use within the existing zoning and that the development's approval will set a precedent for the future disregard of the Hawkesbury LEP, 1984 - It is considered that support for the preparation of a draft local

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environmental plan does not set a precedent for disregard of the plan as each application for development and rezoning is assessed on its own merits.

2. That Council has recommended that the development proceed as the surrounding land is predominantly industrial and that approval of the depot will affect the amenity of the residential area, it is considered that the surrounding land is indeed predominantly industrial in nature - The amenity of the residential area situated to the north of the subject land will not be any more adversely affected than if the subject land was fully developed in accordance with the existing zoning. Furthermore the development includes the restoration of the existing dairy building which is of benefit to the amenity of the locality.
3. That the application proposed to load and unload fuel by the use of trains - It is considered that the transportation of fuel by rail is far less intrusive than heavy truck traffic.
4. That as the area is zoned as a flood area, residents have already been subjected to severe floods, will the depot be able to safely sustain the pressure and corrosion which occurs due to flood water - It is considered that the proposal satisfies the provisions of Clause 35 (Development of Flood Liable Lands) of Hawkesbury LEP, 1984. As the storage of fuel in underground tanks must be licensed by the Department of Industrial Relations it is appropriate that this be addressed at the development application stage.
5. That the Hawkesbury Shire Council Business Paper dated 11th March, 1986 recommended that the Department be advised that an environmental study is not required - It is considered inappropriate to prepare an environmental study as the subject land has an existing industrial zoning and the use proposed and its effect on the environment in relation to traffic and noise is not very different from the current use of the land.

In light of the above it is considered appropriate that a submission be forwarded to the Department under Section 68 of the Environmental Planning and Assessment Act, 1979 enabling the draft plan to be finalised and gazetted.

Recommendation

That Council prepare a submission under Section 68 of the Act and advise the Department of Environment and Planning of information required under the Act and Regulations.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 9:	(File DA197/86)
APPLICANT:	S. & I. PALINKAS
OWNER:	S. & I. PALINKAS
LAND & LOCATION:	LOT 2, DP 210461 BELLS LINE OF ROAD, BILPIN. SOUTH WESTERN CORNER OF BELLS LINE OF ROAD AND KURTS ROAD, DIRECTORY A2, MAP 6

*W.P.
14/7/86
for comment
to be made
not to be
objection*

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ZONING: HAWKESBURY LEP, 1984. PART RURAL 1(al) & PART RURAL 1(a2)

APPLICATION: ERECTION OF A TWENTY UNIT MOTEL AND RESTAURANT

ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL WITH EIGHT (8) OBJECTIONS BEING RECEIVED:

ADJOINING OWNERS - THE DIRECTOR, BLANE INVESTMENTS PTY.LTD.
MR. & MRS. T. DINGLE, DUXFON PTY.LTD.

OTHER RESIDENTS - MR. N. JULIAN FOR "BULLOCKS INN" SYNDICATE, BELLS LINE OF ROAD
M. & C. KINDLER, KURTS ROAD
L. & F. ABESHOUSE, KURTS ROAD
DR. G.T. BASSIL, KURTS ROAD
MR. K. BERZINS, BELLS LINE RD
MR. A.J. BRENNER, PUP ROAD

DATE RECEIVED: 11/4/86

S.P. REPORT

Council is in receipt of an application to erect a motel and restaurant on land on the corner of Bells Line of Road and Kurts Road, Bilpin. The proposal involves the construction of twenty (20) single storey units; a separate building housing a 50-seat restaurant, office, hairdressing salon, laundry and storeroom; a swimming pool; associated parking for 39 cars and 1 bus; and landscaping. The buildings are proposed to be of contemporary colonial style and constructed of full brick, with colourbond metal roofing, aluminium framed windows, timber posts and aluminium lace work.

The property contains an existing dwelling, part of which is currently being used as a home occupation for a hairdressing salon, and a small shed, which will be demolished prior to construction of the motel. The land, having an area of 13.72 hectares, is also traversed by an electricity transmission easement and is mainly used for grazing by horses.

Under Hawkesbury LEP, 1984, the land is zoned part Rural 1(a2), being that land within 400 metres of the main road and part Rural 1(al). The main difference between the two zones is that the Rural 1(a2) zone aims to control major traffic generating development along Bells Line of Road. Consequently, within the Rural 1(al) zone, both motels and restaurants are permissible uses with Council consent. However, within the Rural 1(a2) zone, whilst motels are still permissible, restaurants are not. Most of the site is zoned Rural 1(a2) and, as such, both the motel and restaurant will be located in this zone. To place the restaurant 400 metres back from the main road to ensure that it is within the Rural 1(al) zone would be totally inappropriate and no more advantageous than if the restaurant was closer to the main road. It is considered that a 50 seat restaurant is appropriate to the development, provided it is ancillary to the main use of the land for a motel, as there is obviously a need for dining facilities on the site. This is similar to that recently reported to Council for the motel/restaurant on the corner of Chapman and Windsor Roads, Vineyard.

Clause 22 of Hawkesbury LEP, 1984 requires that an allotment of land zoned Rural 1(al) shall not be used for the purpose proposed unless the allotment has an area of not less than 40 hectares. The subject land has

an area of 13.72 hectares and, as such, does not comply with this clause. Consequently, the applicant has requested Council support for a variation of the planning standard under the provisions of State Environmental Planning Policy No. 1. The applicant suggests that the 40 hectare requirement is unreasonable and unnecessary in the circumstances, as the area available is more than sufficient for the provision of buildings, parking areas, access roadways, service points and extensive gardens and landscaping and will not have any deleterious effect on the visual amenity of the area. The development will only occupy an area of approximately 1.5 hectares near the front of the property and as such is unlikely to have any significant impact on adjoining properties.

The applicant also suggests further reasons for the need for a motel and restaurant in the Bilpin area which will be considered in the following paragraphs.

Adjoining owners were notified of the proposal in accordance with Council's Advertising Policy, with eight (8) objections being received. A precis of these objections follows:

Detrimental to the rural amenity; in conflict with the existing amenity of the area; access onto Bells Line of Road will create traffic hazard; access to the proposal from Kurts Road, being in close proximity to intersection of Kurts Road with Bells Line of Road, will cause congestion and further hazard, especially as Kurts Road is also a school bus route; zoning does not permit restaurant; proposal is contrary to Rural 1(a2) zoning, which zoning aims to prevent ribbon development and traffic generating uses; excessive traffic noise would affect motel guests; guests may object to farming and orcharding activities undertaken; distress to neighbours from unruly guests, trespassing or theft; significant environmental impact on rural/residential area; possible pollution, from waste disposal, of dam on adjoining property and Porcupine Creek, which flows into Blue Mountains National Park; residents of Bilpin have not been notified of the proposal; loss of earnings and loss in property values of other restaurants in Bilpin area; will result in the erection of an advertising sign which is contrary to Council and DMR policy; destruction of peaceful, rural atmosphere; inadequate opportunity for local opinion to be expressed; out of character with adjoining rural development; considerable excavation works will need to be undertaken due to the slope of the land, which itself will have a significant environmental impact; row of pine trees at front of land will be removed following road widening, hence proposal will be visible from the road; motel/restaurant will be visible from the main road and detract from the rural landscape; few support services in the area; adverse effect of the buildings' design on the landscape; on site parking and manoeuvring space is inadequate and not safe; increased traffic flow in Kurts Road, hence not safe for children; degrade condition of road shoulder; not in the public interest of landholders and residents in and around Bilpin; economic viability of the proposal is questionable, as no tourist facilities within easy access of the site and Bilpin does not represent a tourist destination; the area does not need a motel or restaurant; lack of assured water supply.

The objectors also indicated that the plans lacked sufficient detail to fully assess the impact of the proposal, especially in relation to:

- the provision for adequate water supply;
- the provision for effective effluent disposal;
- landscaping of the site; and

- impact of the proposal on the environment.

In this regard, the applicant was requested to provide additional information on the proposed means for providing water to the development and disposing of effluent. The applicant states that a sewerage treatment plant will be provided on the land, requiring the approval of the State Pollution Control Commission. At the end of the treatment cycle, the water will be sprayed onto the grazing land. The water supply will consist of a storage tank with a capacity of 105,000 litres, and a bore, which will act as "back up" to the tank. The bore is expected to have a drawing capacity of between 1,600 to 2,800 litres of water per hour and is required to be licensed by the Water Resources Commission.

The land is within a high bush fire risk area and water storage for fire fighting purposes will need to be provided on the site. Water for this and gardening purposes will be provided from a dam having a capacity of 3 to 4 million gallons.

In relation to the other grounds for objection, the following is provided.

It is considered that the proposal will not have any adverse effect on the landscape or scenic quality of the locality. The buildings will be positioned below the ridgeline and "set into" the side of the hill, which together with the existing pine trees bordering the area to be developed, will create a more pleasing development, compatible with adjoining land uses. The applicant proposes to use appropriate non-reflective building materials to ensure the development blends with the landscape of the site and its surroundings.

The original proposal was referred to the Local Traffic Committee, who raised objection to the development having egress directly on to Bells Line of Road. The Committee considers that a combined or separate entry/exit driveway be provided on to Kurts Road, together with a two-way internal road system and adequate loading and manoeuvring space for both cars and buses. Car parking is also required to be increased by an additional six spaces. The applicant has been advised of the Committee's recommendations and accordingly has submitted an amended plan to Council, which plan complies with the Committee's requirements.

Although there will naturally be an increase in traffic associated with the development, the impact on traffic flow along Bells Line of Road will be minimal. Access to the site will be via Kurts Road and the motel will partly be relying on "through traffic", and as such will not significantly increase the total volume of traffic on the road. Furthermore, access to the proposed site will only be a short distance from the intersection of Kurts Road with Bells Line of Road and thus will have minimal effect on the movement of traffic in Kurts Road. The applicant will be required to upgrade access to the site in accordance with the requirements of the Traffic Authority.

The property is not affected by any future road widening proposals and, therefore, the existing pine trees bordering the site need not be removed. The trees will "soften" the appearance of the buildings and ensure the development will not be visually intrusive to the area. The applicant proposes to undertake additional landscaping of the site, subject to a detailed landscaping plan being lodged and approved by Council prior to occupation of the buildings.

The headlights of traffic entering the property at night may affect the

landowners to the east of the site, although substantial trees and shrubs along the property's boundary would limit this. Headlights of cars leaving the motel would be minimal as cars are unlikely to leave at night, except in circumstances where the restaurant was being patronised by non-motel guests.

The applicant suggests that there is a need in the area for the type of development proposed. Bells Line of Road is one of two main routes from Sydney to western centres such as Lithgow, Bathurst and Orange and, as such, is a major tourist road. There is a scarcity of accommodation and restaurant facilities on this route and the distances from Sydney to such western centres make Bilpin a logical place to stop overnight. Further, apart from providing a facility for "through travellers", the development will also serve a need for tourist accommodation in the Bilpin area for tourists visiting such places as Mount Wilson, the Botanical Gardens, Wollemi National Park, Kurrajong Heights Lookout and the numerous fruit stalls in the area, including the Fruit Bowl and the Pines Orchard, therefore providing some direct benefit to local fruit growers.

The applicant also suggests that during the construction stage, the development would provide work for an estimated 50 construction workers or tradesmen (at various times) and after completion would provide full or part time employment for about 4 to 6 people. This would then have spin off effects of creating other additional employment opportunities for people in the locality in servicing the tourists attracted to the area.

Whilst the extent of the economic impact of the development is arguable, it is true that the proposal will create some employment in the area. In terms of the economic viability of the proposal and the effect on other restaurants in the area, however, Council is not in a position to refuse an application merely to stifle competition or to protect the first into the field.

The slope of the area to be developed is approximately 1 in 7 and as such development will require some excavation. However, this material will remain on the site, being used as fill to level the land and, therefore, it is considered that the impact of the work on the landscape will not be detrimental. The existing pine trees and proposed additional landscaping will minimise the visual impact of the excavation works on the rural landscape.

In December, 1984, Council consented to the use of part of the existing dwelling on the land as a home occupation for the purposes of a hairdresser. The applicant proposes to relocate the hairdressing salon to the building housing the restaurant and office. The definition of a home occupation as provided in the Environmental Planning and Assessment Model Provisions, 1980, states in part:-

"means an occupation carried on in a dwelling house or in a dwelling in a residential flat building by the permanent residents".

The hairdressing salon will not comply with this definition if it is relocated to the proposed building and, as such, must be considered as commercial premises which use is prohibited in a Rural 1(a2) zone. Therefore, the hairdressing salon is to remain in the existing dwelling. The dwelling will be used by the owners and operators of the proposed development.

Following assessment of the concerns raised by objectors to the proposed motel and restaurant development, it is considered that the proposal is an appropriate and harmonious use of the property, particularly having regard to the number of existing pine trees surrounding the site and the slope of the land. The development will not have an adverse effect on the locality, providing it is appropriately conditioned. The proposal complies with the provisions of Hawkesbury LEP, 1984, except in regard to Clause 22, which variation may be considered under State Environmental Planning Policy No. 1, and as such may be approved.

Recommendation

- A. That Council exercise its delegation pursuant to State Environmental Planning Policy No. 1 - Development Standards and approve the application generally in accordance with the amended plans submitted, subject to compliance with the following conditions:
- 1-12. Standard Conditions (DA's) 1, 2(45), 7, 8, 9, 13, 18, 21, 25, 28, 29 and 34.
 13. All buildings shall be erected in accordance with Council's "Bush Fire Mitigation Policy".
 14. Provision of water storage for bush fire fighting purposes to the requirements of the Shire Health Surveyor.
 15. Provision of on site water supply to the requirements of the Shire Health Surveyor.
 16. Provision of on site effluent treatment facilities to the requirements of the Shire Health Surveyor.
 17. Septic tank drainage to be approved by the State Pollution Control Commission.
 18. Provision shall be made for a laundry adjacent to the motel units.
 19. Parking, access, closets and showers for disabled persons shall be provided in accordance with the provisions of Ordinance 70.
 20. No signs to be displayed on the pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
 21. A schedule of proposed external finishes including sample materials to be submitted for approval by the Shire Planner in conjunction with the Building Application.
 22. The home occupation, being for the purposes of a hairdresser, is to remain in the existing dwelling.
 23. No vehicular or pedestrian access to be provided from Bells Line of Road.
 24. The proposed bore is to be licensed by the Water Resources Commission.
- B. That the Department of Environment and Planning be notified of Council's decision in accordance with the provisions of Circular 78.

Mr.Palinkis addressed the Committee as the applicant.

Mr.Parrish, Mr.A.Sontay of the Kurrajong Heights Hotel and Mr.T.Dingle addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 10: 17
 (File DA226/86)
 APPLICANT: UNILINE PROPERTY PTY.LTD.
 OWNER: HILLBURN HOLDINGS PTY.LTD.
 LAND & LOCATION: LOT 1, RP 112467, LOT 4, DP 31098 &
 LOT 1, DP 713080 MACQUARIE STREET
 ANSCHAU CRESCENT, WINDSOR
 ZONING: HLEP, 1984. PT.BUSINESS 3(b) & PT.
 RURAL 1(b)
 APPLICATION: STAGED REDEVELOPMENT OF EXISTING
 AUTOMOTIVE SALES & SERVICE COMPLEX
 ADVERTISING: NOT REQUIRED
 DATE RECEIVED: 30/4/1986

S. P. REPORT

The submission proposes the redevelopment of the existing automotive sales and service complex in two stages - Stage 1 being the demolition and removal of all existing buildings and the establishment of a portable building for use as a sales office during reconstruction.

Stage 2. The construction of the permanent sales office and service facilities is dependent, in part, upon success of an application for rezoning of part of the parcel of land which application was the subject of a report to Council's Ordinary Meeting of 10th June, 1986.

The application was referred to the Local Traffic Committee for comment, however, the recommendations of that Committee are applicable to Stage 2 only of the application and will be addressed in a subsequent report.

Stage 2 will be the subject of a further report to Council following gazettal of the amendment to Hawkesbury LEP, 1984.

Recommendation

That development consent be granted to Stage 1, generally in accordance with the plan identified as Job No. 136 Drawing No. 6, submitted with the application, subject to the following conditions:

- 1-10. Standard conditions (DA's) 1, 3, 7, 8, 9, 18, 19, 21, 28 and 34.
11. The use of the portable building as a sales office to cease twelve (12) calendar months after the issue of this consent.
12. All vehicles, including transporters, shall enter and leave the premises in a forward direction.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11 (File P160; 1655w)
 LAND & LOCATION: PORTION 247 PSH ST. MATTHEW, GEORGE STREET, SOUTH
 WINDSOR (OPPOSITE BLIGH PARK & ADJACENT TO THE
 ESSO SERVICE STATION). 4.988 HA, FRONTAGE 120 M.
 OWNER: MR. J.H. SMART
 SUBJECT: APPLICATION FOR A LOCAL ENVIRONMENTAL PLAN TO
 PERMIT A RETAIL PLANT NURSERY AND LANDSCAPE SUPPLY
 BUSINESS
 DATE RECEIVED: 10/6/86

*Michael
 sent by
 (21 days)*

S.P. REPORT

An application has been received for rezoning to permit a retail plant nursery and associated landscape supplies.

The subject land is zoned Rural 1(b) pursuant to Hawkesbury Local Environmental Plan, 1984. Retail plant nurseries have been specifically listed as a prohibited use. The intention of the zoning is to discourage ribbon development along main roads and in a traffic sense, a plant nursery cannot be distinguished from other forms of commercial development.

The section of George Street generally opposite Bligh Park is essentially rural in character with the exception of the service station, the recent upgrading of which was undertaken on the basis of existing use rights.

The application is contrary to maintaining the integrity of the main roads system and could provide a precedent for further commercial development along this section of George Street.

The applicants have been previously advised that retail plant nurseries would generally be supported on any local roads in the Shire, subject to normal planning considerations, but that favourable support could not be given along main roads in rural areas.

Recommendation

That a Local Environmental Plan to permit a retail plant nursery on Portion 247 Parish St. Matthew, George Street, South Windsor, not be prepared.

Mr. Willoughby addressed the Committee.

COMMITTEE'S RECOMMENDATION

THAT A LOCAL Environmental Plan to permit a retail plant nursery on Portion 247, Parish St. Matthew, George Street, South Windsor, be prepared.

Further that the Department of Environment and Planning be advised that in Council's opinion an environmental study is not required prior to preparation of the draft Local Environmental Plan.

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 ENVIRONMENT & PLANNING - PLANNING FOR CYCLISTS.
C44/7 & P160/32

Advising Council vide Circular 109 of the Government's commitment to improve facilities for cyclists.

Indicating the purpose of the circular is to bring together current

information on a range of issues relevant to planning for cyclists. The government recognises that interest in cycling is increasing among all age groups and it is desirable that the needs of cyclists are recognised by Councils throughout the State.

Councils are advised to have regard to the needs of cyclists in the preparation of Local Environmental Plans and Development Control Plans for new residential subdivisions. Special attention to cyclists' needs is required in the design and construction of Local Area Traffic Management Schemes.

Advising that the circular indicates the Department of Main Roads cycleway policy provides for the construction of bikeways at D.M.R.'s cost, in special circumstances eg; the construction of shared pedestrian/cycleway on a new bridge.

(S.P. - The circular provides useful information on formulating a bicycle policy and organising its implementation.)

B2. STATE RAIL AUTHORITY - RICHMOND LINE: DUPLICATION & ELECTRIFICATION. R185/8

"This is to inform you that the SRA is at present planning the duplication of the rail line from Blacktown to Riverstone and investigating the possible electrification of the line from Riverstone to Richmond.

Dames and Moore has been engaged to carry out an Environmental Study of the Richmond line and any help you can give will be appreciated.

For further information please contact Mr. Chris Jamieson on (02) 290 4894."

(S.P. - The consultants, Dames and Moore, have been in contact with the Shire Planner who has given them all available information to help their task. It was additionally indicated that Council are supportive of duplication and electrification of the Richmond line and would give whatever reasonable assistance it could to achieve this end.)

B3. PETITION OF OBJECTION CONTAINING 17 SIGNATURES - GOAT DAIRY, VINCENT ROAD, KURRAJONG. DA148/86

- "1. That this development and any other proposed similar development would be detrimental to the existing and potential tourist industry - which industry Council has resolved to support.
2. The development would not be compatible with the established pattern of uses in the general area".

B4. PETITION OF OBJECTION CONTAINING 67 SIGNATURES - GOAT DAIRY, VINCENT ROAD, KURRAJONG. DA148/86

"We humbly request that the Council, in its wisdom, reject the application for the following reasons:

- a) The proposed scale of the development and the envisaged intensity

of use.

- b) The potential to cause nuisance and annoyance to abutting residents by way of pollution, noise, odour, increase in traffic.
- c) The proposed use in development would not be compatible with the established pattern of use in the general area and if allowed, the use would lead to deterioration of the amenity of the area".

B5. "THE RESIDENTS BUSINESS PERSONS AND PERSONS INTERESTED IN THE FUTURE PLANNING OF KURRAJONG" - PETITION CONTAINING 70 SIGNATURES.
DAL48/86

"We, the undersigned, humbly request that Council take immediate action in order to prepare a draft Local Environmental Plan for the future development of Kurrajong.

In preparation of the draft Local Environmental Plan we request Council consider:

- a) The rural residential atmosphere of Kurrajong.
- b) The tourist industry.
- c) Other considerations that your Planning Department and the environmental impact statement believe necessary in order to protect the amenity of the area".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File E78)

SUBJECT: AMENDMENT OF PART OF THE DEVELOPMENT CONSENT FOR FLOOD MITIGATION WORKS AT CORDNERS CORNER TO PERMIT FURTHER EXTRACTION OF SAND TO A POINT 600 METRES DOWNSTREAM FROM THE CURRENT LIMIT OF OPERATIONS.

Council has received an offer of Permissive Occupancy 1986/6 Windsor from the Lands Office for the purpose of exploratory studies prior to extraction of sand. The Permissive Occupancy is bounded by the southern limit of operations at Cordners Corner, the high water mark of the river and a point 600 metres downstream from the current limit of operations (see accompanying plan).

The Permissive Occupancy is valid for a period of two (2) years in which time all necessary consents are required to enable extraction to proceed.

It is proposed to extract approximately 95,000 tonnes of sand from the 600 metre section of the river over a two year period. No material would be removed from within a strip 10 metres wide measured horizontally from the local high water mark. The side slopes of the excavation extending from this strip into the waterway are to be no steeper than 1 vertical to 6 horizontal. The maximum depth of extraction will be 6 metres below the mean high water mark. These specifications are generally in accordance with the Department of Public Works guidelines for sand extraction from rivers.

*DSP
Michael
14/7/86*

The application to amend the development consent has been referred to the Public Works Department and the State Pollution Control Commission for comment. The relevant details of the Public Works' reply is as follows:

"As you are aware, the Department is currently undertaking studies in the Hawkesbury River. These initial studies are somewhat limited, they do not examine individual operations such as that proposed by Council and they emphasise the tidal processes and river bank movements. However, it is anticipated that the studies will be of assistance in formulating interim guidelines for channel dredging in the period until such time as a full processes study is undertaken.

The Department's initial response to the proposal is any comments on the proposal should be deferred until Departmental studies, currently in hand, are completed to draft stage in July this year. In addition, as Council's proposal is not very specific at this stage, Council should forward details as to the proposed dredging depths, batters, volume of materials to be removed, duration of the operation etc., to assist the Department to consider the matter.

It is also not clear whether the Council is proposing to prepare an E.I.S. in support of the proposal. As the primary purpose of the proposal appears to be the winning of high quality sand for sale, it would be Council's responsibility to undertake sufficiently detailed analysis to quantify the effects of the proposal on flooding and sedimentary processes".

No reply has been received from the State Pollution Control Commission.

In relation to the Public Works comments, it is recognised that the Department has been endeavouring for a long period of time to improve its data base and predictive capacity of river processes, particularly sediment movement and erosion. However, they acknowledge that the current studies are of limited application to individual operations and that, in any case, the draft stage of the studies will only be in hand in July, 1986.

The other details sought in the Department's letter have been forwarded for their consideration.

It is proposed to amend the Cordners Corner Consent under Section 102 of the Environmental Planning and Assessment Act, 1979, as amended. The section provides that Council may modify a development consent where -

- (a) It is satisfied that the development to which the consent as modified relates is substantially the same development;
- (b) It is satisfied that no prejudice will be caused to any person who objected to the development application, the subject of that consent

In quantity terms the proposed amendment is relatively minor. The proposed amendment also represents approximately one quarter of the material which has already been extracted from the river at Cordners Corner. The works will also provide an increase in the cross section of the channel, a result which is beneficial for the purposes of flood

mitigation.

As the application is for the amendment of a development consent in terms of Section 102 rather than a new consent there is no likelihood of any approval being interpreted as a precedent for general extraction in Argyle Reach and Freemans Reach.

The Cordners Corner application was advertised in 1979, with no objections being received. The accompanying plan indicates that the exploratory Permissive Occupancy is fairly removed from dwellings, a single dwelling on Freemans Reach Road at Cordners Corner, having a view of both the existing operations and the proposed operations. All dwellings are sufficiently removed so as to be beyond excessive noise levels.

It is proposed that all transport operations involving trucks be restricted to Cupitts Lane and Percival Street, thence the main road system. Truck movements will not be permitted along Greenway Crescent.

The amendment will not interfere with Council's long term proposals to make the Cordner's Corner area available to the public. The requirements of the existing consent relating to the filling and regrading of Cordners Corner will be undertaken at the completion of the additional extractive works and the whole area will be available for public use in 1988. During the dredging of the additional Permissive Occupancy, the existing extractive industry workings will be used as settling ponds.

As an Environmental Impact Statement has already been prepared for the Cordners Corner operation and given the scale of works associated with the proposed amendment to the consent, it is considered unnecessary and unreasonable that a further Environmental Impact Statement be prepared.

Accordingly, it is recommended that Council amend Consent No. 23/1979 to permit the extraction of sand from Permissive Occupancy 1986/6 and subject to the same conditions of consent with the addition that all truck movements be via Cupitts Lane and Percival Street.

Recommendation

That Development Consent No. 23/1979 be amended to permit the extraction of sand from Permissive Occupancy No. 1986/6 and subject to the same conditions of consent with the addition that all truck movements to be via Cupitts Lane and Percival Street.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 290/85)

SUBJECT: "THE ISLANDS" OFF HERMITAGE ROAD, KURRAJONG

Council is referred to previous reports in this matter and to the resolution of the meeting 10th June, 1986 that consideration of the proposal be deferred.

Subsequent discussions have taken place with the land owner/applicant, Dr S. Larkin, and the following letter has been received:

John 24/7/86

"Further to previous discussions re the above re-zoning application, owner of and applicant for the above development, in light of the Shire Planner's recommendation of 27/5/86, I am prepared to dedicate the escarpment area of the above property to Hawkesbury Shire Council.

Such dedication would be on the basis of total freehold ownership of the escarpment by the Council, on the basis that control of the area is under a Committee of Management constituted under the Local Government Act, with the Body Corporate of the Islands forming a significant part of this Committee.

It is envisaged that public access is to be permissible to this escarpment area, but with specific exclusions of four wheel drive vehicles, trail-bikes, shooting, etc.

Hoping that this offer of dedication is acceptable to Council and thanking you for your assistance in this matter."

The dedication of a substantial part of the property being the escarpment area overcomes to some extent a great number of the objections received by Council. It is intended to have the public access to the dedicated land by way of a bridle trail with no vehicular access permitted other than of fire tenders and for Council's maintenance of fire trails. A photograph indicating the area will be available to the Committee.

Other discussions concerned the provision for a maximum limit of lots serving private roads and body corporate wording being to Council's satisfaction and to include inter alia the following provisions:

1. Maintenance and replacement of roads, water supply, vegetation control, capital equipment, buildings, landscaping & gardening;
2. Insurance for workers' compensation, public liability and public buildings and contents;
3. Administration of telephone, power, general stationery and wages of maintenance staff;
4. Garbage collection; and
5. A Contingency Allowance;

It is proposed that the maximum number of lots to be served by non public road be limited to 10-14 with this provision included in the L.E.P. thus minimising the responsibility of the body corporate to an acceptable degree.

An agreement was also reached to the dedication of a suitable strip of land adjacent to Little Wheeny Creek within the property which will further promote the access trail along this creek being part of Council's policy.

The main shortfall of the fire strategy as identified by Council's Fire Control Officer was the lack of "safe areas" within the proposal. The applicant is aware that such areas need to be provided and this aspect can be included within any subsequent Local Environmental Plan and imposed as a condition of development consent.

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The proposal as it now stands is generally as reported to the meeting of the 10th June, 1986, with the exception of those items outlined above.

Recommendation

That Council support a Draft Local Environmental Plan to permit rural/residential strata subdivision of "The Islands" subject to the following:

1. Dedication to Council free of all costs that area generally being the western escarpment of the subject land;
2. The Local Environmental Plan providing for staged development with stage 1 being approximately one hundred (100) allotments on middle island with subsequent stages taking place only if Council is satisfied with development of stage 1;
3. Council being satisfied with the drafting of the body corporate document; and
4. Dedication to Council free of all costs of a strip of land adjacent to Little Wheeny Creek within the land.

It is further recommended that the Draft Local Environment Plan be forwarded to the Department of Environment & Planning pursuant to Section 54 of the Act and that the Department be advised that there is considered to be no need for an Environmental Study as the applicant has already undertaken extensive investigations, the information of which, along with comments from various Government Departments received, is adequate to enable proper assessment of the Draft Local Environmental Plan.

Mrs. Maguire addressed the Committee as an objector.

Mr. S. Larkin, the applicant, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File DA148/86)

SUBJECT: MR C. CAMPBELL - GOAT FARM AND DAIRY - VINCENT ROAD, KURRAJONG

Council is referred to previous reports in this matter and in particular to its resolution of 10th June, 1986 that consideration of the application be deferred pending a report on illegal activities on the land.

The illegal activities complained of are as indicated in a "Letter of Demand" to Council dated 10th May, 1986 and signed by a number of Kurrajong residents. These points are as follows and comments are offered after each point raised:

1. Construction of machinery shed larger than specified on building application no. 454 of 1985.

Agreed
14/7/86

The building application specified a shed being of portal frame construction having a span of 12 metres and consisting of 8 X 6 metre bays. The constructed building is as specified with the exception that there are 9 X 6 metre bays giving an overall length of approximately 54 metres in lieu of 48 metres.

As the building is complete with the exception of required painting it is not considered appropriate for the matter to be regularised by an amended building application. It has been held at law that a building application cannot be accepted or approved by Council for work that has already been completed.

Council's only recourse is to:

- a) require the demolition of that part of the building for which approval was not given or;
- b) resolve to take no action.

The building is well constructed and while it is 6 metres longer than approved or 12.5% larger Council would have had no reason to refuse the building application if it had been specified at this larger size in the first instance. In these circumstances it is felt that it would be unreasonable to require part demolition and Council should resolve to take no further action with regard to this matter.

2. Use of machinery shed contrary to approval.

The Development Application for the original shed was for the purposes of "erection of a farm machinery shed being to house tractor implements, storage of feed and a shelter shed for goats". This application was dated October 1985 and it would appear that the applicant relied on this application and consent along with a letter by Council to him dated 1983 indicating that the land was zoned for agricultural uses. The current use of the shed for all activities other than the processing and packaging of milk products is lawful. It is the use of the shed for this processing and for the intensive (in pens) housing which the applicant has now sought consent for being the subject of the present application.

3. Finish of shed contrary to approval.

It was a condition of the Development Consent referred to in number 2 above that "the external surfaces of the proposed development should be comprised of dark toned and dark coloured materials of a low reflective quality that blends in with the landscape of the site and its surroundings, or materials which are painted or similarly treated with dark toned and dark coloured pigment or paint of a low reflective quality, that blends with the landscape of the site and its surroundings to the satisfaction of the Shire Health and Building Surveyor". Generally conditions of development consent have to be complied with prior to occupation of the building the subject of the consent. In this instance and like a number of other instances within the Shire the applicant requested that compliance with the particular condition be deferred pending the "weathering" of the material prior to painting. It was considered at the time that this was a reasonable request and even if the subject application had not been received the condition of the previous development consent is at

the stage where it should reasonably be complied with and action in this respect will be initiated should the painting not be completed.

4. Illegal construction of holding and exercise yard.

This item refers to that bush pole and galvanised iron roof shed close to the eastern boundary of the land and generally between that boundary and the large machinery shed referred to above. Clause 8-4 of Ordinance 70 states in part that "Council may, if it sees fit, dispose with the necessity for the submission of....(c) plans and specifications for the erection of a building to be used exclusively for the purpose of....feed shed, toolhouse, aviary, milking shed, play shed, stable, fowl house, barn and the like." Accordingly it is not unusual for minor buildings, particularly in rural areas to be erected without Council's approval.

One of the proposed conditions relating to the current application requires this shelter to be relocated and as the structure is relatively large, a building application will be required to obtain approval for re-erection.

5. Use of property for intensive husbandary of goats without Council approval.

Prior to the gazettal of Hawkesbury Local Environmental Plan, 1984 on 6th April, 1984 there was no definition of "animal establishment" applicable to the Shire and consequently uses of land for animal husbandary whether it be grazing or in intensive pens was considered as an agricultural use not requiring formal consent of Council. There has been considerable comment in relation to these provisions particularly as the subject land is within the Environmental Protection Area and there is now, and was since 1975, an overriding clause indicating that all development required consent. Council has consistently interpreted this Clause in the terms as stated above ie. of not requiring consent for grazing animals, but only of the buildings associated with these agricultural uses where they are substantial. To interpret the clause otherwise would have meant that every property in the Shire having for example a house cow or horse would require the consent of Council. With the gazettal of Hawkesbury L.E.P. 1984 the definition of animal establishment has been adopted and is as follows:-

"Animal Establishment" means a building or place used or intended for use for the intensive purposes of husbandary, boarding, training, or keeping (or any combination of them) of animals, birds, fish, insects or the like, requiring the importation of feed from sources outside the land on which the development is conducted.

As can be seen by the definition it is in turn dependent on the definition of "intensive purposes". Once again Council has been consistent in the past in adopting a reasonable approach to the administration of the definition and if followed to the letter would also require development consent for house cows, a small number of fowls etc. as all of these animals would require the importation of feed at various times. It is not in dispute however that the subject application is intensive for the purposes of the definition and requires consent. It is reasonable to assume however that the applicant, albeit wrongly, considered that the previous development application as submitted along with the 1983 letter sufficed for his

purposes.

6. Construction of buildings too close to boundary fences.

The machinery shed is built generally as approved in the development application and the building application, with the exception that it would be closer to a boundary of the land by virtue of it being built larger than that approved. The shed referred to in No. 4 above is to be relocated in accordance with proposed conditions.

7. Use of town water for intensive animal and farming activities.

The town water supply in Kurrajong is a "country assisted" water scheme administered by the Metropolitan Water Sewerage and Drainage Board. The end use of water is administered by the Board and it is the case that there are a number of rural properties drawing on the water for other than straight domestic purposes. However it is considered that it is in the interests of the applicant to collect roof water from the large shed for use for the dairy as this would reduce his requirement of town water and therefore reduce his water rates accordingly. A recommended condition of the consent has been included in this respect.

8. Use of property as a dairy.

If Council accepts that it is the land owners right to keep goats on the property even if it be of a grazing nature then concomitant with this is that the goats would require milking and therefore could be classified as a dairy. This is seen to be similar in nature to the many dairy cow establishments in the Shire which do not have development consent. That part of the dairy use being the packaging and processing and sale of dairy products is the subject of the current application.

9. Cost of shed in excess of amount quoted in building application.

An amount of \$8,000 was quoted in both the development application and building application and is obviously less than that of the actual cost of the shed. A letter in this respect has been sent to the applicant requesting further remuneration of the shortfall of the fees on an estimated cost of development of \$48,000. New procedures to assist counter staff in assessing estimates of cost have been introduced to alleviate this problem in the future.

10. Illegal drainage of stormwater.

As indicated previously a proposed condition relates to the provision of roof water storage and overflows from that vessel will be controlled and discharged in the normal way. At present stormwater flows to a natural normally dry water course and is not considered to be illegal or causing any nuisance.

11. Inadequate fencing for use of goats.

For the goats to be free ranged will require upgrading of the fences and this also is a condition to be imposed on any subsequent development consent. It is believed that the applicant proposes electric fencing to provide for controlled grazing. There have been no complaints received of animals escaping from the property.

12. Inadequate disposal of effluent.

Inspection on several occasions has not revealed any discharge of effluent.

A number of other complaints have been raised and these once again are as follows with comments following each item.

13. No application submitted until neighbours raised the matter with Council.

It is quite a common occurrence that Council becomes aware of matters requiring consent through complaints received. Should the development be complained of be allowable with consent then the advice is normally given that the activity is unauthorised and requires formal submission and consideration of a development application.

14. Council should have a policy for the keeping of goats including the size and frontage of land prior to any approval.

It is not considered appropriate to have a code for land uses where there are very few applications made for such land use. It is considered more appropriate to consider each one on the merits of the case at the time instead of going through the elaborate procedure of drawing up codes and policies for the control thereof where such codes and policies may not be used for a considerable time and may be out of date when used.

15. Other lots in the area would be capable of like development if the application is approved.

All applications are considered on the merits at the time. If Council is of the opinion that such applications should not be approved then the applicable zoning should be critically examined at planning scheme review time.

16. Land is within a tourist orientated district.

This point is agreed to however, it is not conceded that the application, if approved, would have any adverse effect on such tourism and indeed could be considered as a tourist activity in itself.

17. There should be an Environmental Impact Statement prepared.

It is not considered that an Environmental Impact Statement is appropriate to the application where it would involve the applicant in considerable expense to assess something that can rightly be assessed inhouse by Council's staff within a reasonable time. There are no provisions in the E.P.A. Act, 1979 for making an E.I.S. mandatory.

18. Free range grazing of goats taints the milk.

There is no evidence to suggest this other than for some isolated species of flora.

19. The applicants previous establishment at Annangrove was not satisfactory.

Contact has been made with Baulkham Hills Shire Council who advised that there have been no health notices served on Mr Campbell and that his vacation of those premises was as a result of his realisation that he could not satisfactorily operate the size of establishment required by him on the size of the land held by him.

20. Land is within a future residential zone.

Whilst Council has indicated its desire for residential/rural development within the area this has not been agreed to, to date, by the Minister for Planning and Environment and in any case would be dependent on augmentation of the Kurrajong water supply which, by even optimistic standards, is many years away. Additionally the area, whilst generally identified in the northwest sector plans of the Department of Environment and Planning, is at the far end of planning of the sector such that development has no time limit programme attached to it.

21. Council's failure to deal with the application in accordance with section 90 of the Act.

It is considered that Section 90 has been fully addressed in the reports on the application and that there would be little likelihood of any challenge to Council's deliberation being successful.

22. Certain residents moved to the locality to get away from goats.

If proper enquiries were made of Council then it would have been indicated that such uses were allowable with consent.

23. Commercial venture contravenes the zone.

The uses as proposed are allowable with consent of Council.

24. Proposed establishment of a piggery to dispose of wastes from goats.

It is not known what this complaint elludes to however, there is no proposal to establish a piggery on the land. Such a use, however, is permissible with Council's consent.

25. Goats cause erosion.

This could be the case if the land is not properly managed, just as the keeping of other animals on the land could also cause erosion if not properly managed. The Soil Conservation Service has specific statutory duties in this respect.

26. Local real estate agents advised that proposal was not one which would be considered by Council.

Council is not responsible for advice given by real estate agents.

27. The proposal is contrary to plans for adjoining retirement villages.

An adjoining owner has written to Council requesting preliminary views on the establishment of a retirement village with the advice

being given that the area is generally suitable however, would require provision of reticulated water which was not available for the 140 units proposed.

28. Proposal necessitates the clearing of tall trees.

It is not the applicant's intention to clear tall trees from the land and in any case such will require approval by Council under the Tree Preservation Order.

Other grounds of objection were previously reported to Council and commented on at the meeting of 10th June, 1986.

It is felt that the proposed conditions of the development consent adequately cover the majority of objections received. Should the application be not approved then it would be the right of the applicant to free range graze his goats, milk them and dispose of the milk in bulk by transport from the premises without further reference to Council. However, as indicated Council can take action to have the shelter shed removed and the large machinery shed reduced in size to that indicated on the building application.

It is realised that there is considerable concern over this application. Should the recommendation be adopted it will enable significant additional control over the development which, for the most part, may remain with lesser control if the application is rejected.

It is evident that some of the definitions within Council's Planning Scheme require clarification, however. it is considered that the application should not be held up pending this as these matters are properly ones to be considered at the general review time of Council's Planning Scheme which is currently under preparation.

Recommendation

That the application be approved subject to:-

- 1-10 Standard Conditions (DAS) 1 (in respect structural alterations and or new structures), 3, 8, 9, 18, 19, 21, 28, 29 and 34.
11. All liquid wastes arising from the milking and dairy areas shall be drained to an approved septic tank installation for subsequent disposal on site. A separate septic tank application shall be lodged with Council for approval prior to installation.
12. All solid wastes (including manure) from the animal holding areas, crushes and dairy shall be removed daily and held in fly proof and weather proof containers awaiting disposal. Details of the method of disposal shall be submitted to Council for approval by the Shire Health Surveyor.
13. All washings from the floors of the animal holding areas, crushes, milking area and dairy shall be drained to the septic system.
14. Separate details of all equipment, appliances, fittings, refrigeration and utensils used in the processes of milking, milk bottling, yogurt manufacturing and packaging shall be submitted to Council for approval by the Shire Health Surveyor prior to installation or use thereof.

15. Separate details of the methods proposed to be used to cleanse all milking equipment, milk storage vessels and processing equipment shall be submitted for approval of the Shire Health Surveyor.
16. Separate details of the method of treating the milk prior to bottling or further processing shall be submitted for approval of the Shire Health Surveyor.
17. The number of goats of breeding age kept upon the property shall not exceed 60 such animals.
18. Provision of a water storage having a capacity capable of servicing the development with no connection to the Kurrajong reticulated domestic water supply being available to the agricultural and rural industry activity.
19. Relocation of the existing holding pen and shelter to a point not closer than 30 metres to a side boundary nor less than 100 metres from the rear boundary of the land.
20. Bucks to be contained within the large steel shed erected on the land or within a holding pen and shelter being located not less than 200 metres from the front and rear boundaries of the property, not less than 40 metres from side boundaries.
21. The provision of perimeter fencing such as to prevent the escape of animals to adjoining lands.
22. No animals being confined or penned in enclosures either permanent or movable that are situated closer than 40 metres to either side boundary or closer than 200 metres to the rear boundary.
23. All exterior surfaces, including roof, of the existing shed structure the subject of this application being painted or treated with dark toned and dark coloured paint or pigment of a low reflective quality that blends with the landscape of the site and its surroundings, not later than 30th September, 1986 and that any shed or structure newly erected or relocated being treated or painted in a similar fashion prior to use or occupation. Details of such painting or treatment, including colour shall be submitted for the approval of the Shire Health Surveyor prior to application of the paint or treatment.
24. The provision of a screen wall or earth mounding and/or landscaping sufficient to prevent ready sight of the development when viewed from the Vincents Road boundary. Details of such being submitted for the approval of Council's Planner prior to implementation.
25. The provision of an effective vegetative screen sufficient to break the outline and bulk of existing and proposed farm buildings when viewed from adjoining properties. Details of plantings together with a plan of management to maintain those plantings to be submitted prior to 30th September, 1986.
26. The consent is limited to a period of 5 years from date of consent providing that extensions beyond this date will be considered by Council having regard to the potential for urban development in the locality at the time.

27. Goats to be kept in a free range situation as far as is practicable.

It is further recommended that the property be monitored and further reported on to the October Ordinary Meeting of Council.

Mr.J.Fraser addressed the Committee in support of the application.

Messrs.P.Rogers, C. Paine and B.King addressed the Committee as objectors to the development.

Mr. & Mrs. C. Campbell, the applicants, addressed the Committee.

The Shire Clerk advised that the following letter had been received in to-day's mail from Mr.J.Wilson, Lecturer, School of Agriculture, Hawkesbury Agricultural College, which he read in full to the meeting :

"Subject: Goat Dairy in Kurrajong

I write as a lecturer in dairying - including dairy goats, and as a resident of Kurrajong village where I have been living for 8 years.

My involvement with the dairy goat industry commenced in 1956 when, as Livestock Officer of the Division of Dairying, I carried out Herd Recording on suburban goat dairies. This required a monthly visit and an overnight stay on the farm. I thus became very well acquainted with goat dairies around Sydney.

Since 1971 I have lectured in dairying at Hawkesbury which has also entailed contact with dairy goat farmers and farms.

The Campbells have not contacted me or requested through anyone that I put in a word. I am not a personal friend of theirs or anyone else in the dairy goat industry. However for professional reasons I did visit their previous farm at Kenthurst on one occasion 3 years ago. It was my opinion that the Campbells were good farmers and that their animals were well cared for, their dairy was clean and the premises were in no ways smelly or obnoxious.

I believe that the reason their goats are housed at present is because they have not yet established their improved pastures or erected satisfactory border fencing. These things do take time.

Some of the students I supervise carried out properly designed and conducted trials on Tidman's goat dairy at Maraylya in association with the Department of Agriculture. These trials proved conclusively that it was far more efficient to graze goats on pasture than shed and hand feed them. The Campbells would be well aware of this and I have no doubt that their goats will, in due time, be largely grazed and not shedded, eliminating any likelihood of smell.

It is my professional opinion that many of the fears of those protesting against this dairy are ill-founded and that a snowballing state of panic has not helped in arriving at sound and fair conclusions."

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

COUNCIL SEEK LEGAL advice on the animal establishment definition and further the Shire Planner report on the request for the preparation of a Local Environmental Plan for the Kurrajong locality.

ITEM 4: (File 423, H105/1, H105/15)

SUBJECT: ESTATE D. ARNOLD - REMOVAL OF TREES - THOMPSON SQUARE

Council is referred to previous reports in this matter and to its recommendation of 10th June, 1986 that it not consent to the removal of the trees for access purposes to the rear of the property being "the Doctor's House".

Subsequent discussions have taken place with solicitors for the estate, John J. Paine Ross and Co. who are acceptable to the creation of a right-of-way over Council's land for access purposes subject to Council bearing the costs of the survey for creating the same and the costs of removal and re-establishment of the paling fence along the line of the right-of-way to be created.

It was indicated to the solicitors that recommendation along these lines would be made subject to them paying all legal costs including Council's costs for the creation of the right-of-way.

Recommendation

That Council agree to the creation of a right-of-way across its land behind the museum in Thompson Square for access purposes to the rear of that part of "the Doctor's House" being in The estate of the late D. Arnold subject to the estate being responsible for all legal costs including Council's costs associated with the creation of the right-of-way.

In consideration of this creation Council agree to the survey of the right-of-way as required and the relocation of the paling fence along the line of the right-of-way.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File L3/86)

SUBJECT: GRAHAM ALCOCK GILES TRIBE PTY LTD - PROPOSED K-MART DEVELOPMENT - RICHMOND

Council is referred to previous reports in this matter and to its most recent resolution of 10th June, 1986 wherein consideration of the reports for K-Mart be deferred.

Graham Alcock Giles Tribe Pty Ltd, the proposers of the development generally over Council car park behind the existing Coles, have now written as follows:

"Further to our meeting with Council Planner 5th June, 1986 we re-affirm our request for Council to prepare a Draft Local Environmental Plan allowing the above development to proceed broadly in accordance with our drawing no. 8576-REZ A.

In the interests of rational planning it is agreed the D.L.E.P. should encompass all the land not currently zoned for commercial purposes bounded by Windsor, Francis, West Market and Bosworth Streets, Richmond.

It is recognised that whilst there are several issues to be resolved relating to the optimum planning and design of the scheme these are best addressed at the Development Control Planning and Development Application Stages.

However, in our request that Council initiate the rezoning process it can be assured that:

1. The site is the best location in Richmond for a Discount Department Store in terms of its reinforcement of the existing retail base and its service and traffic management infrastructure. The centre can be integrated without fragmentation of the retail catchment and also with the minimum intrusion into the historic precinct.
2. The scheme (8576-REZ A) whilst not being the optimum development layout is workable and economically viable and is currently under control of our clients and Council.
3. Coles - K-Mart, whilst obviously preferring a larger (7,000 square metre) store, will participate in this smaller development even if additional residual lands on the block cannot be acquired.

Council initiation of the lengthy rezoning process will enable our clients the necessary time-span to address specific matters potentially leading to a vastly improved development, including the acquisition of residual "island" sites with the aim of providing the optimum sized Discount Store for the potential Trade Area and generally improving the planning layout and circulation.

In summary, the current proposal works, is economically viable, has an eager lead tenant and developer anxious to commence at the earliest possible date.

With Council's assistance and co-operation the completed development will provide a stimulus for further economic and employment growth in the Shire.

To ensure Council is fully acquainted with the proposal and can raise any matters of concern we respectfully request that we be given the opportunity of addressing Council at the meeting when the matter is considered."

Briefly the proposal now before Council is ostensibly the same as that

revised plan previously indicated with the exception that the double storeyed car park fronting Francis Street and adjacent to the isolated remaining allotment not in the proposal is now to be of single storey capacity which will in turn significantly reduce the impact on the remaining dwelling should it not be able to be procured by the applicants for inclusion in the development. In this respect the applicants have indicated their intent to further pursue acquisition of this property and in the circumstances, and even if it should not be acquired, it is considered to be proper planning to include the excluded land into any overall rezoning process as inevitably the property will proceed to commercial development in the future.

The alternate proposal by Stokes, Hayes and Kanas Pty Ltd on land in Francis Street owned by Mr C. Tate has not proceeded further, presumably due to the lack of procurement of a major tenant. Subsequent discussions with their agent, Mr R. Websdale has indicated their endeavours to "tie up" other major tenants, including Woolworths. To date these negotiations have not been successful. It is not considered appropriate for Council to pursue a rezoning where there is no firm indication of a major tenant as such zoning if proceeded with would create a strong argument for smaller speciality shops when it is realised that there is no reasonable likelihood in the foreseeable future of a major tenant taking up the premises. Additionally the land area required by the applicant is believed to be considerably larger than any tenant, other than K-Mart, could reasonably require in the locality.

It has been suggested that there is some inconsistency between the recommendation to at first support the site over the car park, then the site owned by Mr Tate, and now further support the car park site. This is reasonably explained by reference to the earlier reports in the matter where it was indicated that Richmond could reasonably support a K-Mart development, that both sites had merit, and that as K-Mart has now reinforced the car park site as the only option that they would consider.

It was previously reported that Council was in receipt of one reply concerning the Environmental Study it requires and this has been now added to by another consultants reply being that from Kinhill Stearns Pty Ltd. There is still one outstanding reply and it is considered that the matter of the Environmental Study will be able to be reported to the Ordinary Meeting of 8th June, with a recommendation at that time for the desired consultant.

The letter by Graham Alcock Giles Tribe Pty Ltd does indicate a number of shortcomings with the subject site, however, these will largely be overcome if the remaining property is acquired and even if not acquired then it is considered that a reasonable development can be designed allowing for incorporation and subsequent development of the remaining lot at a latter stage.

There would still be a number of outstanding matters concerning the redevelopment of the site which are properly matters for consideration at the latter development application stage and not ones to hold up the Local Environmental Plan process.

It has been previously advised that Council has not advertised this Local Environmental Plan at the initial stage. At the subsequent exhibition stage, the Environmental Study will also be on display, which should fully make available to the public all the issues involved such that the public exhibition be more meaningful. Council will consider all objections as a

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result of this exhibition prior to its further deliberation of the draft L.E.P.

Recommendation

1. That Council prepare a draft Local Environmental Plan over that area generally bounded by its car park, West Market Street, Francis Street and Bosworth Street as indicated on the plan prepared by Graham Alcock Giles Tribe Pty Ltd and that the Department of Environment and Planning be advised that an environmental study is required prior to preparation of the plan specifically addressing the matters of traffic and economic impact.
2. The local environmental study be prepared by consultants selected by Council with costs to be borne the applicants.

Councillor Dunn declared an interest in this matter.

Mr.P.Leveshon, General Manager of Plant Location International, on behalf of the Chase Corporation who is interested in the development of a discount department store on land owned by Mr. Tate, addressed the Committee.

Mr.T.Tribe of Graham Alcock Giles Tribe Pty.Ltd., addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL INDICATE TO Graham Alcock Giles Tribe Pty.Ltd. that it would consider the preparation of a draft Local Environmental Plan should they submit an amended plan of development for the area bounded by Windsor, Bosworth, Francis and West Market Streets, Richmond making provision for reasonable setback of the Discount Store building to Francis Street, general access to Jewel's Store from the parking area and the full floor space compliment of parking spaces required by the development being provided.

ITEM 6: (File DA217/86)

SUBJECT: PROPOSED HELICOPTER LANDING SITE - LOT 101
DP702238, BELLS LINE OF ROAD, NORTH RICHMOND -
RURAL PRESS LTD



A designated development application and accompanying environmental impact statement has been received in respect of the above proposal.

It had been anticipated that the matter would be placed before this meeting for determination, however, the Act provides that the determining authority (Council) must, as soon as practicable after the end of the exhibition period, send copies of all submissions to the Department of Environment and Planning (D.E.P.).

Council may not determine the application until the elapse of 21 days after copies of submissions are received by the D.E.P. The Director or the Minister for Planning and Environment may decide to intervene at this point. In the former case, by way of examining the application and submissions with subsequent recommendations. In the latter case, the

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Minister may convene a public inquiry. If Council is advised that the matter is a local issue, then Council may determine the application.

As the D.E.P.'s advice should be received by mid July, 1986, it is envisaged that the application will be submitted to the General Purpose Committee Meeting of 29th July, 1986.

Recommendation

That the information on the processing of the application and likely presentation to the General Purpose Committee of 29th July, 1986 be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA91/85, DA273/86)

SUBJECT: REGIONAL CATHOLIC HIGH SCHOOL - PORTION 307,
PARISH OF ST. MATTHEW, COLLITH AVENUE, SOUTH
WINDSOR

At its meeting of 14th May, 1986, Council resolved to approve the construction of Stage "0" of the above development.

This was the first stage of a total development of ten (10) stages. The plans presented to the meeting depicted the entire development concept, however, in order to maintain adequate control over detailed elements, only Stage "0" was recommended for approval with the remaining stages being the subject of separate development applications.

An application has now been received for Stage "1", which consists of specialist rooms, administration block, assembly area and additional car parking.

As each application only deals with specific matters of technical detail associated with the overall concept plan, it is intended to deal with this and future applications under delegated authority.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8: (File DA387/84)

SUBJECT: INDUSTRIAL DEVELOPMENT - 43 MILEHAM STREET,
WINDSOR - W. COLLIER AND P. O'HANLON

Council is referred to previous reports in this matter and a resolution of the Ordinary Meeting of 11th March, 1986, requesting a further report on

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the proposed redevelopment.

At this stage the majority of siteworks have been completed in a satisfactory manner and the site has been cleared of debris and rubbish.

Piers for the proposed building were recently bored with concrete being poured within the last fortnight.

It is anticipated that at the current rate of construction, the development should be completed prior to the end of 1986.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (FILE P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED
AUTHORITY

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

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION 3 - FINANCE

1. ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	51756-52491	3,040,049.95
Trust Fund Nos.	5001-5020 and 4786-4862	1,009,461.57
		\$4,049,511.52

2. STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'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 C40/13 C50/10A)

CORRESPONDENT: HAWKESBURY BICENTENNIAL COMMUNITY COMMITTEE

SUBJECT: REQUEST FOR FINANCIAL ASSISTANCE

The Hawkesbury Bicentennial Community Committee has requested financial assistance towards production of two major events during 1988. These events being a New Year's Eve opening ceremony featuring a fireworks entertainment extravaganza in addition to a project to bring the Temple City Band to Australia during the Bicentennial Air Show Week (funds will be divided on basis of \$30,000 for the New Year's Eve concert and \$20,000 towards the Temple City Band visit).

It was further indicated in the letter that should Council endorse the two events in addition to the Australian Bicentennial Authority consent, appropriate corporate sponsorship would be sought.

Recommendation

That Council advise the Bicentennial Community Committee that at the current time Council feels that it has committed sufficient funds to the Bicentenary, however if funds become available in the preparation of the 1988 Estimates, the funding proposal for the two events will be considered further.

The Shire President advised that the Chairman of the Hawkesbury Bicentennial Community Committee had requested that this letter be withdrawn pending further information.

COMMITTEE'S RECOMMENDATION

THE LETTER BE withdrawn.

ITEM 2: (File P155/2)

CORRESPONDENT: DENNING PROPERTIES PTY LIMITED

SUBJECT: WINDSOR TOWN CENTRE - LEASE OF PARKING AREA

Referring to discussions between Mr. Kenny of the Company and Council officers concerning a lease agreement to enforce shopper parking rather than day parking by employees at the Centre.

Stating that the Company is amenable to an arrangement along lines existing for the Coles Supermarket car park in George Street and requesting provision of a draft agreement to enable finalisation of the details as soon as possible after the settlement of this purchase of Council's land.

(S.C. - Following approaches from G.J. Coles & Coy. Limited, Council agreed to lease the Coles Supermarket car park for a nominal rental with all legal costs and maintenance expenses to be paid by the Company.

It was felt that Council control of the parking area would benefit both the Supermarket and other businesses in close proximity. The policing of the two hour parking restriction has been co-ordinated with other parking areas in the vicinity.

As is the case with the Coles Supermarket car park, the Windsor Town Centre parking area is being utilised by employees of the centre and also other staff in the adjoining business district.

To ensure maximum utilisation of the parking area by shoppers visiting the business district, it is felt that Council should agree to the proposal).

Following the approach by G.J. Coles & Coy. Ltd, Council resolved to request a similar agreement for the Jewels Supermarket car park at Richmond. Letters were forwarded to owners of the Supermarket, but to date no lease agreement has been accepted. In conjunction with the latest proposal, it is suggested that further approaches be made to the owners of the Jewels Supermarket.)

Recommendation

1. Council agree to lease the Windsor Town Centre car park for a nominal rental with all legal costs and maintenance expenses to be paid by Denning Properties Pty Limited.
2. A two hour parking restriction be imposed between the hours of 8.30am - 5.00pm, Monday, Tuesday, Wednesday and Friday, 8.30am - 8.30pm, Thursday and 8.30am - 12 noon Saturday, subject to a fine of \$20.00 for offenders.
3. All necessary documents to be completed under Seal of Council.
4. Further approaches to be made to the owners of the Jewels Supermarket car park to enter into a similar agreement with Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT & SHIRES ASSOCIATION - GENERAL CIRCULAR NO. 5/1986. C44/2

1. Local Government Salaried Officers' Award
2. Municipal & Shire Council Wages Staff Award
3. Municipal & Shire Council Wages Staff Award

The Municipal Employees' Union has applied to vary the above award by inserting new classifications into Division IX - Garbage Services.

Driver, Mobile Cart Mechanical Lift - rear loading; and Scavenging Labourer, extra hand, offsider or assistant, mobile car mechanical lift - rear loading.

4. Municipal & Shire Council Wages Staff Award

The Municipal Employees' Union has applied to vary Clause 23, Clothing, subclause (ii) of the above award to provide that Councils be responsible for cleaning at an industrial laundry, overalls supplied to employees engaged in connection with tar and/or bitumen and/or creosote.

(S.C. - Council will be informed of award variations).

5. Occupational Health & Safety Act, 1983

Councils were advised in General Circular No: 7/1984 of the Occupational Health & Safety (Committees in Workplace) Regulation 1984, dealing with the establishment of such committees and their powers and functions.

In addition to the regulations, Section 24 of the Act concerns functions of the Occupational Health & Safety Committees and in relation to these provisions, it is the view of the Associations that Councils should establish safety committees to assist with the formulation of measures to ensure the health and safety of persons at the place of work.

(S.C. - Council has already established a Safety Committee in terms of the Act).

B2. MACQUARIE TOWNS FESTIVAL COMMITTEE - MACQUARIE TOWNS FESTIVAL 1986. C40/15

Enclosing estimated income and expenditure for the Macquarie Towns Festival, 1986, and requesting Council to forward a cheque for \$15,000 as adopted in 1986 Estimates.

Expenditure

Ku-ring-gai Philharmonic Orchestra Concert	\$1,200
On Q Street Theatre	400
Performing fees, various	5,000
Hiring (stalls, tables, chairs)	2,500
P.A. System hire	700
Advertising	1,500
Printing and stationery	2,000
Insurance	600
Casual wages	400
Banners, ribbons and prizes	1,000
Documentation - video	1,000
Documentation - movie and still form	200
Sundries	500
Petty Cash	100
Rental - W.C. and C.C.	200
T-shirt (additional sizes)	1,000
Parade bands	1,500
	\$19,800

Income

Council Grant	\$15,000
Donations	2,000
Ticket sales - concert	1,500
Commissions	500
Stall rentals	400
T-shirt sale	400
	\$19,800

(S.C. - Provision has been made in the 1986 Estimates for this programme similar to previous years. The funds will be provided to the Festival Committee).

B3. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR NO. 6/1986 - INDUSTRIAL MATTERS. C44/2

1. Australian Traineeship System (ATS)

Local government traineeship packages in the clerical and childcare occupations have been developed and are now complete.

The two traineeships will have a duration of twelve (12) months (excluding annual leave) and will provide a program of planned and structured training, which combines on-the-job training with at least thirteen (13)

weeks complementary off-the-job training at TAFE colleges. While employed, the trainees will be entitled to award conditions, and will be paid a trainee wage rate calculated to reflect the period of time spent on the job.

The Australian Traineeship System (ATS) will be introduced in local government among metropolitan Councils and major regional centres (where TAFE is able to provide the off-the-job component) in the 1986 pilot phase. During this phase, priority will be given to 16 and 17 year old school leavers, and such trainees will be additional to Council's normal staff establishment.

The Federal Department of Employment and Industrial Relations (DEIR) will pay an employer a fee of \$1,000 for each trainee taken on, and an additional \$1,000 for each disadvantaged trainee to help defray job training costs. DEIR also assists employers by providing a Trainer Training Service for trainers or supervisors who will be responsible for the administration of trainees or for the trainees structured on-the-job training.

Those Councils in the targeted areas interested in participating in the Australian Traineeship System in 1986 are encouraged to submit their application to the Commerce & Industry Training Council as soon as practicable, as the off-the-job training component to be provided by TAFE will commence on 7th July, 1986.

2. Local Government Salaried Officers' Award

3. Transport Industry - Sanitary and Garbage (State) Award

On the 22nd May, 1986, Senior Conciliation Commissioner H.S. Wells, Chairman of the Carters & Sanitary and Garbage (State) Conciliation Committee varied the above award, by consent. The major variations include:-

- (i) increasing certain rates and allowances in line with movements in the CPI and/or movements in the Transport Industry (State) Award
- (ii) inserting new provisions to cover safety and occupational health requirements
- (iii) inserting new classifications in Clause 3
- (iv) Adding rates to Clause 3, Wages, subclause (iv) Extra Payments.

The matter of the thirty-eight (38) hour week is currently before the Industrial Commission of New South Wales.

4. Long Service Leave Portability

5. Garbage Collection

The Division of Inspection Services of the Department of Industrial Relations has written to the Associations concerning the collection of garbage.

"....A complaint was received by this Department concerning the driving of a refuse truck in the middle of a road for collecting bins from both sides of the road. The width of the road allowed cars to pass from both sides

of the truck.

The system of work unnecessarily exposes garbage collectors to road traffic hazards and therefore constitutes a breach of Section 15 of the Occupational Health and Safety Act, which states in part:-

'Every employer shall ensure the health, safety and welfare at work of all his employees'.

This Department considers that refuse should only be collected from the side of the road which is closest to the truck. The truck should be on the proper side of the road and as close as possible to that side.

Collection from both sides should only be allowed when the road is so narrow that no other vehicles can pass the truck...."

(S.H.S. - This matter has been previously reported to Council and the recommendations of the Industrial Committee comprising the Contractors Association, the M.E.U., Local Government Association and the Transport Workers Union have been adopted, and these recommendations have been advised to Council's Garbage Collection Staff. Should it be necessary in the light of this new information, a further report will be submitted to Council.)

6. Fringe Benefits Tax and Motor Vehicles

(S.C. - A detailed report will be submitted to Council.)

B4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - BUILDING AND CONSTRUCTION INDUSTRY LONG SERVICE PAYMENTS ACT, 1986

The following letter was received from the Local Government Association of N.S.W.

"The Act will come into effect on 1st July, 1986, and replaces the Building and Construction Industry Long Service Payments Act, 1974 and associated legislation. From the point of view of Councils the most major change effected by the Act is that the long service leave scheme for building and construction workers established under the old Act (which scheme effectively continues) will now be financed by a levy on the erection of buildings and other structures rather than by employers.

Cognate with the Act is the Local Government (Building and Construction Industry Long Service Payments) Amendment Act, 1986. This repeals the former S311, and inserts Sections 311A and 311B. The new Section 311 merely provides that a building shall not be erected without Council's approval. The new Section 311A provides that Council shall not release approved plans and specifications to any person unless Council is satisfied that the insurance premium, if any, payable under the Builders Licensing Act, 1971, has been paid and has endorsed those plans and specifications accordingly. The new Section 311B provides that Council shall not release approved plans and specifications to any person unless Council is satisfied that the amount of levy, if any, under the Building and Construction Industry Long Service Payments Act 1986 has been paid, or that arrangements for payment of it have been made, and has endorsed those plans and specifications accordingly. The Section also requires the Council to furnish a monthly return of building approvals to the Building

and Construction Industry Long Service Payments Corporation.

Regulations under the Act are now being drafted. Although exact details are not yet available, it is understood that they will, inter alia, prescribe:

- . that works performed by employees of Local Government bodies and statutory bodies will not be subject to any levy;
- . That no levy will be payable where the cost of the building is less than \$10,000;
- . the rate of the levy (0.5%);
- . The books, records and particulars to be kept by employers, subcontractors; and
- . certain administrative matters relating to the Corporation.

The Regulations will be in effect before 1st July.

The consequences for Local Government appear to be:

1. Works performed by a Council's own employees will not be subject to a levy, regardless of their value, but any work having a value of more than \$10,000 performed by contractors on Council's behalf will be liable.

In effect, this will not be a change from the existing system, as it is understood that the levy payable under the existing legislation by contractors is usually added to the contract price as an on-cost.

2. Councils will be responsible to ensure that levies have been paid, or appropriate arrangements for their payment have been made, and that an endorsement to that effect is made on the plans, before any plans and specifications are released to owners and/or builders. Levies will be paid to either the Corporation or the State Bank, and proof of payment will take the form of a receipt issued by either body. Where arrangements are made for payment of a levy by instalments, proof of those arrangements will take the form of a certificate issued by the Corporation confirming the arrangements and authorising the release of plans and specifications. Councils will also be required to furnish a monthly return of building approvals.

It is appreciated that Item 2 will impose additional administrative burdens on Councils. To help ease them, the Corporation has offered whatever help it can give. Officers from the Corporation will visit as many Councils as possible before 1st July to ensure that staff are properly briefed on the Act's requirements, and will provide all forms and other documentation necessary to meet those requirements. Explanatory pamphlets and other material for issue to the public will also be made available.

Councils having any queries about any aspect of the Act's operations should feel free to contact the Corporation, which has given an assurance that every assistance will be extended to them. Eventually, when the present industrial dispute at Telecom is resolved, a toll-free number will be provided for the purpose, but in the meantime Councils should contact either Mr Arthur Diakos or Mr Brent Weiley from the Corporation on (02) 925 6464."

{S.H.S. - Obviously, this new requirement will put further demands on the Health and Building Department procedures, and as the levy is quite

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significant, being \$250 on a \$50,000 project, will no doubt meet with opposition from applicants.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File I112)

SUBJECT: APPOINTMENT OF INSURANCE BROKER

In July 1986, Council appointed Laing Abrahams and Associates Pty Ltd, as its Insurance Brokers for the 1986/87 insurance year.

During this period, the Brokers provided an excellent service which has resulted in quick processing and finalisation of claims. Requests for advice on insurance matters has resulted in prompt accurate replies.

The Brokers have also introduced a weekly service whereby a brokerage representative visits Council and this has markedly reduced delays in communications and enabled Council officers to obtain very quick responses to insurance related problems.

Council has also been provided with information which has enabled the further implementation of a risk management program resulting in a reduction of Professional Indemnity claims.

To enable the continued utilisation of this professional service, it is proposed to extend the present term of appointment for a period of three (3) years. Enquiries with other Councils utilising brokers indicates that the most common term of appointment is three (3) years and a total of fifty-nine (59) Councils utilise Laing Abrahams & Associates as their insurance brokers.

Recommendation

Laing Abrahams & Associates Pty Ltd be appointed as Insurance Brokers for the ensuing three year period.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File I112)

SUBJECT: HIGHER LIMIT OF INDEMNITY FOR PUBLIC LIABILITY
AND PROFESSIONAL INDEMNITY INSURANCE

An investigation into Council's current limits of indemnity for the above insurances has been completed and it is suggested that the current limits should be increased in line with the General indications of coverage required for Local Government Authorities.

Council's present limits are:-

Professional Indemnity	\$2,000,000	-	Premium \$46,000
Public Liability	\$10,000,000	-	Premium \$25,400

Council is now processing development and building applications exceeding \$2,000,000, thus Council could be liable under the present policy limitations, to additional financial penalties if a professional indemnity situation arose for any of these applications.

The acquisition of Australiana Pioneer Village and the increase of contractors used, has exposed Council to higher potentials for claims to be made against Council. It is now common practice for suburban Councils to carry at least \$20,000,000 indemnity due to the increasing value of claims awarded by the Courts.

Council's Insurance Brokers, Laing Abrahams & Associates have provided quotations for increasing the indemnity limits:-

Professional Indemnity	\$5,000,000	-	Additional Annual Premium \$13,471
Public Liability	\$20,000,000	-	Additional Annual Premium \$10,000

Total Estimated Annual Premium Increase \$23,471

Council's current policies expire on 20th August, 1986, and it is advantageous to have the increased indemnity limits endorsed prior to renewal because all renewal quotations and negotiations will be based on the higher indemnity limits.

It is envisaged that the limits of indemnity would be increased from 20th July, 1986, resulting in an additional premium cost for 1985/86 premium year of approximately \$3,900.

Recommendation

The limit of indemnity for Public Liability and Professional Indemnity insurances be increased to \$20,000,000 and \$5,000,000 respectively.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P160/36)

SUBJECT: LEASE OF WAGON - WINDSOR MALL

Two proposals for lease of the vacant wagon located within Windsor Mall have recently been received by Council.

The first from Mr. S. Silver of Glenorie is for the purpose of selling showbags on Saturdays and during school holidays. No indication of rent to be offered was indicated.

The second proposal is from Mrs. T. Walker on behalf of Hawkesbury Craft Group and is for the purpose of selling local craft works. Rental offered in this case is \$25.00 per week which is identical to the rent for the

existing wagon.

The agreement for the lease would rest on correspondence and would be reviewed annually. Any termination of the agreement would be on one month's written notice and it is felt that Council should agree to accept the offer from Hawkesbury Craft Group.

Recommendation

Council agree to lease the vacant wagon in Windsor Mall to Hawkesbury Craft Group at a weekly rental of \$25.00 to be reviewed annually. The Leasing agreement to rest on correspondence.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 625-6)

SUBJECT: PROPOSED ACQUISITION OF LAND FOR REGIONAL
OPEN SPACE PURPOSES
OWNER: MR. JAMES J. GOUGH

Discussions have recently taken place between Council officers and representatives of the Department of Environment & Planning concerning acquisition of Lot 1 DP 606535 off Freemans Reach Road, Windsor. The land adjoins Macquarie Park Recreation area, is owned by Mr. J.J. Gough and forms a continuation of The Peninsula. It has an area of 14.47 hectares and Mr. Gough has agreed to sell the property for \$220,000.

The sale is subject to Council and the Department agreeing to lease back an area of approximately 9.25 hectares to Mr. Gough for a period of 12 months.

As was the case in the joint acquisition of Half Moon Farm at Lower Portland, the proposed acquisition would proceed on the basis that the Department and Council would equally share the purchase price of the property with provision for Council's payment to be extended over a five year period, free of interest.

The Department of Environment & Planning has now formally indicated that it is prepared to agree to this proposal and will proceed to acquire the property for \$220,000. Under this agreement, Council would be required to make five annual instalments of \$22,000.

Once the property purchase has been finalised, the area which is not subject to lease would be placed under the care, control and management of Council. The balance of the area would come under Council's control once the 12 month lease expired.

A plan of the property is on display at this meeting and it is felt that Council should agree to the proposal.

Recommendation

Council agree to the joint purchase of Lot 1 DP 606535 off Freemans Reach Road, Windsor with the Department of Environment & Planning from Mr. J.J.

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Gough for \$220,000. Council's proportion to be paid by five annual instalments of \$22,000 and all necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File 1386W)

SUBJECT: ALTERNATIVE PREMISES - FAMILY DAY CARE SERVICE
OWNER: N.S.W. DEPARTMENT OF EDUCATION

Following further approaches by Council officers concerning the Department of Education cottage at 54 Francis Street, Richmond, an acknowledgment was received from the Premier's Department.

The Premier's Department advised that it was currently seeking ministerial approval to declare the property surplus to its current requirements and that the Property Management Unit would then be contacted as soon as ministerial approval was granted.

It was hoped that the Property Management Unit would then be able to make an early decision regarding future use of the property.

Council officers met with representatives of the Department of Youth & Community Services at the cottage on Monday 16 June, 1986. The site was inspected to determine whether or not it would be suited for use by the Family Day Care Service and a report would then be submitted to the Premier's Department.

The representatives from the Department of Youth & Community Services indicated that, with a minor alteration to enable access from the cottage to the garage area, they felt that the premises were well suited for use by the Service. It is hoped that their report will be submitted to the Premier's Department in the near future and a decision will then be made without further delay.

Recommendation

That the report concerning alternative premises for operations of the Hawkesbury Family Day Care Service be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File C52/5)

SUBJECT: LEASE OF COFFEE SHOP - TOURIST INFORMATION CENTRE,
MCGRATHS HILL
OWNER: HAWKESBURY SHIRE COUNCIL

At the Special Meeting of Council held on 17th December, 1985, it was resolved to enter into a three year lease with a three year option for

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renewal with Miss Susan Fookes and Mr. Theo Dykgraaff for the coffee shop in the Tourist Information Centre.

Under the resolution, rental was to be based on 5% of gross turnover or \$15,000 whichever was greater and to be reviewed at the end of the first 12 months operations. The agreement was also to be subject to satisfactory negotiation of the details of the lease.

Council's Solicitor, and solicitors acting on behalf of the proposed lessees, were instructed to negotiate formal lease details and the coffee shop commenced trading on 19 January. It now appears that agreement has been reached on the formal lease documents and representations have now been made by the proprietors concerning rental payable for the period to date.

An itemisation of income and expenditure for the period 19 January, 1986, to 1 June, 1986, has been supplied showing that the enterprise has earned a gross profit of \$1,560 for the period without any allowance for rental payable. After adjustments are made for payment of rent, the business is operating at a weekly loss of \$115.00 and this is without allowance for payment of a wage to either Mr. Dykgraaff or Miss Fookes.

Poor trading to date relates to the number of people actually visiting the Centre and it is felt that this will improve as the Centre becomes established, the McDonalds Family Restaurant is opened and regular bus tours, as originally predicted, are formally established.

In view of the poor trading figures, the proprietors have indicated that they would like to continue operations of the coffee shop by either formalising the proposed leasing document on an amended rental basis or by operating on a letter of agreement until December, 1986, at which time a formal lease would be entered into on the basis of the original intent, provided the attendance situation had improved.

They have suggested that, under the terms of the letter of agreement, the proprietors would pay a weekly rental of \$250 as of 1 June, 1986. The rental would be paid weekly in advance to preserve cash flow during the development period. Payments in accord with this intent have been made by the proprietors to indicate their good faith in this matter.

They have also indicated that, in regard to long term viability of the Centre and the coffee shop, they have no doubt that the enterprise will be successful and that an annual rental of \$15,000 or 5% of gross turnover will be justified. They feel that it is in the short term during the building up period that they require Council's assistance in terms of a modified rental structure.

They have also indicated that they are concerned about the proposed fauna park suggested for the rear of the Tourist Information Centre and in particular the restaurant and food outlet which could be incorporated. They have suggested that a letter of agreement would allow until the 31st December, for the proposal in respect of the rear land to be formally adopted by Council and could then re-assess the potential viability of their business.

Under the circumstances, it is felt that Council should agree to the proposal for payment of \$250 per week commencing 1st June, and with the lease agreement to rest on correspondence until 31st December, 1986, at which time it would be reviewed. It is further felt that the agreement

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for rental payments should be subject to renegotiation in the event that there was a substantial change to trade turnover which could be caused by the opening of McDonalds or other events within the Shire.

Once the establishment period to 31st December, had been completed, a formal lease document in terms of the original resolution of Council would be exchanged.

Recommendation

Council agree to vary the proposed lease for the coffee shop located within the Tourist Information Centre at McGraths Hill to provide for weekly rental payments of \$250 per week commencing 1st June, 1986 with the agreement to rest on correspondence until 31st December, 1986. A formal lease agreement to be completed commencing 1st January, 1987, provided the establishment has been run to the satisfaction of Council, with the agreement to be for a period of three years with a three year option for renewal and rental to be based on \$15,000 or 5% of gross turnover whichever is greater. All necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE TO vary the proposed lease for the coffee shop located within the Tourist Information Centre at McGraths Hill to provide for weekly rental payments of \$250 per week commencing 1st June, 1986 with the agreement to rest on correspondence until 31st October, 1986. A formal lease agreement to be completed commencing 1st November, 1986, provided the establishment has been run to the satisfaction of Council, with the agreement to be for a period of three years with a three year option for renewal and rental to be based on \$15,000 or 5% of gross turnover whichever is greater. All necessary documents to be completed under Seal of Council.

ITEM 7: (File DA 464/86)

SUBJECT: 21 BAKER STREET, WINDSOR
OWNER: HAWKESBURY SHIRE COUNCIL

The Ordinary Meeting of Council held on 13th May, 1986, resolved to seek expressions of interest for the leasing of the above property and that a further report be brought forward by Council officers with a view to making the area into a car park.

This was following a resolution to lease the property to Mr. L. Taylor of H.V.M. Investments Pty Limited, for \$200.00 per week on a monthly basis with the agreement to rest on correspondence.

Following this offer, Mr. Taylor advised that, due to a number of unforeseen difficulties, it was unlikely that any development would take place in the immediate future. He further advised that his Company was considering a number of alternatives for the disposal of its land holdings and requested that Council give consideration to deferring any proposal to either sell or enter a long term lease agreement for the property.

He further indicated that, due to the uncertainty of development proposals, he could not commit the Company to rental payments of \$200.00 per week. He was of the opinion that it was unlikely that a development

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would take place within the near future and that the Company would have no objections to Council entering a short term lease agreement of say six months.

Four expressions of interest were received in response to advertisements by Council. These proposals are itemised below:-

1. Mrs E. Kennedy & Mrs N. Moxey -

Purpose: Sale of quality Australian hand made gifts, establishment of tea room facilities and classes in patchwork, embroidery, smocking and craft gifts.

Period of Lease: Three years with a three year option for renewal.

Rental: \$200.00 per week (\$10,040 per annum)

2. Mrs R.M. McConaghy -

Purpose: Light refreshment, luncheon and gourmet sandwich venue with ongoing art and local crafts exhibition and sale.

Period of Lease: Initially 12 months then three years with three year option for renewal.

Rental: \$150.00 per week (\$7,800 per annum)

3. Mrs M. Symonds -

Purpose: Sale of antiques and old wares of historical origin.

Period of Lease: Either yearly or three year contract.

Rental: \$138.50 per week (\$7,200 per annum)

4. Ms J. Andrews -

Purpose: Operations of acupuncture clinic and use of upstairs area as personal living quarters.

Period of Lease: Three years with 12 month option.

Rental: \$180.00 per week (\$9,360 per annum)

Although each of the above uses would be suited for the premises Ms Andrews who currently operates her clinic at 489 George Street, South Windsor, indicated that should circumstances arise where Council required the premises she would be prepared to vacate on two weeks written notice to be relocated to an alternative premises at Council's expense.

Given the uncertainty of potential development proposals for the area, it could be that the property will be required within the next 12 months or possibly not for a number of years. This offer of relocation offers advantage to Council, in that the premises could be made available if required.

The rent offered by Mrs Kennedy and Mrs Moxey is \$200 per week and this is \$20 greater than the rent offered by Ms Andrews. It is felt that discussions should take place with Ms Andrews with a view to requesting a

weekly rental of \$200.

In addition to this, it would be necessary to discuss lease terms and conditions to ensure that a mutually satisfactory agreement could be accomplished.

It is proposed to hold further discussions with Ms Andrews prior to the Ordinary Meeting of Council and part of these discussions will be that the property is accepted in its current condition with no capital cost to Council.

Part of the resolution of Council was that a further report be brought forward with a view to making the area into a car park and it is acknowledged that the commercial area of Windsor has a shortage of car parking areas, particularly in this region.

It should however, be borne in mind that the property is extremely small having a frontage of approximately 13 metres to Baker Street and a depth of approximately 29.5 metres. The overall area of the land is 354.1sqm and it would therefore have limited potential as a parking area. It is estimated that approximately ten car parking spaces could be provided on the site.

The land is reserved under Council's Planning Scheme as Local Road Reservation to establish a service road between Baker and Kable Streets. The service road does not need to be established until such time as a development is approved and commenced on the Hawkesbury Valley Motors site. The timing of any proposal in this regard is currently unknown but certainly does not appear likely to take place in the near future.

It is envisaged that a rental of approximately \$10,000 per annum will be achieved by Council leasing this property and it is felt that no proposal to create a car park over the property should be adopted until such time as a firm development application is received for the Hawkesbury Valley Motors holdings.

Recommendation

The report concerning expressions of interest in 21 Baker Street, Windsor and establishment of a car parking area over the site be received with a further proposal on leasing arrangements to be brought forward to the next Ordinary Meeting of Council.

Councillor Rotherham declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 8: (File P160/21)

SUBJECT: NORTH RICHMOND COMMERCIAL AREA

A number of reports have been submitted to Council concerning the Development Control Plan for the North Richmond Commercial area.

The plan provides for creation of footpaths, pedestrian walkways, car

parking areas, a laneway and courtyards. Following a resolution of Council, notices of intention to resume land required for rear pedestrian walkways and the laneway have been forwarded to owners in the commercial area. The period for lodging objections has now expired.

The overall Control Plan setting out the location of various properties within the commercial area will be on display at the Meeting and has been shaded to highlight the areas proposed to be resumed and Council's existing holdings which have been acquired for car parking purposes:

- a) rear pedestrian walkways - shaded red
- b) laneway - shaded brown
- c) car parking areas - proposed to be resumed - shaded blue
- d) car parking areas - Council owned - shaded yellow

Prior to the resolution to forward notices of intention to resume, offers to acquire the land were forwarded to each of the respective owners. The various properties involved together with land subject to the resumption notice and offers made by Council for acquisition of the areas are set out below. Also included is a note of objections received in response to Council's notice:

Property 1

Owner: Hawkesbury Shire Council
Description: Lot 18, Section B, DP 17017
2 Riverview Street
Pedestrian Walkway: Council owned

Property 2

Owner: Hawkesbury Shire Council
Description: Lot 17, Section B, DP 17017
4 Riverview Street
Pedestrian Walkway: Council owned

Property 3

Owner: Mr H.T. & Mrs S. Leader
Description: Lot 16, Section B, DP 17017
6 Riverview Street
Pedestrian Walkway: Offer to purchase for \$2,000
Response: Counter offer to sell for \$4,000

Property 4

Owner: Mr P. & Mrs T. Vizza
Description: Lot 15, Section B, DP 17017
8 Riverview Street
Pedestrian Walkway: Offer to purchase for \$2,000
Response: Objection lodged by Messrs Gubbays, Solicitors

Property 5

Owner: Waynes Home & Garden Pty.Ltd.
Description: Lot 14, Section B, DP 17017
10 Riverview Street
Pedestrian Walkway: Offer to purchase for \$2,000
Response: Counter offer to sell for \$4,000

Property 6

Owner: SHBA Pty. Limited
Description: (a) Lots 10-13, Section B, DP 17017
12-18 Riverview Street
(b) Lots 20-22, Section A, DP 17017
27-31 Bells Line of Road
Market Town Shopping Complex
Pedestrian Walkway: (Rear of Riverview Street) - Offer to purchase
for \$4,000 plus cost of locating refrigeration
plant
Car Parking: Created by development - offer to purchase for
\$1.00
Response: No reply received

Property 7

Owner: Hawkesbury Shire Council
Description: Lots 8-9, Section B, DP 17017
20-22 Riverview Street
Pedestrian Walkways: Council owned
Laneway: Council owned

Property 8

Owner: Mr D.E. Upton and Mr A.D. Meachin
Description: Lot 7, Section B, DP 17017
24 Riverview Street
Pedestrian Walkway: Offer to purchase for \$1,500
Laneway: Offer to purchase for \$2,500
Total Valuation: Rear Pedestrian Walkway and Laneway = \$4,000
Response: Objection by Messrs Ashton, Stedman, Solicitors

Property 9

Owner: Mr I.T. McEwan
Description: Lots 5-6, Section B, DP 17017
26-28 Riverview Street
Pedestrian Walkway: Offer to purchase for \$3,000
Laneway: Offer to purchase for \$5,000
Total Valuation: Rear Pedestrian Walkway and Laneway = \$8,000
Response: Counter offer to sell for \$29,500

Property 10

Owner: Mr A.J. & Mrs N.A. Dawson
Description: Lot 4, Section B, DP 17017 & Lot 1, DP 205174
30-32 Riverview Street
Pedestrian Walkway: Offer to purchase for \$3,100
Laneway: Offer to purchase for \$5,200
Total Valuation: Rear Pedestrian Walkway and Laneway = \$8,300
Response: Objection lodged by Messrs Gubbays, Solicitors

Property 11

Owner: Mr R.E. & Mrs T.P. McNair
Description: Lots 1-2, Section B, DP 17017 & Lot 2, DP 205174
34-38 Riverview Street
Pedestrian Walkway: Offer to purchase for \$3,100

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Laneway: Offer to purchase for \$5,200
Total Valuation Rear Pedestrian Walkway and Laneway = \$8,300
Response: Objection lodged by Messr D. Roberts Mann Giles
& Weller, Solicitors

Property 12

Owner: Hawkesbury Shire Council
Description: Part Lots 5-7, Section B, DP 17017 & Lot 82 DP
634539
40-44 Riverview Street
Pedestrian Walkway: Council owned

Property 13

Owner: Copimold Industries Pty.Ltd.
Description: Lot 81, DP 634539
55-57 Bells Line of Road
Pedestrian Walkway: Offer to purchase for \$7,000
Response: Counter offer by Rothwell G. Wall, Solicitor to
sell for \$18,000

Property 14

Owner: Klelong Pty.Ltd.
Description: Lot 9, Section A, DP 17017
53 Bells Line of Road
Pedestrian Walkway: Offer to purchase for \$1,500
Laneway: Offer to purchase for \$3,500
Total Valuation Rear Pedestrian Walkway and Laneway = \$5,000
Response: No reply received

Property 15

Owner: Copimold Industries Pty.Ltd.
Description: Lot 10, Section A, DP 17017
51 Bells Line of Road
Pedestrian Walkway: Offer to purchase for \$1,500
Laneway: Offer to purchase for \$3,500
Total Valuation Rear Pedestrian Walkway and Laneway = \$5,000
Response: Counter offer by Bennetts Real Estate Pty Ltd
to sell for \$7,000

Property 16

Owner: Mr R.A. Peel
Description: Lots 1-3, DP 577444
49 Bells Line of Road
Pedestrian Walkway: Offer to purchase for \$1,500
Laneway: Offer to purchase for \$3,500
Total Valuation Rear Pedestrian Walkway and Laneway = \$5,000
Response: Counter offer by Bennetts Real Estate Pty Ltd
to sell for \$7,000

Property 17

Owner: Mr P.H. Huveneers
Description: Lot 12, Section A, DP 17017
47 Bells Line of Road

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Pedestrian Walkway:	Offer to purchase for \$1,500
Laneway:	Offer to purchase for \$3,500
Total Valuation	Rear Pedestrian Walkway and Laneway = \$5,000
Response:	Counter offer to sell for \$7,000

Property 18

Owner:	N.S.W., Police Department
Description:	Lots 13-16, Section A, DP 17017 39-45 Bells Line of Road
Pedestrian Walkway:	Offer to purchase for \$6,000
Laneway:	Offer to purchase for \$14,000
Total Valuation	Rear Pedestrian Walkway and Laneway = \$20,000
Response:	No objection to the proposed resumption

Property 19

Owner:	North Richmond Bakery Pty.Ltd.
Description:	Lots 17-18, Section A, DP 17017 35-37 Bells Line of Road
Pedestrian Walkway:	Offer to purchase for \$3,000
Laneway:	Offer to purchase for \$7,000
Total Valuation	Rear Pedestrian Walkway and Laneway = \$10,000
Response:	Not subject to resumption proceedings due to existing encroachment on land required

A summary of the objections received from various owners is set out below:

1. The proposal is unnecessary.
2. Injurious affect on the rights of existing owners.
3. Injurious affect on development potential having regard to previous setbacks required prior to adoption of the North Richmond Development Control Plan.
4. Injurious affect through loss of private car parking spaces and resultant prejudicial effect on business activities.
5. Injurious affect through interference with rear loading bay and subsequent loss of business.
6. Injurious affect through loss of existing storage space.

In addition to objections, a number of owners have offered to either dedicate the land or agree to a sale based on car parking contributions given the area of land to be resumed by Council. In some cases, it has been requested that the contribution be waived in the event of re-development of the site either now or in the future and in other cases there has been a request for a monetary contribution calculated on the basis of the number of cars which would have been accommodated on the land to be resumed.

As an indication of the cost of a proposal of this nature, you are referred to Property No.9 owned by Mr. I.T. McEwan. Mr. McEwan has lodged a counter offer of \$29,500 or alternatively requested a credit for the contribution payable in respect of 11 car parking spaces. The current contribution is \$3,900 per parking space and the resultant cost would therefore be \$42,900.

From the areas shaded yellow on the Development Control Plan it will be noted that large areas of land have been acquired by Council for provision of public car parking areas. The construction of these areas into permanent car parking will be financed by contributions and staged

according to future development of the commercial area. Funding difficulties will most certainly arise if Council allows credits for lost car parking spaces.

The fundamental difficulty in negotiating for acquisitions of this nature, especially where the rear of properties is involved, relates to different valuers' opinions of the betterment created in development potential for the site. In effect Council's proposal will create two developable frontages, one at the street and the other to the rear laneways to be created where currently only one frontage exists. The rear land is not accessible and therefore, has very limited potential for development. It should also be noted that it has limited potential for provision of car parking, as access needs to be provided from the street frontage along the boundary of the property. This again, results in a loss of land which could alternatively been developed for commercial purposes.

The proposal by Council is aimed at acquiring land which will be required at some stage in the future for construction of laneway and pedestrian walkways. The staging of construction of these facilities and formal construction of car parking areas on land already owned, will depend on future development in the commercial area.

It should be noted that the areas required will be dedicated as part of any development consent in the event of future applications. The proposal was initially put to Council so that all land needed to create these facilities could be obtained at once and not in a piecemeal fashion.

Discussions have taken place between Council's valuer and certain owners of land within the commercial area, but to date no reconciliation of valuations has been achieved. Claims for compensation based on injurious affection introduce a grey area into the negotiations as it is very difficult to assess a court's attitude to potential loss of business, parking areas, storage areas, or development space. If Council resolves to proceed with resumption proposals, at some stage the Court will determine the amount of compensation to be paid in respect of each parcel of land resumed. The resultant cost to Council could be substantial.

It is felt that the proposals should be considered in two distinct sections:

The first section is the Pitt Lane end which incorporates property numbers 1 through to 6. With the establishment of a commercial development on the corner of Bells Line of Road and Pitt Lane, it is felt essential that the pedestrian walkway through to the market town complex should be created as soon as possible.

The owners of property numbers 3 and 5 have indicated that they are prepared to accept a purchase price of \$4,000 for land required in respect of their properties, and in this regard, it is felt that Council should agree to their requests subject to agreement being reached with Mr. P. & Mrs. T. Vizza for the same amount.

It would then be proposed to submit a further report to the next Ordinary Meeting of Council suggesting that the compensation be paid on receipt of an authority to take possession of the land, this would then enable the walkway to be constructed in the very near future.

With regard to land owned by SHBA Pty Limited, owner of the market town shopping complex, no reply has been received in response to the

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notice of intention to resume and it is felt that Council should make formal application to the Governor for approval to resume the land required for pedestrian walkway and public car parking purposes.

The second section comprises property numbers 7 through to 19, and it is felt that the potential cost of acquiring land within this area exceeds the need to establish the pedestrian walkways and laneway at this stage. There is no indication that a major development will take place within the area in the near future, and any future development consents will require dedication of land for pedestrian walkway and laneway purposes.

The counter offers received and potential claims for injurious affection make the end cost to Council uncertain and it is felt that there would be a benefit in further negotiations prior to formal resumption proceedings being instituted.

It will be noted that a number of owners fronting Bells Line of Road have indicated that they would be prepared to accept \$7,000 for land required from them. This is 40% above Council's valuation, and it is felt that there could be some benefit in renegotiating with other Owners fronting Riverview Street on the basis that a figure in excess of valuation would be offered.

It should be noted that this figure will be significantly less than some of the counter offers received and it would be proposed to submit a report back to Council at the earliest possible time.

In the event that this committee recommends to proceed with an application for resumption to the Governor, it will be necessary for a further report to be brought forward to the next Ordinary Meeting of Council to address the specific objections raised as required by Ordinance 77.

Recommendation

- a) Subject to agreement being reached with Mr. P. & Mrs T. Vizza, Council agree to acquire Part Lots 14, 15 and 16 Section B DP 17017 Riverview Street, North Richmond for \$4,000 each, with payment to be made at the time an authority to take possession of the land and deed of agreement is received.
- b) Council make application to the Governor for approval to resume Part Lots 10-13 Section B DP 17017 and Part Lots 20-22 Section A DP 17017 being land required for pedestrian walkway and car parking purposes from SHBA Pty Limited.
- c) Further negotiations take place with the owners of land required for rear pedestrian walkway and laneway under the Development Control Plan with a view to submitting a further report to Council at the earliest possible time.
- d) All necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

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ITEM 9: (File C51/10, C45/1)

SUBJECT: RICHMOND NEIGHBOURHOOD CENTRE - HAWKESBURY YOUTH CLUB

Letters have been received from the Richmond Neighbourhood Centre and Hawkesbury Community Aid regarding the behaviour of young people on nights when the Hawkesbury Youth Club uses the premises. Reference is made to various incidents on the evening of Saturday 17th May, 1986. It is alleged that "behaviour was noisy, rude and embarrassing". There have also been repeated acts of vandalism to buildings, fences and gates. It is claimed that other users of the Centre have experienced harassment and their patronage has been lost as a result of this kind of behaviour.

Hawkesbury Youth Club - Funding

Operational funding from the Department of Youth and Community Services to the Hawkesbury Youth Club for 1985/86 under the State Youth Grants was \$6,674 p.a. For the 1986/87 financial year the amount was increased to \$7,600.

Operation and Staffing

The Youth Club functions as a drop in centre with equipment provided for indoor games activity. The centre opens 7pm to midnight on Friday and Saturday evenings for 12 to 18 year olds.

The Committee employs 4 workers on a Friday evening and 3 on a Saturday being a total of 7 employed.

Only the wages for 5 workers are supplied by the Department of Youth and Community Services. The wages for 7 staff are paid by reducing the payment to all staff and contributions by service clubs also assist.

Tenancy

Lease agreements between Council and tenants were to be negotiated in 1982. The lease documents were forwarded to the Youth Club for signature on 8th March, 1982. Further letters were sent requesting that the lease be signed and returned to Council for completion of leasing arrangements on 24th March, 1982, 19th April, 1982 and 14th July, 1982.

A letter from A.R. Walmsley and Co. of 24th August, 1982 reads "We note that we are yet to receive the completed License Agreement in respect of the Hawkesbury Youth Club and we should be glad if you would let us have same at your earliest convenience so that this matter might be completed".

There is no record of any response from the Youth Club to the above requests.

Richmond Neighbourhood Centre

The Centre is managed by a Community Management Committee with responsibility for the day to day operation of the centre.

A co-ordinator is employed on a part-time basis under funding from the N.S.W. Department of Youth and Community Services. Tenants were to enter into License Agreements with Council. In respect of the Youth Club this agreement does not appear to have been finalised.

Vandalism

Reports of vandalism are on record from the 1983 Annual Report from the President of the Neighbourhood Centre's Management Committee.

The Co-ordinator of the Youth Club has advised he is "certain those involved with vandalism are not involved with the Youth Club or are over 18 years". Rearrangement of staff since 23rd May has meant that "a staff member is on patrol outside the centre, including the park while the Youth Club is operating".

Recommendation

1. That Council advise the N.S.W. Department of Youth and Community Services of the difficulties experienced by the Youth Club because of the nature of the present location and request information on departmental plans for youth services in the Shire.
2. That the Youth Club be advised of the nature of the complaints received and be requested to provide information on the proposed surveillance of the property.

COMMITTEE'S RECOMMENDATION

THAT THE YOUTH CLUB be advised that their lease will terminate effective from 30th September, 1986.

AT THE SAME TIME Council indicate to the Department of Youth and Community Services that it would assist in any way possible to find a more suitable venue for the Youth Club.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (FILE G90)

SUBJECT: GARBAGE SERVICES

Council will recall that at Estimates time a proposal was adopted to extend the 240 litre mobile garbage bin service to the areas of the Shire currently being serviced by standard 57 litre bins.

The necessary bins are at present being delivered to Council's Depot where they will be assembled and distributed to the various premises within the Scavenging District. It is anticipated at this stage that the new service will be ready to commence towards the end of July.

In order to effect the changeover as smoothly as possible, the following procedures are proposed.

- a) Advertisement of new service days and times.

It will be necessary to run advertisements in the local press advising residents of the new service. This will be supplemented by the provision of specially printed stickers attached to the bins when they are distributed, giving details of date the new service will commence, the days of service and approximate time collection will commence.

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Additionally, leaflets will be printed and distributed with the bins giving some hints on use and care of the new bins, including effective cleansing.

b) "Clean Up" days.

At present, with significant areas having a garbage service rendered twice weekly, it is convenient to have one shift per week devoted to providing a clean up service. With the introduction of the new service on a weekly basis, this spare shift will not be available so it is intended that the regular clean up days will be discontinued after the commencement of the new service. The clean up on a regular basis has, however, been well received and in order to maintain the service at a high standard, it is intended to offer a "total service" each collection day. This will mean that all residents within the Scavenging Districts will have the opportunity to dispose of additional unwanted material each week. While there is no doubt the initial period will see large amounts of clean up material put out for collection, it is believed that the combination of the large bins plus weekly service will soon result in reasonable quantities.

c) Time of Collection.

As Council is aware, from time to time complaints are received regarding noise from the night time collection. It is important to continue the night collection which gives the opportunity to better utilise the plant which we have.

Generally, vehicles run two shifts per day, giving optimum use of expensive equipment and is therefore very cost effective.

As it is considered that the 240 litre bin collection may be a little noisier than the normal collection, it is intended that the first shift will commence in the early evening which will offer the opportunity to complete the runs prior to most people retiring.

As stated previously, all of these aspects will receive wide publicity in order to achieve as smooth a changeover as possible.

Recommendation

The report be received and items a, b and c relating to advertising methods, change in "clean up" procedures by the adoption of a total collection and early evening start be adopted.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (FILE L125/2)

SUBJECT: STANDARDS AND EVALUATION FOR PUBLIC LIBRARIES

A two day seminar on the above was held by the Library Council in the Public Libraries Department Meeting Room. This was part of its continuing education programme and was held from Tuesday 10th to Wednesday 11th.

Guest speakers included Dr. D. Zweizig, author of "Output Measures for Public Measures for Public Libraries" and Ms K. Krufer, Chairman of the American Library Associations Goals, Guidelines and Standards Committee.

There are twelve (12) measures contained in the above publication and these have during the past few years been tested and modified in some public libraries in Metropolitan Sydney. Dr Susan Edwards from Kuring-gai College of Advanced Education lead the team who evaluated these measures.

Once implemented the measures are designed so that libraries can maintain them relatively cheaply. In some cases occasional monitoring (sampling) is required and in others, long term data collection.

The measures are as follows:

a. Goal: Reaching the maximum number of people in the community.

Measures: i) Library visits per capita
ii) Registration as a percentage of the population

b. Goal: Maximising use of material

Measures: iii) Circulation per capita
iv) In-library use per capita
v) Turnover of stock

c. Goal: Providing ready access to material

Measures: vi) Title filled rated
vii) Subject/Author filled rate
viii) Browsers filled rated
ix) Document delivery

d. Goal: Providing information in response to queries

Measures: x) Reference transactions
xi) Reference fill rate

e. Goal: Providing information programme

Measures: xii) Programme attendance per capita

The measures will be progressively implemented and the Council informed of results. This will greatly assist in decision making to further library services.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if the Health Surveyor could arrange for the black garbage bags on the left hand side of Putty Road going towards the Colo River at the top of the large hill, to be removed.

Councillor Durrington stated that the surface of The Mall, particularly the sandstone areas, appears to be deteriorating where there is a lot of traffic and asked if something could be done to clean these areas.

Councillor Durrington stated that some of the shoulders of Wolseley Road are breaking away and there are quite a few potholes.

The Shire Engineer advised that instructions have already been issued in this regard.

Councillor Stubbs referred to the difficulty being experienced by motorists at the intersection of Eldon Street and Old Pitt Town Road, Pitt Town. Traffic travelling from Cattai to Pitt Town making a left hand turn into Old Pitt Town Road have to go to the other side of the road. He asked if some minor alterations could be carried out.

Councillor Stanley stated that the ancient wall of the old bricks brought down from St. Matthews Church, now the Macquarie Arms Hotel, has been seriously defaced by vandals.

Councillor Stevens asked if the Shire Engineer could bring forward a report on the possibility of overcoming some of the bad breakages and raised portions of both sides of Windsor Street, Richmond in the main shopping centre, excluding that section in front of the Park.

Councillor Dunn stated that the Telecom box outside the Royal Hotel is down about 4". Councillor Dunn pointed out that Prospect County Council will be digging up that street for underground electricity.

Councillor Sheridan asked the Shire Engineer if there has been any movement on the provision of a bus shelter shed near the Sackville Ferry at Ebenezer.

The Shire Engineer stated at this stage "No". He stated that he did submit a report to the last meeting regarding a bus shelter to provide an increase in funds and that would be our works for this year at this stage.

Councillor Sheridan asked if the Engineer could prepare a report on the feasibility and cost of providing two tennis courts within the Wilberforce Park.

Councillor Sheridan asked if the Shire Planner could indicate when a report is likely on the housing of the telescope.

The Shire Planner stated that he had discussions with Graham Edds last Friday and it is envisaged that a report will be submitted to the next Committee meeting.

Councillor Dunn asked if attention could be given to the nature strip between the Post Office and the garage at North Richmond along the frontage of Hanna Match.

Councillor Dunn stated that as motorists travel over the North Richmond Bridge and cross Old Kurrajong Road and Yarramundi Lane, the speed limit is 60kph, then goes to 100 kph for about a kilometre and then drops back to 60kph. He asked if consideration could be given to making this section a uniform 80kph.

The matter be listed for consideration by the Local Traffic Committee.

Councillor Denne referred to the drainage problems being caused by the two water standpipes - one in Charles Street and the other at the corner of Bells Line of Road and Terrace Road. She stated that the one in Charles Street is actually damaging the road.

Councillor Nicholson asked if arrangements could be made to have the trees and shrubs around the Richmond Neighbourhood Centre trimmed.

The meeting terminated at 3.13 p.m.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 1st July, 1986, commencing at 10.30am.

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

An apology for absence was received from Councillor Durrington, and accepted.

1. SHIRE CLERK'S REPORT - FINANCE SECTION - ITEM 7 - 21 BAKER STREET, WINDSOR. OWNER: HAWKESBURY SHIRE COUNCIL. (FILE DA 464/86)
(Pages 36/38)

See Item 11 of the Shire Clerk's Report - Finance & Administration - Ordinary Meeting 8th July, 1986.

2. SHIRE ENGINEER'S REPORT - WORKS SECTION - ITEM 4 - INSPECTION OF MUSEUM BASEMENT ACCESS, THOMPSON SQUARE, WINDSOR. (FILE C51/18)
(Page 13)

COMMITTEE'S RECOMMENDATION

THAT THE SHIRE Engineer provide a further report on the work required to be undertaken at the Museum to include consideration to demolition of the rear attachment to the building and restoration of the wall between the Museum and Macquarie Arms Hotel.

3. CORRESPONDENCE ITEM 3 - WORKS SECTION - BETTY MUSALL, 27 BATHURST STREET, PITT TOWN - PERMISSION FOR REMOVAL OF PALM TREE. (FILE 74-2W)
(Pages 8/9)

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted for the removal of the palm tree.

Councillor Stubbs left the meeting at this stage, the time being 11.45am.

4. D.A. ITEM 8 - DEVELOPMENT SECTION - PETER NASH - PORTION 265, FAIREY ROAD, WINDSOR - REZONING TO PERMIT LIQUID FUEL STORAGE DEPOT. (FILE DA 49/86) (Pages 11/12)

*Shire
4/7/86*

The Committee inspected the site and was addressed by the applicant, Mr. P. Nash.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL PREPARE a submission under Section 68 of the Act and advise the Department of Environment and Planning of information required under the Act and Regulation.

*Elizabeth W.P.
14/7/86*

5. D.A. ITEM 9 - DEVELOPMENT SECTION - S. & I. PALINKAS, LOT 2 BELLS
LINE OF ROAD, BILPIN - ERECTION OF A TWENTY UNIT MOTEL AND RESTAURANT
(FILE DA 197/86) (Pages 12/18)

The Committee inspected the site and was addressed by the applicant, Mr. S. Palinkas, and by various objectors.

The Shire Planner advised that the application was subject to Clause 22 of the Hawkesbury Local Environmental Plan, 1984, and consequently did not require processing under SEPP 1 as there was no minimum area requirements for motels or restaurants within the zone.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL APPROVE the application generally in accordance with the amended plans submitted, subject to compliance with the following conditions:

- 1-12. Standard Conditions (DA's) 1, 2(45), 7, 8, 9, 13, 18, 21, 25, 28, 29 and 34.
13. All buildings shall be erected in accordance with Council's "Bush Fire Mitigation Policy".
14. Provision of water storage for bush fire fighting purposes to the requirements of the Shire Health Surveyor.
15. Provision of on site water supply to the requirements of the Shire Health Surveyor.
16. Provision of on site effluent treatment facilities to the requirements of the Shire Health Surveyor.
17. Septic tank drainage to be approved by the State Pollution Control Commission.
18. Provision shall be made for a laundry adjacent to the motel units.
19. Parking, access, closets and showers for disabled persons shall be provided in accordance with the provisions of Ordinance 70.
20. No signs to be displayed on the pedestrianways, roadways, landscaped areas, parking areas or in the vicinity.
21. A schedule of proposed external finishes including sample materials to be submitted for approval by the Shire Planner in conjunction with the Building Application.
22. The home occupation, being for the purposes of a hairdresser, is to remain in the existing dwelling.
23. No vehicular or pedestrian access to be provided from Bells Line of Road.
24. The proposed bore is to be licensed by the Water Resources Commission.

IT WAS FURTHER RECOMMENDED that the Shire Health Surveyor investigate the effects of D.D.T. on motel occupants and report the investigations to the Ordinary Meeting of Council of 8th July, 1986.

The Meeting terminated at 2.50pm.

MINUTES OF THE MEETING OF THE HAWKESBURY COMMUNITY SERVICES CONSULTATIVE COMMITTEE HELD ON 30TH MAY, 1986

PRESENT: Chairperson Councillor F. Denne, Councillors J. Horrex, S. Durrington and S. Stevens; Mrs G. Brown, Mr L. Ryan, Dr P. Bazeley, Mrs R. Hawkins, Deputy Shire Clerk, Shire Planner and Community Projects Officer.

APOLOGIES: Mrs C. Humphries' apology was received.

MINUTES: The minutes of the previous meeting having been distributed, were confirmed.

REPORTS

Community Buildings

The Committee having resolved at the previous meeting to prepare an inventory of buildings throughout the Shire which are used for community purposes, individual lists compiled by members were tabled, to be collated for the next meeting.

Community Services Planning and Use of Microcomputers

R. Hawkins presented a report 'Population Forecasting for Small Areas', from information from the Australian Bureau of Statistics and the CSIRO publication, 'Microcomputers for Local Government Planning and Management'.

Changes in the growth, distribution and composition of the population exert variable demands upon a wide range of Council services. These services include housing, roads and transportation, health and welfare facilities, child care, aged care, employment and recreation. Such demands may be quantified in both economic and human terms and represent a measure of the effectiveness of Council planning.

Forecasts of future population patterns are an essential part of successful and informed planning and decision making. The allocation of the limited financial resources available to Council in an equitable and efficient manner will best be achieved through proper analysis and use of up to date demographic information.

Effective long-term planning of Council activities based on accurate population projections should take precedence over the tendency to adopt short-term solutions to immediate problems.

Conclusions Suggested

1. The benefits of long term planning using accurate population projections are considerable and of importance.
2. The capacity to adapt new technology and statistical theory to the local government level is a recent development.

3. Every effort should be made by Council to access the available software compatible with existing hardware to provide demographic information and projections for the Hawkesbury.
4. Skills of Council staff be refined to provide informed input into the forecasting process so that the most plausible set of assumptions are employed in the forecasting process.

Resolution

It was resolved to recommend that Council investigate the feasibility of computerising information on the Shire's present population distribution and of providing population forecasts. That this investigation be carried out as soon as possible.

Local Government Draft Social Planning Manual

P. Bazeley presented a summary of the draft manual, commending the thoroughness of the document, which sets out the process of how to go about the planning of community services at the local level.

Council's concern with the quality of life of residents, involves local government in both physical and social issues. The development of new release areas require Councils to prepare plans for the development of appropriate community facilities from contributions under Section 94 of the Local Government Act.

The policy of Commonwealth and State Governments in encouraging local government involvement in provision of welfare services also requires accurate information on community needs. The expectation that local government, because it is much closer to local communities is better able to co-ordinate social services, places on local government the responsibility of maintaining close contact with members of the community. It was suggested that the Draft manual could place more emphasis on social-indicator type data.

G. Falson also commented favourably on the document and the processes outlined. J. Horrex indicated the background to the Draft and suggested the Local Government Association Committee would welcome a formal submission.

Resolution

It was resolved:

- (i) That the resume of P. Bazeley and comments of G. Falson and J. Horrex be received.
- (ii) That P. Bazeley, R. Hawkins, G. Falson and J. Atkinson be requested to meet to prepare comments on the Draft Manual for consideration at the next meeting, to be forwarded to the Association.
- (iii) That the above sub-committee with the addition of J. Horrex, be requested to prepare recommendations on the process of developing an overall Social Plan for Hawkesbury Local Government Area.

GENERAL BUSINESS

Resignation - C. Humphries

It was resolved that the resignation be received and thanks conveyed to Mrs Humphries for her contribution to the Committee.

Mrs Cathy Humphries has been social worker at St. John of God Hospital and is leaving the district.

Replacement

It was resolved that nominations be called for from the public, organisations and individuals to fill the vacancy. A report be prepared by Council officers on particulars of those nominated, for referral to the next Consultative Committee for recommendation to Council of the name of a person with appropriate social development and community welfare skills to be appointed to the Committee.

NEXT MEETING

July 25th, 9.30am - 12.30pm

Report of the Meeting of the Tourist Committee held at the Council Chambers, Windsor, on Tuesday 17th June, 1986, at 7.30pm.

PRESENT: Councillor G.G. Michael (Chairman); Councillors F. Denne and R. Stubbs; Messrs C. Sullivan, T. Sheehy, D. Bowd, A. Hendrikson, M. Barnes; Mrs. M. Overmyer; Mrs. W. Nichol (Tourist Promotions Officer); Mr. L. Weatherstone (Deputy Shire Clerk).

APOLOGIES: Councillors S. Durrington and J. Stanley.

Moved on the motion of Mr. Sullivan seconded by Mr. Bowd that the Minutes of the previous meeting be accepted subject to the following corrections.

Present - Mr. D. Bowd, not Mr. Down.

Questions without notice - "Vinegar Bush" be changed to "Vineyard Bush".

BUSINESS ARISING FROM MINUTES

Councillor Stubbs questioned the type of fence listed for the Museum in Thompson Square. The Deputy Shire Clerk replied that the fence was referred for consideration in the next works programme.

Mr. Bowd requested a further report by the Shire Engineer on the options of types of fencing for the Museum.

CORRESPONDENCE "A"

ITEM 1: (File C50/12)

CORRESPONDENT: HAWKESBURY NEWSPAPERS - MR. FRANK REED

SUBJECT: PRODUCTION OF HAWKESBURY INFORMATION & VISITORS GUIDE

Hawkesbury Newspapers are prepared to take full responsibility for production of the Tourist Information Book. Council requested to provide necessary editorial content and support with advertising of Council's tourist operations.

(T.P.O. - Hawkesbury Newspapers have offered to take over the responsibility for the total production of the Information Visitors Guide, including the sale of advertising.

The format is to be produced in the same style as the 1985 edition. Print run - 100,000 with estimated costs being \$27,000. The print run has been increased 100% but advertising rates will only be 7% higher than the previous publication. Editorial copy is to be supplied by Council. The print run of 100,000 copies will be supplied direct to Hawkesbury Regional Tourist Centre for distribution.

Mr. Reid, Manager, Hawkesbury Newspapers, has requested that Council consider supporting this publication with advertising space equivalent to the previous publication. The advertising would be Council's only cost in this production and would return 100,000 booklets for promotion (approximately 18 months supply).

Advertising space in previous book including 7% increase would be as follows:

Rest Centre/Coffee Shop	1/2 page	- \$ 430.00
Community & Cultural Centre	full page	- \$1,200.00
Australiana Village	full page	- \$1,200.00
Tourist Centre	full page	- \$1,200.00

Total Advertising (approx)	\$4,030.00
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Fitzgerald Publishing & Mr. Tony Ware, have both indicated that it would not be economical for them to attempt this publication).

Recommendation

Council accept this offer from Hawkesbury Newspapers and support with advertising for the above listed Council operations.

COMMITTEE'S RECOMMENDATION

COUNCIL ACCEPT THIS offer from Hawkesbury Newspapers and support with advertising for the listed Council operations, subject to Council's approval.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. THE HON. M.A. CLEARY, MINISTER FOR SPORT & RECREATION - MINISTER FOR TOURISM - LOCAL GOVERNMENT SUPPORT IN THE STATE TOURISM INDUSTRY. T220

Requesting assistance from Local Government in developing the New South Wales Tourism Industry.

Referring to the growth of tourism in Australia and, in particular, the important role tourism plays in the economy of New South Wales.

The support of local government in stimulating the State's tourism industry and very positive benefits can be seen in many identified tourism regions where that support is generous.

Seeking Council's support and encouragement of tourism in its area in order to increase economic and employment growth throughout this State.

(T.P.O. - A reply will be forwarded outlining Council's commitment and involvement to N.S.W. Tourism).

COMMITTEE'S RECOMMENDATION

The recommendation be adopted.

TOURIST OFFICER'S REPORT

ITEM 1: (File T220)

SUBJECT: STATISTICS

Visitation and Sales at Hawkesbury Regional Tourist Centre for the month of May are as follows:

Visitors - 3,802
Sales - \$3,714.81

Australian Pacific Tours have indicated they will be utilising the Centre's Coffee Shop for their 2nd division coaches and, in addition, the Company is now investigating the possibility of commencing new tours for the Hawkesbury Region.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File T220)

SUBJECT: REGIONAL PROMOTION

The Blue Mountains and Riverlands promotional campaign has now been approved by the Tourism Commission - \$1.00 for \$1.00 subsidy.

The programme approved is as follows:-

Coach and Tour operators manual - 16 page, 2 colour production. Print run - 50,000. Contents contain attractions, properties, accommodation, conference venues and other businesses that are prepared to, and can, cater for group visits. Fees and other items of interest will be included. Maps and access roads will be shown where possible. Appropriate group tariffs will also be given.

Distribution will extend to wholesale and tour orientated travel agents, appropriate coach operators, tour companies, Government Instrumentalities, conference groups, travel centres, car rental operators and the Commission's overseas offices.

The services of a distribution house will be utilised. The manual will also be distributed at the Bus and Coach operators show in Sydney.

The total cost of promotion will be \$28,000.

Hawkesbury Shire Council's commitment to this promotion has been listed as \$2,000. In addition to Council's contribution, the Tourist Promotion Officer will be required to seek local industry support (operators will be requested to pay \$50.00 per listing).

Recommendation

Council proceed with this promotion, which has been designed to meet industry needs for greater utilisation of Tourism infrastructure in the Riverland & Blue Mountains Region.

COMMITTEE'S RECOMMENDATION

COUNCIL PROCEED WITH the promotion.

ITEM 4:

SUBJECT: TIME & DATE OF NEXT MEETING

COMMITTEE'S RECOMMENDATION

THE NEXT MEETING will be held at the Council Chambers, Windsor on Tuesday, 19th August 1986 at 7.30pm.

GENERAL BUSINESS

Mr. Sullivan requested information as to the date the Information Book would be published.

The Tourist Promotion Officer stated that Hawkesbury Newspapers had indicated it would be approximately two months to completion.

Mr. Sheehy requested support for Richmond Market Day.

Mr. Bowd stated he had supplied information for the revised Australiana Pioneer Village leaflet, and requested information as to the printing.

The Tourist Promotion Officer stated that the information supplied is currently with the Treasurer, Mr. S. Bates. The printer has now been requested to supply a quote for the new print run.

Mr. Bowd suggested that, with the importance of the Village and the fact that Council own the property, special care be taken that the new signs placed on renovated buildings be researched.

The President stated that this is the responsibility of all people involved in Australiana Pioneer Village management and every endeavour will be made to ensure that information is correct.

QUESTIONS WITHOUT NOTICE

Councillor Stubbs asked if the Australiana Pioneer Village management plan was completed and if a meeting would be called in the near future.

The Deputy Shire Clerk replied that the plan of management is nearing finalisation and a meeting will be called in the near future.

Mr. Sullivan asked if further information on the Tebbutt Telescope was available and whether it would be placed in the Observatory.

The Deputy Shire Clerk replied that Mr. J. Tebbutt would not negotiate for either lease or sale.

Mr. Bowd requested information on the size of the telescope.

The Shire President replied that Council does have the measurements, but crates would not be opened until a site has been determined.

Mrs. Overmyer stated that errors had been discovered in Gregory's Directory, in particular Spinks Road - Kurrajong Road, Glossodia, and requested the Tourist Promotion Officer to investigate.

Mrs. Overmyer reported that dirt on the road leading down to the new Windsor Wharf was creating problems for groups using the Windsor River Cruise Boat.

Mrs. Overmyer advised that tourist operators requested information regarding erection of UBD maps in Windsor and Richmond.

The Deputy Shire Clerk replied that maps were received by Council two weeks ago and that the Engineering Department are organising erection of same.

Mr. Hendrikson reported that the Court House sign is in a poor state of repair, and that it should be replaced or repaired, and requested that Council investigate.

The Shire President stated that Council will look into this matter with Mr. Neil Brunero of the Court House.

Councillor Denne asked if supplementary signs are yet available.

The Tourist Promotion Officer replied that further contact will be made regarding signs in the near future.

Councillor Denne asked if hospitality tapes are available.

The Tourist Promotion Officer replied that this programme should be made available in late August.

Mr. Barnes queried an article in Hills/Riverstone Press regarding placement of historic post boxes near the clock in the Mall.

The Shire President stated that the Postmaster was commended by Council for his action in this matter.

Mr. Barnes asked whether the Sydney Garden Show would be held in the Hawkesbury area this year.

The Shire President replied that he understood the Show would not be held this year.

Mr. Barnes reported that the sandstone in the Mall is becoming very dirty and asked whether something could be done to correct the problem.

The Shire President stated that this matter would be referred to the Shire Engineer.

Mr. Barnes reported that graffiti has been painted on the wall leading from the Macquarie Arms Hotel to the Museum. He asked whose responsibility it is to correct the problem.

The Chairman stated that the removal of the graffiti is the responsibility of the owner of the property, however, Council would raise the matter with the view to having it corrected.

Mr. Hendrikson asked whether Council was aware of flood levels at the Tebbutt Observatory.

The Shire President replied that it was.

TOURIST CONFERENCE

Councillor Denne was nominated to attend the Annual Tourism Conference.

Members attending the conference will be the Shire President, Deputy Shire Clerk, Councillor Denne and the Tourist Promotion Officer.

The meeting closed at 8.55pm.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 8TH JULY, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. STIMULUS EARLY INTERVENTION GROUP - PROPOSED MANAGEMENT COMMITTEE -
ROTARY PROJECT, SOUTH WINDSOR. C45/26

Acknowledging receipt of Council's letter concerning variations to conditions for the Stimulus building.

Advising that the Committee accepts Council's decision not to vary the conditions, however, that it would be greatly appreciated if the Rotary/Stimulus members of the Management Committee could be consulted re Council's representatives on the Management Committee. The reason for this request is that Stimulus feel it imperative all persons on the Committee be totally supportive of Stimulus in its aims and objectives.

(S.C. - This matter has previously been referred to Council where it was resolved not to vary the conditions. Council will recall that the request from Stimulus and Rotary to determine Council representation on the Committee was considered to be of grave concern.

An appropriate reply has been forwarded to the Stimulus Early Intervention Group.)

IT IS RECOMMENDED THAT the report concerning membership on the Management Committee for the Rotary/Stimulus South Windsor building project be received.

FINANCE AND ADMINISTRATIONREPORTS1. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOANS 245-246. B23/3

Council borrowed the above loans in 1976 from the Public Authorities Superannuation Board, to be renegotiated on 7th June, 1986, with principal outstanding of \$51,000.00 on each.

The Board's current policy, however, does not provide for renewal loans under \$200,000.00. Accordingly, the Commonwealth Bank of Australia has offered Council a loan of \$102,000.00 payable over four (4) years based on an eight (8) year repayment period, the interest rate to apply will be 14.1%.

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

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. FRINGE BENEFITS TAX. T215/4

The Federal Government's Fringe Benefits Tax Assessment Bill was introduced to Parliament on 2 May, 1986 and has since been enacted. The assessment and collection of Fringe Benefits Tax (FBT) will commence on 1 July, 1986 with respect to the following benefits provided by employers to employees. FBT will not be tax deductible to an employer. The bill contains specific rules for valuing the following kinds of benefits:

- . Private use of employer provided vehicles;
- . Interest free or low interest loans;
- . Release of employee debts;
- . Payment of private expenses;
- . Free or subsidised rental accommodation;
- . Excessive living-away-from-home allowances;
- . Free or subsidised board;
- . Discounted air travel;
- . Free or discounted goods or other property;
- . Free or discounted services and other benefits;
- . Residual benefits not specifically referred to above.

The rate of tax is 46 per cent for the 9 months transitional period from July 1, 1986, to March 31, 1987. The rate will increase to 49 per cent for the first full year after the transitional period - April, 1987, to March 31, 1988.

FBT will apply to employers in respect of the taxable value of benefits provided to employees pursuant to an employment relationship. All employers will be liable to pay tax including Commonwealth, State, local governments, their agencies, charitable and tax-exempt institutions.

FBT is an annual tax in respect of a year ending on March 31. The period from July 1, 1986, to March 31, 1987, will operate as a transitional year of nine months duration. The first full year of the tax will be from April, 1, 1987, to March 31, 1988.

FBT is payable by employers quarterly. In the transitional year to March 31, 1987, instalments are payable on October 28, 1986, and January 28, 1987.

For the first full year after the transitional period, the payments will be due:

July 28, 1987	Instalment
October 28, 1987	Instalment
January 28, 1988	Instalment
April 28, 1988	Annual Return

The bill imposes an obligation upon employers to self-assess and calculate their annual FBT liability and remit the amount calculated (less instalments paid) with an annual FBT return by April 28 each year.

Of the benefits listed above Council provides for its employees:

- . Private use of motor vehicles
- . Payment of private expenses
- . Subsidised rental accommodation
- . Entertainment

Motor Vehicles

A motor vehicle is defined to include a passenger car, station wagon, mini-bus, panel van, utility or other commercial vehicle designed to carry less than 1 tonne or fewer than nine passengers but does not include a motor cycle or similar vehicle.

The bill provides alternative methods for valuing the benefits of an employer provided motor vehicle. An employer must elect an FBT valuing method by the time of lodgement of the fringe benefits tax return of the first year in which a taxable fringe benefit arises in relation to the motor vehicle.

The statutory formula calculates taxable value by applying a percentage of the original cost of the motor vehicle. The percentage formula reduces with the greater distance travelled each year as follows:

<u>Total Annual Kms Travelled</u>	<u>Transitional Year</u>	<u>Full Year</u>
Less than 15,000	18%	24%
15,000 to 25,000	13.5%	18%
25,000 to 40,000	7.5%	10%
more than 40,000	4.5%	6%

Employers who obtain sales tax or customs duty concessions when acquiring a vehicle will not be advantaged under this provision. In these cases, the cost will be adjusted to ensure all employers are taxed on an equal basis.

An employer may elect an alternative method whereby the taxable value of the benefit is the total operating costs of the vehicle for the relevant year reduced by the proportion of non-private use.

As outlined in the Treasurer's Tax Reform Statement of September 19, 1984, the items to be included in operating costs for this purpose include petrol, repairs and servicing, insurance, registration, garaging expenses, depreciation and imputed interest charges when the vehicle is owned.

Any contribution by the employee for the use of the vehicle or in payment of vehicle operating expenses is deducted when calculating the taxable value of the benefit.

Council has 28 vehicles which are available for private use and drivers of 22 of these vehicles contribute to the running costs for private use. This contribution decreases the taxable value of the vehicle, and in many cases covers the full taxable value, therefore no tax is payable. For example:

1. A Holden Commodore, retail value \$18,000, travel 35,000 Kms annually in the transitional year. Employee contributes \$15.00 per week on lease agreement and average of \$10.00 per week for private use on kilometre basis.

Formula:

Retail value X % formula less employee contribution = taxable value

$\$18,000 \times 7.5\% - (25 \times 52) = \$50$

Therefore tax payable at 46% = \$28.00

2. A Fairmont Ghia, retail value \$24,000, travels 30,000 kms annually in the transitional year. Employee makes no contribution.

$\$24,000 \times 7.5\% = \$1,800$ taxable value

Therefore tax payable at 46% = \$828

While six vehicles are available without charge, the employees involved provide some petrol for private use on weekends and all petrol for longer periods. The amount applicable is deducted from any tax payable.

There has been a meeting with all employees involved and all are appreciative of their working conditions including the vehicles and Council's position in this matter.

It is estimated that the maximum fringe benefit tax Council is liable for on motor vehicles, is \$5,000.

Payment of Private Expenses

The bill provides that private expenses of an employee that are paid or reimbursed by an employer are subject to FBT.

The more common examples of these types of payments include employee telephone accounts, employee travel or payment of private employee credit cards.

Council pays the telephone accounts of some officers and the value of these payments will be subject to FBT. In addition, the amounts will be subject to inclusion on individuals group certificates and subject to assessment.

Subsidised Rental Accommodation

The bill creates a taxable fringe benefit where an employee is granted a right to occupy, as a usual place of residence, a "unit of accommodation" provided by an employer.

The taxable value of the benefit of the accommodation granted to employees shall be its market value less employee contributions.

The cottages leased to the Ferrymasters in conjunction with their contracts fall into this category. The properties are being valued and appropriate changes will be made to lease agreements when the contracts are renewed.

Entertainment

The bill contains special provisions for the treatment of entertainment expenditure incurred by tax exempt employers in relation to their employees.

The bill creates a taxable fringe benefit where employee entertainment is provided by an employer who is either wholly exempt from income tax or does not derive assessable income from the activities to which the entertainment relates.

Where entertainment is purely personal to the employee, the whole of the expenditure will be the taxable value for FBT purposes.

Where entertainment involves clients of that employer, the taxable value will be so much of the relevant entertainment expenses that can be reasonably attributed to employees.

Council's contribution to the staff Christmas Party will be considered a taxable benefit, as will the value of entertainment, food and drink, provided to Council officers at official or social functions.

IT IS RECOMMENDED THAT the report on the Federal Government's Fringe Benefits Tax Assessment Bill be received.

3. STAFF MATTERS - RESIGNATIONS. S1/80

Greg Davies - Cost Clerk

Mr Davies has resigned from 27th June, 1986.

(S.C. - Mr Davies commenced duties with Colo Shire Council on 1st February, 1978 and his duties have been carried out in a most satisfactory manner.)

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

4. RURAL RATE APPEAL - EDDS. 11975/18

Two rural rate appeals by Mr G.A. and Mrs C.R. Edds in relation to Council's refusal to grant rural rating for Lots 1 and 2 Greggs Road, Kurrajong were heard by Assessor Domicelj in the Land and Environment Court on Thursday 19th June.

Council was represented at the appeal by the Shire Treasurer and Ordinance Inspector, I. Stubbs. As the two appeals were based on separate arguments they were treated independently by the Court.

Lot 1 has an area of 3.356 hectares and is leased to Scanlan Enterprises Pty Ltd for operations of a nursery. Mr and Mrs Edds have no involvement in the nursery operations other than as landlords and owners of the property. Rates levied by Council are paid by the owners. The Court ruled that irrespective of this, the use of the land complied with the requirements of Section 118 of the Act and that Scanlan Enterprises Pty Ltd were the occupiers of the land in terms of the Act. The appeal was allowed and an amended rate notice for 1986 will be levied in the near future. The cost to Council will be \$270.68 for 1986.

Lot 2 Greggs Road, Kurrajong has an area of 7.048 hectares and is vacant land used for grazing of cattle. The Court ruled that the grazing of cattle was not the whole or main use of the land and that the use did not satisfy the requirements of a business or industry as set out in the Local Government Act. The appeal was therefore dismissed.

IT IS RECOMMENDED THAT the report concerning rural rate appeals by Mr G.A. and Mrs C.R. Edds be received.

5. SHOP 5, HOBARTVILLE SHOPPING CENTRE, OWNER - HAWKESBURY SHIRE COUNCIL. C51/5e

The above premises is currently leased to Mr G. and Mrs A. Gogos for operations as a takeaway food store.

Mr and Mrs Gogos have requested approval to assign their lease to Mr W. and Mrs A. Derbas and it is felt that the request should be agreed to.

IT IS RECOMMENDED THAT Council agree to assign the lease for shop 5, Hobartville Shopping Centre to Mr W. and Mrs A. Derbas with all necessary documents to be completed under Seal of Council.

6. COMMUNITY & CULTURAL CENTRE - JUNE FUNCTIONS. C51/3

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

Shire Clerk/General Manager's Report

Ord. 8/7/86

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
3rd	Luncheon - Councillor's Inspection Day	Hawkesbury Shire Council
3rd	Meeting - Sister City	Hawkesbury Shire Council
3rd, 10th, 17th, 24th	Macquarie Towns Junior Orchestra	Mrs Wright
4th	Meeting	* A. Fountain
6th	Farewell - M. Melvin	Hawkesbury Shire Council
7th	Wedding	* G. Pratt
7th	Concert - P. Crawshaw	* Hawkesbury Shire Council
10th, 11th	Staff Training - School Seminars - K. Madden	* Hawkesbury Shire Council
11th	Meeting	* A. Fountain
12th	Immunisation	Hawkesbury Shire Council
14th	Wedding	* W. Greenham
14th	Wedding	* K. Mercer
16th	Musica Viva Concert	South Windsor Primary
16th	Meeting - Co-ordinating Group - Handicapped - J. Atkinson	Hawkesbury Shire Council
18th	Meeting	* A. Fountain
19th	Disco	South Windsor Primary
20th	Blue Light Disco	* Windsor Police
21st	Charity Concert - Stimulus	* Hawkesbury Rotaract
24th	Luncheon	Hawkesbury Shire Council
24th	Seminar/Supper	* S. Ghantous
25th	Band Practice	* B. Morrison
25th	Meeting	* A. Fountain
27th	Ball	* Hawkesbury District Netball
28th	Wedding	* J. Hanckel
		* Paying Functions

IT IS RECOMMENDED THAT the report on June functions at the Community and Cultural Centre be received.

7. RURAL RATE APPEAL - PART PORTION 248, 901 KURMOND ROAD, KURMOND.
2801c

An appeal to the Land and Environment Court by Mr R.C. & Mrs P.A. Bazeley against refusal to grant rural rating on the above property was heard on 8th May, 1986.

The land in question has an overall area of 11.09 hectares and a claim for rural rating was based on use of the land for growing of crops and grazing of cattle. There are two cottages erected on the property, one occupied by the owners and the other by farm hands.

The major question raised at appeal was whether or not it was necessary for the owners to complete Council's application for general rural rate and statutory declaration. A letter was forwarded to Mr & Mrs Bazeley on 22nd November, 1985, requesting provision of the necessary information to enable a determination in respect of the 1986 rating year.

The application has been completed by the owners in previous years and a number of letters requesting completion of the form were forwarded. No application was lodged in respect of 1986 and Mr & Mrs Bazeley appealed to the Land and Environment Court.

Mr N. Carney, Barrister, appeared for Mr & Mrs Bazeley and Council was represented by the Shire Treasurer.

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

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

IT IS RECOMMENDED THAT the report concerning a rural rate appeal by Mr R.C. & Mrs P.A. Bazeley be received.

8. APPEAL FOR RATE EXEMPTION - LOTS 1/2 AND 4/5 CORNER UPPER COLO AND COMLEROY ROADS, UPPER COLO. 4848c & 5093c

An appeal to the Land & Environment Court by the Trustees of Marist Brothers against refusal to grant rating exemption on the above property was heard on 26th June, 1986.

The land in question has an overall area of approximately 31 hectares and the claim for rating exemption was based on use of the land for religious purposes.

This property was purchased by the Marist Brothers on 27th July, 1984 along with an adjoining portion of land, Portion 60, on which a brick veneer cottage is erected. The cottage is occupied by Brothers from St. Joseph's College on an irregular basis. It has previously been held that a use of this nature qualifies land for rating exemption.

It was considered by Council Officers that Portion 60 which has an area of 6943sqm should be exempt from rates on the basis that it is used for religious purposes. However it was not felt that the adjoining 31 hectares should be exempt as the primary purpose for purchase of this property was to enable construction of a youth recreation camp.

Development and Building Applications in respect of the recreation camp have been received and approved by Council and Stage 1 of the complex is currently under construction. It is felt that once the recreation camp is completed and occupied by the Marist Brothers the property would then become exempt from rates.

The 1986 rates for the land subject to appeal amounted to \$1434.16. Messrs Carroll & O'Dea, Solicitors and Mr J. Mackenzie, Barrister, appeared at the appeal for the Trustees of the Marist Brothers and Council was represented by the Shire Treasurer, Ordinance Inspector, I. Stubbs and Senior Surveyor, O. Earle.

Prior to the hearing, lengthy discussions took place between the parties and an agreement was reached that the cottage would be exempt from rates from 1st January, 1986 and the adjoining property from the date the youth recreation camp is actually occupied for religious purposes.

The appeal was dismissed by Assessor, Mr B. O'Neile on the basis of the above agreement.

IT IS RECOMMENDED THAT the report concerning an appeal for rate exemption by Trustees of the Marist Brothers be received.

9. REVEREND TURNER COTTAGE. C45/6

Advice was received on 16th June, 1986, that the Department of Youth and Community Services would be relocating to larger premises at 155 March Street, Richmond.

The Department leased the above cottage for two years with a two year option for renewal. The original lease agreement expired on 31st December, 1985 and the Department indicated through their Solicitor that they wished to renew the agreement in accordance with the option.

Subsequently, Council Officers had discussions with representatives of the Property Section at Parramatta and arrangements were being made for preparation of a fresh lease agreement. To date, negotiations were still taking place concerning an appropriate rental.

The Department has relocated to the Richmond Office and investigations are currently underway to locate an alternative tenant.

IT IS RECOMMENDED THAT the report concerning relocation of the Department of Youth and Community Services from the Reverend Turner Cottage to 155 March Street, Richmond be received.

10. COMMUNITY ARTS OFFICER'S REPORT - JUNE 1986.

Macquarie Towns Acquisitive Art Exhibition

The Council's Art Collection will be on exhibition in the Windsor Community & Cultural Centre on 11th, 12th and 13th July.

The Shire President will open the exhibition at 8.00pm on Friday, 11th July. In addition to the Council's collection on display, there will be a selling exhibition of pottery by Kevin Buik. On the opening night, refreshments will be served and Victor Mishalow, solo bandura player will give two short recitals on this instrument. Entry and catalogues will be free to enable maximum community participation.

Macquarie Towns Festival

T-shirts have been ordered for promotion and fund raising. Enquiries are increasing from community groups and individuals wishing to participate. Hawkesbury Agricultural College's delegate to the Committee is Ms Fiona Childs, Public Relations Officer. Guests at the meeting on 23rd July will be Peter Bacon, Farm Manager (Horticulture) and Brad Atkins, Students Union who will discuss the College's involvement in the Festival.

2KA have agreed to comper the Parade and will enter a float.

IT IS RECOMMENDED THAT the report from the Community Arts Officer be received.

Colo Wilderness Mobile Resource Unit Report - June 1986.

Staff members attended a Regional Mobile meeting at Emu Plains Neighbourhood Centres. Staff from mobiles covering Liverpool, Hawkesbury, Blue Mountains, Hornsby and Baulkham Hills Shires attended for planning of services and information.

The Pre-school sessions at Blaxland's Ridge and Bilpin are well attended with eight new enrolments. The Unit is assisting with formation of the Bowen Mountain Playgroup, providing staff equipment and information. Staff have met with Muriel Healey from Department of Youth and Community Services to discuss starting a pre-school session at Bowen Mountain.

Fund Raising

The Management Committee held a successful street stall and chocolate drive.

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

11. 21 BAKER STREET, WINDSOR - OWNER: HAWKESBURY SHIRE COUNCIL.
DA 464/86

This refers to Item 7 of the General Purpose Committee, Shire Clerk's Report - Finance Section and concerns lease proposals for the above property.

Subsequent to the inspection of the property on Tuesday 1st July, further discussions took place with Ms J. Andrews.

She has advised that following careful consideration she will not proceed with lease of the premises and accordingly it is considered that the submission by Mrs E. Kennedy and Mrs N. Moxey should be accepted.

The purpose of the lease is the sale of quality Australian hand made gifts, establishment of tea room facilities and classes in patchwork, embroidery, smocking and craft gifts and the requested lease period is 3 years with a 3 year option for renewal.

It is considered that rental of \$200 per week is adequate and should be paid monthly in advance and that a maximum lease of 3 years should be agreed to with a further condition that the property would be vacated at Council's expense on 3 months written notice should the premises be required.

IT IS RECOMMENDED THAT Council agree to lease 21 Baker Street, Windsor, to Mrs E. Kennedy and Mrs N. Moxey for a period of three years at a rental of \$200 per week. Should circumstances arise where Council required the premises, the tenant to vacate on three months written notice to an alternative premises at Council's expense. All necessary documents to be completed under seal of Council.

12. MANAGEMENT OF THE COMMUNITY AND CULTURAL CENTRE, WINDSOR. C51/3C

Mr. John Day who is the Manager of the Community and Cultural Centre has advised that he has established a Company, Kymlee Pty Limited, and has requested Council to transfer the contract for the management of the Centre to the Company name.

Council entered into a contract with Mr. John Day in 1980, for the management and operations of the Community & Cultural Centre. The terms and conditions of the contract rested on correspondence.

It is felt that Council would have no objection to the transfer of the contract to Kymlee Pty Ltd, subject to a formal agreement being entered into and Mr. Day being a Director of the Company, personally be responsible for the operation and management of the Community Centre.

IT IS RECOMMENDED THAT Council enter into a contract with Kymlee Pty Ltd for the management and operation of the Community and Cultural Centre, Windsor, subject to the performance of the contract being personally carried out by Mr. John Day.

13. WESTERN SYDNEY AREA ASSISTANCE SCHEME (WSAAS) NOMINATION OF COMMUNITY REPRESENTATIVES TO THE REGIONAL PRIORITY RATING COMMITTEE AND IDENTIFYING LOCAL PRIORITIES. C45/15

The press announcements by the Minister for Environment and Planning, in the week commencing 15th June, 1986, confirms the NSW Government's decision to continue the scheme for a further three year period. As part of the consultation process, each Local Government Area is entitled to nominate the names of two community representatives from whom will be chosen the members of the Regional Priority Rating Committee. This Committee reviews all applications received and makes recommendations to the Minister regarding funding.

Local Government Areas are also required to indicate local priorities in the following areas:-

- * Children's and Youth Facilities and Services;
- * Recreation, Leisure, Sporting and Cultural Facilities and Activities;
- * Health;
- * Social Development and Community Welfare;
- * Environmental Improvements.

Shire Clerk/General Manager's Report

Ord. 8/7/86

Consultation has already taken place with Community Groups and the Hawkesbury Interagency.

IT IS RECOMMENDED THAT the Hawkesbury Interagency nominate to W.S.A.A.S. two names for consideration for appointment to the Regional Priority Rating Committee.

14. DOORKNOCK APPEALS, 1987. A7

Hereunder are dates for 1987 Doorknock Appeals :

<u>Organisation</u>	<u>Date Required</u>
National Parks & Wildlife Foundation	28th February
Australian Red Cross Society - Red Cross Calling	23rd/29th March
The St. John Ambulance Brigade	11th/16th May
The Salvation Army Red Shield Appeal	14th June (tentative)
Australian Freedom From Hunger Campaign	7th/13th September

The following approvals were granted for 1986 :

Australian Red Cross Society - Red Cross Calling	16th-22nd March
National Heart Foundation of Australia	20th April
The St. John Ambulance Brigade	4th/10th May
The Salvation Army Red Shield Appeal	6th July
Australian Freedom From Hunger Campaign	28th September

Submitted for Council's determination.

15. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

Contract document - Supergrasse - artificial surface, South Windsor Tennis Courts

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

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

1. Prospect County Council
2. Hawkesbury Bushfire Captains Meeting

IT IS RECOMMENDED THAT the reports be received.

Shire Clerk/General Manager's Report

Ord. 8/7/86

17. REPORTS REQUESTED BY COUNCILLORS

Set out on the attached pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

PAGE 1

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-JUL-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
103 08-Oct-85	Amenities R'mond SE	Report on public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities	Report	Plans nearing completion for report	
108 11-Nov-85	Grose Vale Site DSC	Further report on the management of the former Grose Vale School building once Council has obtained ownership	Report	Awaiting ownership	
14-Jan-86	Power Boats HS	Investigation of safety aspects of power boats moving upstream of the Windsor Bridge	Investigation	Investigation being carried out	
11-Feb-86	Hollands Paddock SE	Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street	Plan	Report to July G.P.C. Meeting	
11-Feb-86	Australiana Village Treasurer	Further report on discussions with Mr. Theo Dykgraaf regarding promotion and operation of Australiana Village	Report	Referred to Aust Pioneer Village Committee - Plan of Management being prepared	
11-Feb-86	Playing Fields SC	Report on the access to an area set aside by Lands Department for active playing fields at Bowen Mountain	Report	Report to G.P.C. Meeting	
11-Mar-86	Child Care Wilberforce DSC	An examination of community needs of the Wilberforce area form the basis of a report to Council	Report	Report to be prepared following construction of Long Day Care Centre	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-JUL-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
11-Mar-86	Water Supply & Sewerage SC	A joint working party of staff from the Board & Council to look at this matter and, again, to report around June/July	Report	Report to June G.P.C. Meeting	
13-May-86	LEP's SP	Report on shortcomings of Environmental Planning and Assessment Act with regard to Local Environmental Plans	Report	Report to July G.P.C. Meeting	
13-May-86	Richmond Park SE	Report on funds allocated for Richmond Park	Report	Lighting costs being obtained from Prospect County Council	
10-Jun-86	Display Macquarie Towns Festival TPO	Report on feasibility of staging Council display in conjunction with Macquarie Festival Committee	Report	Report to G.P.C. Meeting	
10-Jun-8	Playground equipment in major parks YRO	Report on playground equipment in major parks	Report	Report to G.P.C. Meeting	
10-Jun-86	Grandstand Richmond SE	Report on possible funding of the cost of repairing the grandstand and fire risk	Report	Report to G.P.C. Meeting	
10-Jun-86	Grandstand McQuade Park SE	Report on Fire Risk	Report	Report to G.P.C. Meeting	

HAWKESBURY SHIRE COUNCIL

PAGE 3

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 8-JUL-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
10-Jun-86	Tebbutt Telescope DSC & SP	Report on suitable site for placement	Report	Report to G.P.C. Meeting	

ENGINEERINGCORRESPONDENCE1. HAWKESBURY PEOPLE FOR NUCLEAR DISARMAMENT. 625-239

Forwarding proposal for the development of McLeod Park in three stages as follows:-

Stage 1:

Prepare ground and carry out plantings
Erect Public Information sign

Stage 2:

Extend water access
Erect Rotunda and park seating

Stage 3:

Erect earth mound
Paint murals on toilet block
Erect handball/graffiti wall
Erect new/fix present playground equipment

Advising that they have applied for a grant to the International Year of Peace Grants Committee. Seeking approval to proceed with the Stage 1 work.

(S.E. - The plan provides for tree planting along the George Street frontage and the two property boundaries with an entrance avenue of olives behind the bus shelter.

Installation of seating, a sand pit and mounding is proposed with construction of a rotunda adventure playground, handball court with graffiti wall and painting of a peace mural on the wall of the toilet block as a feature of the development.

An application was submitted for a grant to the Government with regard to funding of projects to mark the International Year of Peace. Notwithstanding the results, the organisation proposes to proceed with the work in stages to the limit of funds raised by the organisation.)

IT IS RECOMMENDED THAT the concept plan submitted by the Hawkesbury People for Nuclear Disarmament for the development of McLeod Park be approved with all work to be undertaken to the requirements of the Shire Engineer and that approval be given for the Stage 1 works to commence.

2. THE ROTARACT CLUB OF HAWKESBURY - ANNUAL RAFT RACE 20TH-21ST SEPTEMBER, 1986. 625/25

Requesting use of Governor Phillip Park for the Rotaract Annual Raft Race to be held on 20th-21st September, 1986. Permission is also sought to display advertisements, posters and to charge entry fee for spectators.

(S.E. - The above event is conducted annually and is supported by Council. Appropriate arrangements will be made for provision of additional rubbish receptacles.

Council, in 1984, resolved not to approve camping in the area and that the Club bear the cost of additional toilets.)

IT IS RECOMMENDED THAT the Hawkesbury Rotaract Club be granted use of Governor Phillip Park on the 20th and 21st of September, 1986, for the Annual Raft Race. That permission be granted to display advertisements and posters, to charge an entry fee for spectators on the basis of joint usage of the boat ramp with the public, subject to no camping on the reserve.

3. DRAG BOAT RACERS OF AUSTRALIA LTD. - 1986/87 NATIONAL DRAG BOAT POINT SCORE SERIES, GOVERNOR PHILLIP PARK. 625-205

Requesting exclusive use of Governor Phillip Park to conduct Rounds one, three, five and seven of the 1986/87 National Drag Boat Point Score Series on the following dates:

<u>Round</u>	<u>Date</u>
One	Sunday, 17th August, 1986
Three	Sunday, 19th October, 1986
Five	Sunday, 8th February, 1987
Seven	Sunday, 5th April, 1987

In case of inclement weather, the following dates will be used alternatively:

<u>Round</u>	<u>Date</u>
One	Sunday, 31st August, 1986
Three	Sunday, 2nd November, 1986
Five	Sunday, 22nd February, 1987
Seven	Sunday, 12th April, 1987

(S.E.- The above event is conducted annually and is supported by Council. Appropriate arrangements will be made for provision of toilet facilities and additional rubbish receptacles will be provided. In accordance with past practice, the club is to pay 40% of nett gate receipts to Council.)

IT IS RECOMMENDED THAT approval be granted to the application by the Upper Hawkesbury Power Boat Club for exclusive use of Governor Phillip Park on the abovementioned dates, with the Club paying 40% of nett gate receipts to Council.

ENGINEERINGREPORTS

1. OWNER: R.A. PEEL DOWNES PTY. LTD. - BENNETTS REAL ESTATE PTY. LTD.
- PART PORTIONS 108, 206 & 207 PARISH KURRAJONG, COMLERoy ROAD - STAGE 1
OF SUBDIVISION TO CREATE 20 LOTS EACH OF APPROXIMATELY 4.1 HA, A RESIDUE,
A RESERVE AT LEAST 15M WIDE ALONG WHEENEY CREEK AND THE OPENING OF
APPROXIMATELY 1.1 KM OF RURAL SEALED ROAD. DA 428/83, S86/71

The new road is proposed to commence at the edge of Comleroy Road adjacent to the Trig Station and approximately opposite the mid point between Slopes Road and East Kurrajong Road. Approximately 37m inside the property the road branches 487m left to a temporary dead-end and 1086m right to a turning circle from whence a 4m wide path continues a further 340m to the reserve along Wheeney Creek.

At a later date the residue will be re-subdivided into a further 18 lots and an additional 1 km of rural road constructed.

IT IS RECOMMENDED THAT the application to subdivide part Portions 108, 206 and 207 Parish Kurrajong, Comleroy Road creating 20 lots each of approximately 4.1 ha, a residue, a creek side reserve at least 15m wide, the opening of approximately 1573m of rural road, the opening of a public footpath between the turning circle and the reserve approximately 340m long generally in accordance with the plan be approved subject to:-

- 1-6. Standard Conditions (subdivisions) i, ii, iii, v, vi, vii.
- 7-13. Standard Conditions (road opening) i, ii, (rural), iv, v (to be advised), xi, vii, viii.
14. The compliance with varied conditions of Development Consent 68/1986 dated 6th June, 1986.
15. Relevant to Condition 2 above the dedication of land for road widening to accommodate the NAASRA type 2 intersection.
16. Relevant to Condition 2 above, the dedication of land for main road corner improvement on Lot 1 consisting of a splay 25m x 25m with triangle base approximately 47m and area approximately 207 sq.m.
17. That relevant to Condition 16 above the area of Lot 1 or substitute lot may be reduced below 4.1 ha by the extent of the corner splay.
18. The submission of a geotechnical report relevant to pavement design and other matters which shall form part of the engineering design proposals.
19. That the gradient of access into any lot shall be limited to 1 in 6 even if the access ramp extends into the land of any relevant lot.
20. That the accesses shall not interfere with the design operation of the table drains.

21. The dedication of a 4m wide public path between Lots 9 & 10 from the turning circle to the creek side reserve.
22. That relevant to Condition 21 above the grading of an earth formation unless the Shire Engineer shall indicate that all or part of the route is satisfactory in its natural condition.
23. The dedication of a creek side reserve at least 15m wide as indicated on drawing 3124/13.

2. SALE OF COPIES OF DEPOSITED PLANS AND PRINTING FACILITIES.

L124, M136

The Director of Land Titles advised that Council may now sell copies of deposited plans, subject to acceptance of responsibility for any infringement of copyright and suggesting suitable warning notes to be placed on copies. As there is no established copyright other than an implied copyright by the Registrar General, the risk in this regard is minimal.

Council obtains microfilm copies of deposited plans as a part of its normal internal function so that sales would be of financial advantage to Council and provide a service to the public which is constantly being requested.

A fee of \$5.00 per deposited plan is proposed being the same as charged by some other Councils.

It has been necessary to replace Council's microfilm reader/printer which was about 10 years old and no longer capable of producing acceptable copies. The reader/printer purchased at a cost of \$12,000.00 is about one year old which is a considerable saving on the new price of \$23,000.

It is anticipated that sales of copies of deposited plans and books of cadastral maps will cover the capital and running costs of the equipment within 2 to 3 years.

IT IS RECOMMENDED THAT microfilm copies of deposited plans be sold at \$5.00 each, with suitable cautionary notes to be stamped on each copy.

3. AMENITIES BUILDING/CLUB HOUSE GOVERNOR PHILLIP PARK.

625/205, A7/23

Council resolved at its meeting on 10th December, 1985, to call tenders for the construction of the overall building works, with the remaining civil works involving car park construction to be undertaken by Council.

Prior to tenders being called the plans and specifications were revised to adjust the size of the building and allow for fitting out by the Power Boat Club at a later stage of the upstairs' area.

Eleven tenders were received, as follows, for the lump sum construction of the proposed building:-

C.J. O'Keefe	\$328,000
M. & M. Prpic Pty. Ltd.	\$632,500
Armstrong Constructions Pty. Ltd.	\$277,300
Projcon Pty. Ltd.	\$341,948
Reefton Pty. Ltd.	\$244,303
Gleeson Building Company Pty. Ltd.	\$343,226
General Building Services Pty. Ltd.	\$267,385
Brian King Building Services Pty. Ltd.	\$282,428
Hinchey & Cross Pty. Ltd.	\$255,860
O'Mara Constructions Pty. Ltd.	\$275,072
Supreme Constructions	\$281,000

A number of amendments to the plans and specifications have been discussed with the Architect involving improved security to the building, alterations to the lights and lighting circuits, alterations to the drainage and the deletion of the septic tank and holding wells in favour of a sewer pump station to pump the effluent to Council's sewer.

Discussions have been held with Stephen Charlton a director of Reefton Pty. Ltd., being the lowest tender, and a revised tender price will be submitted to Council at the meeting based on the amendments noted above. Enquiries indicate that the company is capable of undertaking the work.

It is proposed to install a pump station with pump and rising main to provide connection to the Windsor Sewerage Scheme. This will allow for deletion of the septic tank.

On the basis of Reefton's tendered price, the estimated total project costs are as follows:-

Tender Price - Reefton Pty. Ltd.	\$244,303
Sewer Package Pump Station	\$ 23,000
Car Park Construction	\$ 10,000
Landscaping (including restoration of site and additional fencing)	\$ 8,000
Consultants Fees (including Architect, Structural Engineer, Electrical Engineer, Hydraulics Engineer)	\$ 24,000
Supervision of Construction	\$ 6,000
Previous Consultants and Preliminary Costs	\$ 14,871
	<u>\$330,174</u>

Provision was made for \$150,000 and \$50,000 in the 1985/86 and 1986/87 Loan Borrowing Programmes, respectively. The additional funding of \$130,000 is being provided from the Cordners Corner Reserve. However, agreement has recently been reached with the Bicentennial Authority to allocate the funds from the Bicentennial Grant to the construction of the amenities building at Governor Phillip Park, subject to Council reallocating its funding to the restoration of the Thompson Square project.

IT IS RECOMMENDED THAT the tendered price of Reefton Pty. Ltd., be accepted and that the authority be given to the affixing of the Common Seal of Council to any necessary documents.

4. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

			Date Received	Date Approved
S86/40	Applicant: Owner: Land:	N.M. Stern N.M. Stern Lot 5, DP 253128 Tennyson Road, Tennyson Subdivision creating two lots	15.4.86	8.5.86
S86/32	Applicant: Owner: Land:	D. Matthews and Associates B.E. & B.K. Sheppard and P. & J. Rutter Lot 2 DP 22461 & Lot E DP 373372 Greggs Road, Kurrajong Subdivision creating two allotments	13.3.86	13.5.86
S86/62	Applicant: Owner: Land:	B.J. O'Mara B.J. O'Mara Lot 3 DP 262112 William Street, North Richmond Strata subdivision creating four strata units	22.5.86	20.6.86
S86/26	Applicant: Owner: Land:	D. Matthews R.J. & M.J. Tanning Lots 1, 2 & 5 East Kurrajong Road, East Kurrajong Subdivision creating 5 rural lots in excess of 5 ha	6.3.86	27.5.86
S86/41	Applicant: Owner: Land:	P.S. Graham & Associates N.J. Caldwell Lots 3 & 4 DP 253736 Linden Drive, Freemans Reach Subdivision creating two lots	16.4.86	12.6.86
S86/55	Applicant: Owner: Land:	W.G. Hunt, Sunter & Co. Tuvat Pty. Ltd. Lot 240 DP 263472 Loder Crescent, South Windsor Strata subdivision creating two lots	29.5.86	18.6.86
S86/60	Applicant: Owner:	D. Matthews & Associates W. Markow	20.5.86	18.6.86

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	Land:	Lot 2 DP 607072 Browns Road, Kurrajong Subdivision creating two lots		
S86/49	Applicant:	John Bowden & Co.	1.5.86	13.6.86
	Owner:	G. & M.V. Vlandis		
	Land:	Lot 1 DP 256988, Lot 5 DP 601736 and Portion 478 Parish Wilberforce, Blacktown Road, Freemans Reach Subdivision creating 3 lots.		
S86/52	Applicant:	S. Pascoe	8.5.86	27.5.86
	Owner:	D.A. Gould		
	Land:	Lot 2, 3, 4 & 5 Singleton Road, Wilberforce Subdivision creating 4 allotments		
S86/59	Applicant:	R.K. Cambridge & Co.	20.5.86	6.6.86
	Owner:	A. & H. McKay & F. Palmer		
	Land:	Lots 1, 2 & 3 DP 610315 Old East Kurrajong Road, East Kurrajong Subdivision creating seven lots		
S86/24	Applicant:	G.S. Williams & B.J. & Y.M	22.4.86	14.5.86
	Owner:	Calvert G.S. Williams & B.J. & Y.M. Calvert		
	Land:	Lot 7 DP 229641 Bellbird Avenue & Lot 5 DP 240753 Clyde Lane, Kurrajong Heights Subdivision creating two allotments		
S86/54	Applicant:	N.J. Hall & G. Lawson	13.5.86	13.6.86
	Owner:	S. Biancotti		
	Land:	Portion 281, Parish St. Matthew & Lot D, DP 401125 Mileham Street, Windsor Subdivision creating four industrial lots		
S86/58	Applicant:	W.G. Hunt Sunter & Co.	29.5.86	18.6.86
	Owner:	Tuvat P/L		
	Land:	Lot 27 DP 243488 Gibson Street, Richmond Strata subdivision creating two strata units		

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

5. AIR CONDITION SERVICE - VARIOUS COUNCIL BUILDINGS. C51

Due to the increase in the number of air conditioning plants and revision of the specifications for the servicing of this equipment, tenders have been called for the annual service and maintenance of the various air conditioning plants owned and operated by Council.

The tenders received for the lump sum annual servicing of the air conditioning equipment are as follows:

Hawkesbury Refrigeration Pty.Ltd	\$ 7,404
Rite Air Mechanical Services Pty.Ltd	\$ 8,084
Ample Air Pty.Ltd.	\$ 7,050
Texel Pty.Ltd	\$ 7,425
Email Ltd.	\$ 7,279
York Air Conditioning	\$11,610
Rainer & Leach Pty.Ltd	\$12,512
Matthew Hall Maintenance Pty.Ltd.	\$ 8,433

The lowest tender from Ample Air appears to be quite satisfactory, however, their hourly charge out rate for labour is \$36/hr and is considered to be substantially high. Email Ltd. is a large Company and offers a high level of expertise, however, again their charge out rate for labour is \$34 and is considered to be too high and as well a minimum charge out of \$160 applies to all after hour call-out services.

Hawkesbury Refrigeration Pty Ltd have quoted a hourly rate of \$25 per hour with a service call charge of \$20. Discussions have been held with the company concerning the additional requirements to be provided under the contract together with the increased documentation needed.

Texel Pty.Ltd., (St Marys) are offering moderate charge out rates (\$28/hr and service call rate of \$22). This company has just recently had their service contract with Hawkesbury Agricultural College renewed, and their performance has been reported as most satisfactory.

Due to the number of air conditioning plants operated by Council there is a considerable number of break down service calls and the slightly higher tender price becomes insignificant in relation to the saving of the lower service charge and hourly service rates.

IT IS RECOMMENDED THAT the tender submitted by Hawkesbury Refrigeration Pty Ltd for the annual air conditioning service in the sum of \$7404 be accepted.

6. WINDSOR STREET, RICHMOND - CONDITION OF FOOTPATH. 665-2343

As requested an inspection has been made of the footpath (both sides) between East Market Street and Bosworth Street. A number of irregularities were noted, particularly in the vicinity of the Telecom Pits, and an instruction has been issued for repairs of depressions, a raised slab adjacent the park and other minor irregularities.

The work will be undertaken with due regard to the proposals for re-routing the power supply to the area underground and the maintenance of a safe footpath for pedestrian traffic.

IT IS RECOMMENDED THAT the report on the condition of the footpath in the Richmond commercial area be received.

7. STREET LIGHTING INTERSECTION OF WINDSOR ROAD AND GROVES AVENUE.
E74/1

Prospect County Council has been authorised to proceed with a lighting scheme providing 4.250 watt high pressure sodium vapour lights to provide illumination for traffic passing through the intersection.

The installation will result in an increase of \$619.32 in annual charges and requires a capital contribution of \$220.

IT IS RECOMMENDED THAT the action taken to provide street lighting at the intersection of Windsor Road and Groves Avenue be approved.

8. PUBLIC WORKS

ROAD CONSTRUCTION

MR 181 St Albans Road - 7.54 - 9.70km

Installation of culverts has been completed and the base prepared ready for cement stabilisation.

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

Completion of the placement of the pavement material application of the flush seal and laying of the asphaltic concrete final surface along the northern side. Adjustment of the footpath is proceeding with work to commence on the southern side.

MR 184 Windsor Street - Opposite Tennis Centre

Extension of the stormwater drainage along the northern side to improve discharge during heavy rain at the end of the kerb and gutter.

MR 184 Windsor Road, McGraths Hill

Placement of the kerb and gutter on the northern side between McGraths Road and existing kerb and gutter has been attended to with adjustment of the road shoulder in progress.

J.O.L.O.R.

Repair of barrier rail on Webbs Creek Bridge, Chaseling Road.

Erection of chain wire safety fencing is in progress on the Bicentennial Road and attention has been given to roadside growth along Greens Road.

MAINTENANCE

Reinstatement of road openings in the concrete pavement George Street, Windsor.

Patching, gravelling and grading included work on MR 519 Comleroy Road, Freemans Reach Road, West Portland Road, Cupitts Lane, St Albans Road and Wrights Creek Road, Upper Colo Road, Lower Colo Road and Kolara Road, Ebenezer; Tizzana Road, Kurrajong Road and Baileys Lane, Kurrajong; Tierney Road, Kurmond; Roberts Creek Road, Warks Hill Road and Grose River Road, Pitt Town-Dural Road and Old Kurrajong Road, Richmond.

Installation of vehicular entrances at Government controlled homes Windsor, Richmond and North Richmond has commenced.

PARKS AND GARDENSBicentenary Park

Installation of the pathway in the Garden for Disabled is well advanced. Seating is being installed and garden areas planted as the work proceeds. The work is being undertaken as part of the Commonwealth Employment Programme.

Other

Pruning of street trees has continued.

Replanting of floral display, The Mall and maintenance of the gas lamps.

Continuing dry weather and a series of heavy frosts has left ground surfaces in very poor condition.

South Windsor Tennis Courts

Placement of the artificial grass surface will be underway prior to the Council meeting.

BUILDINGSAustraliana Pioneer Village

Work on stage 1 of the Community Employment Programme finished on 27th June, 1986. Work on Riverstone Police Station has been completed, Bank of New South Wales painted, three verandahs replaced, with restoration of the train well advanced.

Stage 2 project is underway with construction of the jetty and small bridge commenced. Dredging of the lagoon and reshaping of the waters edge and islands is well advanced.

Other

The fence between Richmond Park and the Neighbourhood Centre has been repaired for the fifth consecutive week following vandal damage.

In addition to attention to vandalism maintenance included work at Windsor Library, Chas Perry Hall and the North Richmond Neighbourhood Centre, Windsor Mall, Richmond Pool and the construction of the display unit for the Council Chambers.

SEWERAGE

Greenway Crescent

Installation of the reticulation has commenced.

Daily flow for June was 2,233 kl/day.

Provision of a new base and replacement of the filter material in the second half of the sludge drying beds is underway while trials are being made on a second sludge press supplied by Mitchell Cotts to assist with sludge removal.

Clearing of five main line sewer chokes and four chokes in Council buildings.

IT IS RECOMMENDED THAT the report on works carried out in June be received.

9. TENDERS. P161/2

On the attached pages are set out the tenders for various plant.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
63	(48) New Dwellings	\$4,028,829	(\$2,066,605)
50	(52) Additions to Dwellings	490,865	261,713
-	(1) Residential Flat Buildings	-	138,000
10	(10) New Buildings other than Residential	588,600	(991,100)
3	(4) Additions to Buildings Other than Residential	3,640	(216,500)
1	(9) Swimming Pools	3,200	(81,442)
1	(-) Additions to Dwellings - Dual Occupancy Unit	27,200	(-)
<u>128</u>	<u>(124)</u>	<u>\$5,142,334</u>	<u>(\$3,755,360)</u>

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
259	(283) New Dwellings	\$14,720,968	(\$13,474,315)
341	(310) Additions to Dwellings	2,441,456	(2,015,675)
3	(9) Residential Flat Buildings	251,000	(570,000)
29	(85) New Buildings other than Residential	4,729,600	(4,108,986)
28	(24) Additions to Buildings other than Residential	474,038	(909,180)
52	(52) Swimming Pools	376,251	(450,094)
2	(3) Additions to Dwellings - Dual Occupancy Unit	37,200	(197,250)
<u>714</u>	<u>(766)</u>	<u>\$23,030,513</u>	<u>(\$21,725,500)</u>

IT IS RECOMMENDED that the report be received.

2. TENDERS - SUPPLY OF GARBAGE TRUCK. G90 & T165-2

The following tenders were received.

1. From International Harvester

The supply of International ACCOF 2250D vehicle fitted with various compactor bodies and bin lifter as follows:-

- a) Super Route Chief manufactured by Compaction Systems fitted with two Versalift lifters with lock up facility to handle 660 litre and 1100 litre bins.

Total Cost	\$ 107,614
Less Trade	4,500

\$ 103,114

Same fitted with Garpac lifters with lock up facility

	\$ 110,431
Less Trade	4,500

\$ 105,931

Delivery 8 weeks

- b) With Heil Compactor manufactured by Gitsham Transport Engineers Pty Ltd fitted with two Versalift lifters with lock up facility

	\$ 108,375
Less Trade	4,500

\$ 103,875

Same fitted with Garpac lifters with lock up facility

	\$ 110,612
Less Trade	\$ 4,500

\$ 106,112

Delivery 6 weeks

- c) With E.Z. Pack C200 manufactured by McDonald Johnston Engineering fitted with E.Z. Pack lifters

	\$ 111,625
Less Trade	4,500

\$ 107,125

Same with Garpac Lifters featuring lock up facility to handle large bins

	\$ 110,612
Less Trade	4,500

\$ 106,112

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Same with Twin Versalift lifters	\$ 107,625
Less Trade	4,500
	<u>\$ 103,125</u>

Alternative offered for slightly heavier unit EZ Pack C225 additional \$1000 to prices indicated in (c) above.

Delivery 10-12 weeks.

2. From H.W. Crouch Pty Ltd

Supply of U.D. Nissan C.W. 41 HM complete with Heil Compactor manufactured by Gitsham Engineering fitted with Versalift lifters with lock up facility

	\$ 118,530
Less Trade	2,500
	<u>\$ 116,030</u>

Same with Garpac lifters	\$ 120,767
Less Trade	2,500
	<u>\$ 118,267</u>

Delivery 6 weeks

3. From The Truck Centre

The supply of Mitsubishi FV458 fitted with various compactor bodies and bin lifters as follows:-

- a) Route Chief manufactured by Compaction Systems including two Versalift lifters with lock up facility

	\$ 104,311
Less Trade	3,000
	<u>\$ 101,311</u>

Same with Garpac lifters	\$ 107,128
Less Trade	3,000
	<u>\$ 104,128</u>

Same with Garwood lifters	\$ 104,041
Less Trade	3,000
	<u>\$ 101,041</u>

Delivery - 6 weeks

- b) E.Z. Pack manufactured by McDonald Johnston Engineering fitted with E.Z. Pack lifters

	\$ 108,322
Less Trade	3,000
	<u>\$ 105,322</u>

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Same with Garpac Lifters		\$ 107,309
	Less Trade	3,000
		<u>\$ 104,309</u>
Same with Garwood Lifters		\$ 104,802
	Less Trade	3,000
		<u>\$ 101,802</u>

Delivery - 10-12 weeks

4. From Stillwell Trucks

The supply of a Ford Cargo 2419 vehicle fitted with various compactor bodies and lifters as follows.

- a) With an E.Z. Pack C200 manufactured by McDonald Johnston Engineering and fitted with E.Z. Pack lifters
- \$ 106,900
- No Trade Offered

Same with Garpac lifters

\$ 105,887

E.Z. Pack C225 additional \$1000

Delivery 10-12 weeks

- b) With Heil body manufactured by Gitsham Transport Engineers Pty Ltd fitted with two Versalift lifters with lock up facility
- \$ 103,650

Same with Garpac lifters

\$ 105,887

Delivery 6 weeks

- c) With Super Route Chief manufactured by Compaction Systems fitted with two Versalift lifters with lock up facility
- \$ 102,489

Same with Garpac lifters

\$ 105,306

Delivery 8 weeks

5. From Stillwell Trucks

The supply of a Mitsubishi FV 458 JRA vehicle fitted with various compactor bodies and lifters as follows.

- a) With E.Z. Pack C200 manufactured by McDonald Johnston and fitted with E.Z. Pack lifters
- \$ 113,200
- No Trade Offered

Same with Garpac lifters

\$ 112,187

E.Z. Pack C225 additional \$1000

Delivery 10-12 weeks

- b) With Heil body manufactured by Gitsham Transport Engineering Pty Ltd fitted with two Versalift lifters with lock up facility

\$ 109,950

Same with Garpac lifters

\$ 112,187

Delivery 6 weeks

- c) With Super Route Chief manufactured by compaction Systems fitted with two Versalift lifters with lock up facility

\$ 108,789

Same with Garpac Lifters

\$ 111,606

Delivery 8 weeks

6. From Mack Trucks

The supply of a Mack G260 R.S.T. Midliner fitted with a Super Route Chief compactor body manufactured by Compaction Systems and fitted with various lifters as follows.

- a) With two Versalift lifters with lock up facility

\$ 113,389

Less Trade 5,000

\$ 108,389

Delivery 28th July, 1986

- b) With Garpac Lifters with lock up facility \$ 111,206

- c) With Garwood lifters \$ 108,119

7. From Mercedes Benz

For the supply of a Mercedes-Benz 2222/48 fitted with various compactor bodies and lifters as follows.

- a) With E.Z. Pack C200 fitted with E.Z. Pack lifters

\$ 134,774

No Trade Offered

Same with Garpac lifters

\$ 133,761

Delivery 10-12 weeks

Alternative E.Z. Pack C225 - additional \$1000

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- b) With Heil Compactor manufactured by Gitsham Transport Engineering Pty Ltd fitted with Versalift lifters with lock up facility

\$ 129,124

No Trade Offered

Same with Garpac lifters

\$ 131,361

Delivery approximately 8 weeks

8. From Compaction Systems Pty Ltd

For the supply of Super Route Chief compactor fitted to various cabs and chassis and lifters.

- a) With Mack Midliner and fitted with Versalift lifters with lock up facility

\$ 113,389

Same with Garpac lifters

\$ 116,206

- b) With Nissan U.D. CW 41 and fitted with Versalift lifters

\$ 110,217

Same with Garpac lifters

\$ 113,034

Delivery not stated

9. Suttons Arncliffe

For the supply of an F7 Volvo turbo fitted with various compactor bodies and lifters as follows.

- a) With Super Route Chief manufactured by Compaction Systems and fitted with two Versalift lifters

\$ 111,422

Less Trade 3,500

\$ 107,922

Same with Garpac lifters

\$ 110,239

Delivery not stated

- b) With Heil Compactor manufactured by Gitsham Transport Engineering Pty Ltd fitted with Versalift lifters

\$ 112,683

Less Trade 3,500

\$ 109,183

Same with Garpac lifters

\$ 111,420

Delivery - 6 weeks

- c) With E.Z. Pack compactor manufactured by McDonald Johnston and fitted with E.Z. Pack lifters

	\$ 115,833
Less Trade	3,500
	<u>\$ 112,333</u>

Same with Garpac lifters \$ 111,320

Delivery 10-12 weeks

Alternative E.Z. Pack C225 additional \$1000

Suttons Arncliffe also offer as an alternative an F7 Volvo Intercooler on all of the above for an additional \$9,352

10. From Sticpewich Agencies Pty Ltd

For the supply of a U.D. Nissan CW 41 HM vehicle fitted with various compactor bodies and lifters as follows.

- a) With a Heil compactor manufactured by Gitsham Transport Engineers Pty Ltd and fitted with Versalift lifters.

	\$ 112,479
Less Trade	1,000
	<u>\$ 111,479</u>

Same with Garpac lifters \$ 113,716

Delivery 6 weeks

- b) With a Super Route Chief compactor manufactured by Compaction Systems Pty Ltd and fitted with Versalift lifters

	\$ 110,218
Less Trade	1,000
	<u>\$ 109,218</u>

Same with Garpac lifters \$ 112,035

Delivery not stated

- c) With E.Z. Pack Compactor manufactured by McDonald Johnston and fitted with E.Z. Pack lifters

	\$ 115,229
Less Trade	1,000
	<u>\$ 114,229</u>

Same with Garpac lifters \$ 114,216

Delivery 10-12 weeks

Alternative E.Z. Pack C225 additional \$1,000

Sticpewich Agencies Pty Ltd also offer as an alternative a U.D. Nissan CWA 45 HM on all of the above for an additional \$8,630.

The manufacturers of the various lifters, compactors etc have also submitted tenders and letters detailing prices which coincide with those quoted in the tenders for the supply of the completed unit.

Council will note that Tender No.6 from Mack Trucks specifies a delivery date of 28th July, 1986. This particular unit is being manufactured for display at the forthcoming Truck Show to be held during the third week of July and its construction is already well advanced. Council already operates a Compaction Systems Route Chief fitted to a UD Nissan which performs well and the Company has proved very co-operative in undertaking service. Council's mechanic has studied the specifications of the Mack G260 R.S.T. Midliner and has indicated its suitability for the work proposed.

Tenderers were requested to provide details of the Australian content of the equipment offered. The compaction and lifting equipment is locally manufactured and the nominated Australian content of the cabs and chassis are noted hereunder.

International	72.5% Aust.
Volvo	not stated
Mack	45% Aust.
Nissan UD	36.6% Aust.
Mitsubishi	50.2% Aust.
Mercedes Benz	not stated
Ford Cargo	not stated

As stated previously, the early delivery date offered in Tender No.6 is a significant advantage and the Mack vehicle offered is considered to be an excellent vehicle for the work proposed.

IT IS RECOMMENDED THAT Tender No.6 from Mack Trucks for the supply of a Mack G260 R.S.T. Midliner with a Super Route Chief compactor body and fitted with two, 240 litre Versalift lifters featuring hydraulic lock up facility be accepted in the net sum of \$108,389.

PLANNINGREPORTS1. GRAHAM ALCOCK GILES TRIBE PTY. LTD. - PROPOSED K-MART DEVELOPMENT
- RICHMOND. L3/86

Council is referred to the Shire Planner's Report Item 5 to the Development Section of the General Purpose Committee of 24th June, 1986 and the Committee's recommendation that further consideration would be given to a revised proposal containing a setback from Francis Street, link between Jewels car park and the rest of the development and the full complement of car parking to be provided on site.

Plans have now been submitted in accordance with the recommendation and are seen as acceptable for full assessment at the initial Local Environmental Plan stage with further details being provided at the later D.A. stage including attention to elevations, vehicle movement paths and final number of car spaces to be provided. It should be noted that at this stage the revised proposal indicates an excess of approximately 80 spaces over that required by Council Policy.

It was indicated in discussion at the General Purpose Committee of 24/6/86 that it would be appropriate for this revised submission to be submitted for consideration at the General Purpose Committee of 29/7/86, however the applicants have indicated that their schedule of works is such that the delay of another month would not leave sufficient construction time to ensure the opening of the centre in accordance with K-Mart Marketing strategy i.e. around October, 1987.

The proposed developers of the site, owned by Mr. C. Tate, have been contacted to ascertain their progress concerning procurement of a major tenant and the following reply has been received from Property Estates Limited, a division of the Chase Corporation:

"This is to confirm the proposal raised by us during the committee hearing on 24th June, 1986 at which Mr Peter Leyshon of Plant Location International Pty Ltd spoke on our behalf.

We had addressed the Committee Members to bring to their attention the fact that an alternative site for a discount department store should be considered before a decision was made on the future of a proposal involving the development of land adjacent to the existing Coles Supermarket. Our proposal involves the development of a large site fronting Francis Street which will connect to the existing car park and thence to Windsor Street. We believe that our site is the one to be preferred on many grounds and we feel confident that Council will adopt our scheme provided the members have the opportunity to appraise our proposed development.

A spokesman for the competing site indicated that Coles are presently more favourably disposed to extending their existing complex in Windsor Street. We have since held discussions with Coles and whilst we cannot disclose the outcome of these discussions at this stage we are entirely satisfied that Coles is going to be a prospective tenant on our site. We have also held discussions with the national retail management of Woolworths, Venture and Waltons who we would consider as alternative tenants.

Your committee had decided to postpone their decision on any rezoning recommendations for another month and accordingly we instructed our architects to prepare a full architectural submission to be presented to Council on or before that next committee meeting. We would ask that Council will not forego this opportunity and that it should not be influenced to make any hurried decisions.

May we suggest that your Council recommend the rezoning of our proposed site subject to the tenancy of one or more of the major national retailers. We hope you will find that our design, given our financial strength and a land holding of some 100 acres, will result in an outstanding contribution to the future of your shire."

It is obvious that there is fierce competition between the developers of the two subject sites such that both will continue to enhance their respective applications in order to seek favourable recommendation from Council. It was previously reported to Council that it was unlikely that both sites could proceed on the basis of the economic reality that the shopping catchment could not support such an increase in retail floor space. The General Manager of Property Estates Ltd., Mr. G. Smith, has been spoken to by the Shire Planner. Mr. Smith is of the opinion that there may well be justification for both properties proceeding however, this is considered to be something that can only be properly ascertained in an environmental study. If both sites were rezoned the only way to properly control this is by a statutory minimum shop size to be applied to the major tenant with any additional speciality shops being not able to be developed unless in conjunction with the major tenant. Suitable wording in this respect could be included with a Local Environmental Plan. The consequence of this is that, whilst a site may be rezoned, development would not take place unless in accordance with the Local Environmental Plan. If both sites were rezoned and the economics dictated that only one site be developed in the short term then the other site would remain available until a change in these circumstances occasioned.

In the circumstances it is considered that Council could endeavour to obtain agreement from both developers to share the costs of an environmental study and for the decision on preparation of a Local Environmental Plan or Local Environmental Plans be deferred for Council consideration of the Study. Alternatively, Council could resolve to support the revised proposal by Graham, Alcock, Giles, Tribe Pty. Ltd. along with an Environmental Study and further consider a formal proposal over the other site if and when it is received. Should such a proposal be received the costs of proportion of the environmental study could be passed onto these developers. Whether one or both proposals proceed, the study will still address the wider implications of development over both sites.

It was previously reported that there had been two (2) submissions of interest for preparation of the environmental study. The third firm of consultants have still made no response and it is believed that Council should accept one of the two already received, being from Sinclair Knight and Partners, and Kinhill and Stearns. Both are highly regarded consultancy firms with both having a wealth of experience in performing similar tasks. Both have been used by Council in previous planning and engineering consultancy tasks which have been satisfactory.

Sinclair Knight and Partners have quoted a fixed fee of \$11,800 plus an additional \$5,000 for an optional shopper survey making a total of \$16,800 and a study time of five (5) weeks. It is presumed that the actual report preparation time is additional to this.

Kinhill Stearns have quoted a fixed fee of \$24,600 which includes a shopper survey and a completed survey and report date of 10-12 weeks. The sampling and additional catchment area survey and Shire retail hierarchy of Kinhill Stearns would be attributed to their higher quote. The additional information to be provided by them is considered to be useful not only for the subject proposal but also for general Shire retailing information and they are therefore, the preferred consultants to carry out the study. It is considered that the costs of either consultant could be reduced to some extent by their access to information already held by Council in the form of reports commissioned by WSROC.

Council has to obtain the agreement of the applicant to the form and content of the study and to the costs. Should formal agreement be reached and the following recommendation be adopted, the study will proceed in the very near future. Should there be no agreement reached the matter will be further reported to Council.

IT IS RECOMMENDED THAT:

1. Council prepare a draft Local Environment Plan as indicated on the plan prepared by Graham, Alcock, Giles, Tribe Pty. Ltd. (drawing no. 8576-06 dated 30/6/86) and that the Department of Environment and Planning be advised that an environmental study is required prior to preparation of the plan specifically addressing the matters of traffic and economic impact.
2. Council engage the consultancy firm of Kinhill Stearns to carry out the environmental study subject to the agreement of Graham, Alcock, Giles, Tribe Pty. Ltd. to pay all costs associated with the study.
3. Property Estates Ltd. be advised that Council is prepared to consider a formal submission for rezoning of the property in Francis Street subject to their paying an agreed proportion of costs of the Environmental Study to be prepared by Kinhill Stearns.

2. AMENDED PLAN FOR THE SUBDIVISION OF EIGHT 40HA ALLOTMENTS WITH A RESIDUE OF APPROXIMATELY 2067HA - PORTION 9, 11 AND 18, PARISH PUTTY, PUTTY ROAD (AT BOUNDARY OF HAWKESBURY AND SINGLETON SHIRES)

Council is referred to Item 1 of the subdivision applications (page 10 of pink pages) in the Business Paper of the Ordinary Meeting of 8/4/86. At that meeting Council resolved that the original application be refused on six (6) grounds, namely bushfire hazard, erodibility, inadequate urban services, adverse impact on scenic quality, creation of an undesirable precedent and not being in the public interest.

Michael
14/7/86

Subsequent to Council's resolution the applicant referred the matter to the Land and Environment Court for consideration. Both the applicant and the Council attended a conference at the Court chaired by an assessor at which both parties were given the opportunity to fully discuss the case, identify the issues in dispute and explore the prospects of reaching an agreement. At that conference the assessor was not inclined to determine the matter for lack of sufficient evidence and indicated that unless agreement was reached between the parties, the application would be listed for hearing before another assessor or a judge of the court. This hearing would require the formal presentation of evidence by both Council and the applicant and would no doubt involve the services of a barrister or at least a solicitor.

At the conference the applicants agreed to lodge a new plan showing the subdivision of 9 allotments wholly within Hawkesbury Shire (as opposed to a previous application where 3 allotments straddled the Shire boundary).

In view of the grounds of refusal of the original application the applicants conceded to the payment of a contribution of \$725 per lot being a contribution under Section 94 of the Environmental Planning and Assessment Act, for the upgrading and maintenance of bushfire facilities at Colo Heights. The applicants have also agreed that there should be no tree clearing on grades steeper than 1 in 6 and a Section 88B Certificate would be lodged with the plan of subdivision which would create a restriction as to user for future owners preventing tree clearing from such areas. This control would be additional to that provided by Council's Tree Preservation Order which relates to the whole of the land.

The land is zoned Rural 1(a1) under Hawkesbury Local Environmental Plan, 1984, a zoning which specifically permits the subdivision of land into 40 hectare parcels, with the consent of Council.

In the circumstances of the submission of an amended plan together with the concessions on the aspects of fire and erodibility, it is recommended that the amended plan be approved subject to conditions.

IT IS RECOMMENDED THAT the amended plan be approved subject to the following conditions:-

1. Proposed right of carriageway to include a pavement of at least 3.5m wide and 150 mm thick consisting of durable crushed rock.
2. A contribution of \$6525 based on \$725 per allotment being a contribution for the provision and maintenance of equipment for the Colo Heights Bush Fire Brigade.
3. The creation an instrument pursuant of Section 88B of the Conveyancing Act to the effect that the owners of proposed Lots 4-12 will not clear timber from areas with a grade exceeding 1 in 6.
4. The submission to and approval by the Council of a satisfactory application under Part 12 of Division 2 of the Local Government Act, 1919, as amended.

LIBRARYCORRESPONDENCE1. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS - COUNTRY LIBRARIES
CONFERENCE. C48/C44/2

Stating that following the Country Libraries Conference a communique was issued and also a media release and that the executives of the Associations at their August meetings will be considering the establishment of a Library Advisory Committee, in accordance with the recommendation of the Conference.

Also suggesting that country councils issue their own media releases using the Associations' release as a guide and make urgent representations to their local state members of parliament.

Further requesting that to assist in mounting the campaign referred to in the Conference Communique, councils are requested to provide information to the Associations illustrating financial constraints experienced by them in providing library and information services. Receipt of such information by 4th August, 1986.

In the media release the secretary released figures which show that between 1980-1985 the level of funding from councils' own sources had increased by over 30 per cent in real terms. However, the level of State assistance had dropped by 20 per cent in real terms. The total contribution made by the State Government, including special grants, currently represents only \$1 in every \$6 spent by local government on libraries, whereas when state funding was introduced it was on a matching basis (dollar for dollar or, more accurately, shilling for shilling).

IT IS RECOMMENDED THAT the information be received.

LIBRARYREPORTS1. COUNTRY LIBRARIES CONFERENCE. C48 C44/2

The Country Libraries Conference organised by the Local Government and Shires Association Training & Development Unit was held 18th-19th June, 1986. I attended this conference. Of major concern was the funding provided for public libraries and a number of speakers addressed this issue. It was decided to establish a Local Government Library Advisory Committee under the umbrella of the Local Government & Shires Associations. Its major function would be to act as a lobby group and to:

Advise the Executive Committee of the Local Government Association of New South Wales and the Executive Committee of the Shires Association of New South Wales in relation to all matters connected with libraries and library services within the meaning of Part XIII of the Local Government Act, 1919, and to undertake on behalf of the Executive Committee such actions as are consistent with the policies and objectives of the Associations and to promote the general well-being of member Councils which conduct libraries and library services in New South Wales.

Also the following communique was issued at the close of the conference.

"The 1986 Country Libraries Conference expresses its dismay at the distinct possibility of the closure of some country library services due to the failure of the New South Wales Government to properly address the funding of public libraries.

The Conference strongly supports the concept of an effective public library and information service conducted by Local Government giving free and equal access to library services and materials to all members of local communities meeting their needs for information, inspiration, education and recreation.

Achievement of this objective requires:

- A proper recognition of the need for efficient managerial and administrative skills and an emphasis on excellence in service.
- The establishment of a Library Advisory Committee to the Local Government & Shires Association of NSW to strengthen the Local Government voice on library matters.
- A public awareness campaign to inform local communities about the services provided by public libraries and their need for external funding.
- A major campaign by the whole of Local Government, co-ordinated by the Associations, to draw the attention of the State Government Opposition parties, all individual members of both Houses of Parliament and the media to the vital role played by public libraries in community well-being and economic development and their need for adequate subsidies by the State Government.

This Conference calls on all Local Government to join in taking the above actions to achieve the stated objective which will strengthen the public library system to enable it to continue to meet the needs of its communities and seeks the firm commitment of the New South Wales Government to give the necessary financial support in the interests of the people of New South Wales."

IT IS RECOMMENDED THAT Council endorse the communique and convey its support of the statement to the Premier.

IT IS FURTHER RECOMMENDED THAT the Local Government and Shires Associations be informed of Council support for the Local Government Library Advisory Committee.

2. DELEGATION TO THE PREMIER. L125

The Library Association of Australia, Public Libraries Section, New South Wales Group organised a delegation to the Premier of N.S.W. on 2nd June, 1986.

"The delegation seeks to further enhance the ability of all public libraries in New South Wales to link the people of this state into the information network of today's world.

The Premier's 1985/86 initiative to provide a micro-computer in each library system has laid the groundwork for the creation of an electronic information network linking all parts of the state.

To build on this initiative the delegation now proposes:

A telefacsimile transceiver to be placed in fifteen major regional library systems

Training package to maximise use of micro-computers

Standard database management software to be purchased for each micro-computer

- A common package for all public libraries will produce significant cost savings in development, training and maintenance.
- Useful information, for example, local history indexes, and community information files can be rapidly and easily shared.

Research indicates the availability of suitable software at a total cost of approximately \$65,000.

Government Information : Improved Public Access

Telefacsimile centres and micro-computer packages will enhance the flow of information within the public library network. In addition, through public libraries, the Government has the opportunity to improve the access that every individual has to government information.

Benefits

- * Improved public access to government information
- * A more efficient and wider distribution of government publications
- * Increased public awareness of government services and activities

The delegation expressed concern for the need to increase the per capita subsidy and presented the following information:

"In 1976, per capita subsidy represented 22.4% of total public library expenditure. By 1985, it represented only 16.8% of total public library expenditure. At the same time, Special Grant funds have declined.

This drop in the level of State support is reflected in decreasing levels of service. Local Government is finding it very difficult to maintain its financial commitment, and the principle of free public library service is under threat".

IT IS RECOMMENDED THAT Council endorse the recommendations of the delegation to the Premier, and convey appreciation to the Library Association of Australia, Public Libraries Section, New South Wales Group for its efforts on behalf of public libraries in N.S.W.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. OAKVILLE PROGRESS ASSOCIATION - DEPARTMENT OF CORRECTIVE SERVICES INTEREST IN THE OAKVILLE-SHEYVILLE AREA. A7/7

Forwarding Council copy of letter sent to the Minister for Corrective Services regarding rumours concerning the establishment of a prison complex in the Oakville-Sheyville area and stating their objections to any form of penal institution being sited in the area.

2. TAMBA, KYOTO - LETTER OF APPRECIATION FROM KINZO KITAMURA, HARUO TERADA, TAKA. C50/10

"First of all, we would like to thank you for your hospitality. We will treasure the memories and those friends we met there forever.

At the diet which was called last week, we reported our experience we had with you. Our diet was very glad to hear how nicely we were treated and what wonderful people and shire you have. Needless to say, the mayor was very happy with the report and your presents. Although we will formally write you later, we want you to know that we all do look forward to promoting our friendship.

We will not be able to welcome you as warm as you did for us but will be most happy if you could give the chance to try our best. Please do visit us as soon as possible."

Thank you again for everything and please take care of yourself."

3. THE ASSEMBLY, STATE OF NEW YORK, ALBANY - LETTER OF APPRECIATION FROM CATHERINE NOLAN. A5

"Please accept a belated but very sincere thank you for all your kindness on my recent trip to Australia as a delegate from the American Council of Young Political Leaders. The gracious hospitality of the Australian Political Exchange Commission and individuals such as yourself made a once in a lifetime opportunity truly unforgettable.

All of us, as citizens of two great and sister nations, benefit by the exchange of common experiences, ideas and hopes. Through our discussions I learned much about what is universal to democratic government and what distinguishes our two systems. It is a debt of knowledge that I can never repay, and am grateful to you for sharing your insights with me.

I have enclosed a booklet on the state that I am privileged to represent as a member of the New York State Assembly. If you have an opportunity to visit New York City, or our state capital, Albany, New York, please contact me. It would be most delightful to meet again.

Best regards."

4. HAWKESBURY ACCOMMODATION REGISTER - ACCOMMODATION REGISTER. D64

Thanking Council for the donation of \$50 towards the Accommodation Register in the Hawkesbury Area.

5. STATE RAIL AUTHORITY OF NSW - RICHMOND LINE DUPLICATION & ELECTRIFICATION. R185/8

Advising that the State Rail Authority is planning the duplication of the rail line from Blacktown to Riverstone to Richmond, and that Dames and Moore have been engaged to carry out an Environmental Study of the Richmond line.

6. PREMIER'S DEPARTMENT - LIBRARIES. L125/1

Forwarding copy of letter sent to Mr. Kevin Rozzoli thanking Council for their personal representations regarding funding for local libraries and advising that the Government will continue to provide the maximum amount of subsidy possible to local libraries within the framework of the overall State budget.

7. ROYAL AUSTRALIAN INSTITUTE OF PARKS AND RECREATION - 59TH ANNUAL CONFERENCE. C48

Advising that the 59th Annual Conference will be held at Albury on 19th - 24th October, 1986, on developing communities into the 21st Century.

8. LOCAL GOVERNMENT & SHIRES ASSOCIATION - GENERAL CIRCULAR 6/1986. C44/2

1. Associations' Post Office Box Number

2. Appointment of Administrators

The following information regarding the appointment of administrators has been provided by the Department of Local Government:

Section 86 of the Local Government Act empowers the Governor by proclamation to appoint an administrator as for a defaulting area. This power is amplified by section 219 of the Act, which empowers the Governor to remove the powers, duties and liabilities of the relevant council and provides that the administrator shall be paid out of the general fund of the area such salary as the Governor may determine.

Section 219 also provides that an administrator stays in office until new council members are elected, following the issue of a further proclamation by the Governor.

The salary of the administrator is usually determined at a level slightly higher than the highest salary paid to any employee of the council.

3. Rates

The United Kingdom Government has a basic philosophy of abolishing the local rate as a means of financing local government expenditure in that country.

There have been a number of initiatives, the latest of which is a Government Green Paper (Discussion Paper) titled "Paying for Local Government".

Basically it proposes to replace the rate on property with a poll tax (community charge) to which all adults living in a local authority area will be liable.

The Green Paper explores the additional areas of current rate rebates, non-domestic ratepayers, grants from central government etc.

The avowed objective of the proposal is to provide greater community accountability in that persons who vote for more spending (the community) also fund the money.

The proposals are to be phased in over a 10 year term from 1990.

The Associations are seeking further information about the proposal which will be made available as it comes to hand.

4. Metropolitan Mayors Meeting

5. Vendor Disclosure Regulations - Effect on Councils

The Conveyancing (Vendor Disclosure and Warranty) Regulation, 1986, took effect on 1 May, 1986. The Regulation imposes on the vendor of any land in NSW an obligation to supply certain documents as part of the contract for sale of the land, and prescribes a warranty deemed to be given by the vendor regarding certain matters which affect the land.

The documents required to be supplied are:

- (a) A certificate under Section 149(2) of the Environmental Planning and Assessment Act 1979;
- (b) A drainage diagram from the local sewerage authority;

- (c) Where the land is subject to the Real Property Act 1900, other than land comprising a lot as defined in the Strata Titles Act 1973, -
 - (i) a copy of either the folio of the Register or the computer folio certificate for the land, and
 - (ii) a copy of a plan for the land issued by either the Department of Lands or the local council;
- (d) A copy of any deeds or other documents which create easements, covenants or other matters which burden the land or any part of it;
- (e) Where the land is a lot as defined in the Strata Titles Act 1973 -
 - (i) a copy of either the folio of the Register or the computer folio certificate for the lot and common property, and
 - (ii) a copy of the Strata plan incorporating the lot;
- (f) Where the contract relates to land comprising or including a lot in a development scheme under the Strata Titles Act 1973, a copy of Part 1 of the development statement;
- (g) Where the contract relates to land comprising or including Crown land in respect of which the Registrar General maintains a tenure card, a copy of that tenure card; and
- (h) A notice in the form prescribed in the Regulation.

Where the contract includes land in a proposed subdivision, the required documents are those relating to the land being subdivided.

Councils are not exempt from the Regulation, so that any contract for sale of land by a council (including, it appears, a sale of land for overdue rates) will need to include such of the required documents as are relevant to the particular land.

Some vendors and their solicitors seem to be of the view that councils are under an obligation to supply them with plans in cases where a council is not a party to the transaction but merely the local authority, so that they may meet their obligations under that Item. Clearly, this is not so.

If a vendor, or a vendor's solicitor asks a council to supply a copy of a plan of a particular block of land, and council does not have such a plan, it is only necessary to advise the vendor or solicitors of that fact. The council is under no obligation to take steps to obtain such a plan from another source. If the council has such a plan it may supply a copy thereof, and may (pursuant to Section 167(1) of the Local Government Act) charge a fee for doing so.

6. Local Government Act - Increase in Penalties

Local Government (Penalties) Amendment Bill, 1986, was passed in the last sittings of Parliament, and received Royal assent on 16 April, 1986. It takes effect from that date.

The Act increases penalties payable under the Local Government Act.

The following Sections are affected:

Offences under the Local Government Act, 1919, for which the penalties are raised to \$2,000.

Section	Offence
30A(7)(a)	Failure of a member of a council to disclose a pecuniary interest when required
31(2)	Person acting in a civic office while disqualified
214(3)	Refusing to comply with a summons issued by an Inspector of Local Government Accounts, or Auditor, or refusing to be examined or take oath or affirmation
251A(7)	Driving over a by-pass a vehicle heavier than permitted
252(11)	Wilfully obstructing or injuring by-pass
277A(6)	Maximum penalties under Ordinances under Part IX (Public Roads)
277B(3)	Failure to comply with police direction given in connection with checking weight of loaded vehicles
277B(10)	Removing impounded vehicle from pound without authority
277B(1)	Resisting or hindering, or inciting others to resist or hinder the police under this section
317(1)	Unauthorised building
339(1)	Opening unauthorised roads or subdivisions
470(4)	Failure by Pasture Protection Board to comply with Notice of Minister for Agriculture to eradicate noxious plants
472(3)	Failure by occupier to comply with notice of council to eradicate noxious plants
473(5)	Failure by occupier of infested lands to comply with notice of Council
475G(1)(d)	Obstructing noxious plants inspector
475G(4)	Failure by council to comply with notice of Minister for Agriculture
475I	Scattering seed of noxious plants
512C	Removing electric lines
512E	Tampering with electricity meters
633	Penalty for offences where no other penalty is specified
634(1)	Defaults by council or members

- 634(2) Defaults by council servants
 635 Obstruction

Part 2

Offences under the Local Government Act, 1919, for which the penalties are raised to \$500.

Section	Offence
160AA	Making a wilfully false statement in application for pensioner rate rebate
217	Refusing elector's right to make authorised inspections of council documents
249(2)	Failure to comply with notice from council to number building
249(4)	Removing, without authority, number from building
249C(3)	Throwing or leaving sharp objects in a public place
251A(10)	Misusing a by-pass
270I	Damage to, or fraudulently operate, a parking meter
270M(2)	Not obeying a police order in an emergency in connection with vehicles or horses standing at parking meter
288A(8)	Failing to comply with council's conditions on moveable dwellings
439(1)	Person who drives his own animals off land or out of flocks
440	Rescuing impounded animals
441(1)	Admitting animals to cultivated land
443	Leaving gates open, making gaps in fence
536 DG	Refusal to allow council to enter and inspect mine
636	Refusal to give name of property
642(2)	Refusal by occupier to allow owner or agent to carry out provisions of the Act or Ordinance
644(3)	Refusal of person found committing an offence to give name and address

Part 3

Ordinances

Section 576(4) has been amended to provide for a penalty not exceeding \$1,000 for any breach of an ordinance.

Note: A review of penalties payable under various ordinances is now under way.

7. Ratepegging

9. Flood Plain Development Manual

In recent weeks, a working group within the Associations has been considering a re-draft of the Government's Flood Plain Development Manual.

The Associations were concerned that the latest draft of the Manual does not include clearly identifiable principles. Representatives of the Associations will be meeting with the Government's Flood Policy Advisory Committee on 11 June to discuss the latest draft of the Manual.

10. Review of New South Wales Air Services

11. Aerodromes - Erection of Signs

12. Addresses About Revenue Sharing Legislation

The Australian Council of Local Government Associations has provided extracts from Commonwealth Hansard reports on the debate when the Local Government Financial Assistance Bill (Revenue Sharing) was introduced into Federal Parliament.

13. Date for Celebration of Australia Day

The Acting Prime Minister, the Hon Lionel Bowen MP, has announced that from 1988 and subsequently, New South Wales, the Australian Capital Territory, and the Northern Territory, will celebrate Australia Day on 26 January and hold a public holiday on that day rather than on the closest Monday as is presently the case. Other States have the matter under consideration.

14. Draft Chemical Response Manual - Previous Special Circular No.51/86

The State Pollution Control Commission is seeking the views of councils on both the contents of the Draft Manual and the proposal to hold a one day workshop to discuss the role and responsibilities of councils in the event of chemical incidents.

15. Tenders

Tendertex is an electronic publishing service which uses Telecom's Viatel Videotex System to provide information on a wide range of tenders.

Tendertex would welcome information from councils on all tenders called and requests that a copy of the tender advertisement be forwarded to it by Telex - 176150 - or by freepost - P.O. Box 54, Strawberry Hills NSW 2012.

There is no cost to councils for having the tender information displayed in Tendertex.

16. Overhead Protective Structures and Protective Fences

The Division of Inspection Services, Department of Industrial Relations, has advised that revised specifications and requirements for overhead protective structures and protective fences will come into force on 1 July 1986, and that all such structures and fences erected on construction sites on or after that date shall be required to comply with them.

17. Community Policing Issues

Some years ago the Associations became involved with the NSW Police Commissioner in discussing the concept of social safety committees. These were envisaged as working closely with local police in dealing with reducing the environments leading to crime. Since then, the Police Department has been establishing community policing, and the Commissioner, Mr. J.K. Avery, has written as follows:

"The Community Relations Bureau formally commenced operations in September, 1984, to initiate and co-ordinate community policing activities throughout the State.

The main objectives/goals of the Bureau are:

- i prevent and reduce crime through the introduction of programmes which encourage the community to actively assist police;
- ii identify, develop and maintain communications with community groups or organisations and the media, to positively promote the role of police;
- iii identify community problems which may affect the incidence of crime in the community, examine their underlying causes and develop remedial programmes with community involvement;
- iv encourage all police to recognise the actual benefits of working with community organisations.

To achieve these goals, the initial focus of attention has been on the establishment of specific crime prevention community policing programmes, such as Neighbourhood Watch and the Safety House Scheme, and the improvement of relations between police and various minority groups in the community.

To date, 350 Neighbourhood Watch areas have been established, which encompasses 280,000 homes.

The Safety House Scheme, was launched in April, 1984, to provide a network of "safe houses" to which a child, en route to or from school, can run if approached by a stranger or if encountering any difficulty. At present 90,000 homes/shops are currently displaying the logo on their premises and 1,000 schools are also incorporated in the scheme.

Apart from these two schemes, a network of District Community Relations officers have been established to ensure that these community policing initiatives are applied uniformly and with vigor in all Police Districts in the State."

9. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NSW - 1986 ANNUAL
CONFERENCE - WATER SUPPLY & RESOURCES COMMITTEE. W271

Advising that the 1986 Annual Conference will be held on 27th and 28th November at the State Office Block, Sydney.

10. MACQUARIE UNIVERSITY - FUNNEL WEB SPIDER RESEARCH. D64

Thanking Council for their donation towards the Funnel Web Spider Research Programme.

11. HAWKESBURY INTERAGENCY - MINUTES. C45/1

Forwarding a copy of the minutes of its meeting held on 3rd June, 1986.

12. ALASDAIR WEBSTER, MEMBER FOR MACQUARIE - LOCAL GOVERNMENT
(FINANCIAL ASSISTANCE) BILL. L128

"Thank you for your letter concerning legislation to amend the Local Government Act. Strong cases were put forward in support of Council submissions.

This legislation has now passed through the House of Representatives and even though there may not have been the increase councils would have liked, the funding did not receive the Budget cuts which were rumoured prior to the legislation being presented in the House.

I fully appreciate the contribution local government makes to local employment, recreation, the arts, human services etc., and will be interested to know your Council's view on the Local Government (Financial Assistance) Bill as it affects your area if concern exists.

Please be assured of my support at all times."

13. DEPARTMENT OF LOCAL GOVERNMENT - AMENDMENTS TO ORDINANCE NOS. 4
AND 52 UNDER LOCAL GOVERNMENT ACT, 1919. C44/1

"Ordinance No. 4 (Staff Matters)

The Ordinance was amended on 14/2/86 and on 18/4/86 to cease recognition of the Associateship course in Local Government Administration conducted by the Mitchell College of Advanced Education, Bathurst, for the purposes of academically qualifying applicants for a Council Clerks Certificate. The new measure will apply, in all but special circumstances, to those who fail to complete the course before 31/12/87.

The Local Government Clerks and Auditors' Examination Committee has a discretionary power under the Ordinance to determine whether or not to recognise the course for qualifying purposes after 31/12/87 where "special circumstances" may have prevented a student from completing the course before the "cut-off " date.

Ordinance No. 52 (Public Baths and Bathing)

The Ordinance was amended on 14/2/86 to provide for a person not holding the prescribed qualification, but holding a recognised:-

- (a) bronze medallion; and
- (b) a first aid certificate; and
- (c) a senior resuscitation certificate; or
- (d) equivalent qualifications

to be temporarily (up to a maximum of 2 days) in charge of a public swimming pool.

The measure is intended to cater for instances where the person normally in charge of a pool is temporarily absent."

14. WINDSOR CHAMBER OF COMMERCE - HAWKESBURY VALLEY MOTORS SITE.
A7/20

Advising that the Chamber would support any move by Council to acquire a lease on the Hawkesbury Valley Motors site in George Street, Windsor, with the view to creating a temporary public parking facility.

15. DR. WAYNE ORCHISTON, VICTORIA COLLEGE ASTRONOMY UNIT -
TEBBUTT'S TELESCOPE. H105/16

Suggesting to Council that the most appropriate location for Tebbutt's 8-inch refracting telescope would be its original observatory building at the "Peninsula Estate".

Advising that if put in this site, the telescope would be a further notable tourist attraction and could also be used as an educational and display object.

Offering copies of papers published by him concerning John Tebbutt, to Council.

(S.C. - A reply has been forwarded to the correspondent detailing Council's consideration of the matter and the various issues raised in debate. He has been informed that location of the telescope has not been finally determined at this stage - this being dependent upon a number of issues being considered. Further, that his offer of papers published by him dealing with John Tebbutt is greatly appreciated and will form part of a Tebbutt exhibit.)

G.M. McCully,
Shire Clerk/General Manager

TRUCKS - 3

7 TONNE CAPACITY

Firm/Model	Engine	Transmission	Brakes	GVM/Payload	Body	Gross	Trade	Net
<u>Stillwell Trucks/</u> Ford Cargo 1113	6.2l Diesel 391Nm 98kw	6 Speed	Air/hydraulic Engine Exhaust	11400/8750	A.H. Peters	94170	18600	75570
					D. Jones	95220	18600	76620
					Supa	96096	18600	77496
					Tipline	92670	18600	74070
					Sinclair Equip	93900	18600	75300
Ford Cargo 1313	6.2l Diesel 391Nm 98kw	6 Speed	Air/hydraulic Engine Exhaust	13060/9877	Peters	118140	18600	99540
					D. Jones	118920	18600	100320
					Supa	119796	18600	101196
					Tipline	116370	18600	97770
					Sinclair Equip	117600	18600	99000
Mitsubishi FK415F20	6.5l Diesel 395Nm 110kw	5 Speed	Air/hydraulic Engine Exhaust	10500/8305	Peters	96030	18600	77430
					D. Jones	96810	18600	78210
					Supa	97686	18600	79086
					Tipline	94260	18600	75660
					Sinclair Equip	95490	18600	76890
Mitsubishi FM515F	6.5l Diesel 395Nm 110kw	5 Speed/10 Speed Splitter	Air/hydraulic Engine Exhaust	13900/9630	Peters	116130	18600	97530
					D. Jones	116910	18600	98310
					Supa	117786	18600	99186
					Tipline	114360	18600	95760
					Sinclair Equip	115590	18600	96990
<u>Gilbert & Roach/</u> Isuzu SCR370	6.5l Diesel 431Nm 120kw	6 Speed	Air/hydraulic Engine Exhaust	10500/N.S.	Aline	102510	13750	88760
					Supa	102156	13750	88406
N.S. - Not Stated								

Firm/Model	Engine	Transmission	Brakes	GVM/Payload	Body	Gross	Trade	Net
Isuzu JCR500	6.5l Diesel 43lNm 120kw	6 Speed overdrive	Air/hydraulic Engine Exhaust	12850/N.S.	Aline Supa	122460 122106	13750 13750	108710 108356
Suttons Arncliffe/ Isuzu JCR360	6.5l Diesel 43lNm 120kw	5 Speed Dual Speed Diff.	Air/hydraulic Engine Exhaust	12850/8745	Fryco A.H. Peters Aline Westrans Sinclair	117189 117843 119844 114414 117294	20150 20150 20150 20150 20150	97039 97684 99694 94264 97144
Isuzu SCR370	6.5l Diesel 43lNm 120kw	6 Speed overdrive	Air/hydraulic Engine Exhaust	10500/7140	Fryco A.H. Peters Aline Westrans Sinclair	99789 100434 102444 97014 99894	20150 20150 20150 20150 20150	79639 80284 82294 76864 79744
Les Vaggs/ Isuzu SCR370	6.5l Diesel 43lNm 120kw	6 Speed overdrive	Air/hydraulic Engine Exhaust	10500/7140	Fryco Westrans A.H. Peters	100119 97344 100764	18000 18000 18000	82119 79344 82764
Isuzu JCR360	6.5l Diesel 43lNm 120kw	5 Speed Dual Speed Diff.	Air/hydraulic Engine Exhaust	12850/8745	Fryco Westrans A.H. Peters	116619 113844 117264	18000 18000 18000	98619 95844 99264
Ruslit Power Centre/ Mitsubishi FM515F	6.56l Diesel 395Nm 110kw	2 X 5 Speed	Air/hydraulic Engine Exhaust	13900/8200	Tipline	115077	12470	102607
The Truck Centre/ Mitsubishi FM515F	6.56l Diesel 395Nm 110kw	2 X 5 Speed	Air/hydraulic Engine Exhaust	13900/8200	Westrans	111270	17750	93520

Council currently has two Isuzu trucks in its fleet and these units are proving to be most satisfactory. Although the Isuzu SCR370 tendered by Suttons Arncliffe is marginally more expensive than the Ford Cargo 1113 and the Mitsubishi FK415F20 offered by Stillwell trucks, the Isuzu has a more powerful engine, more torque and a smaller gross vehicle mass which should result in less strain on the vehicle and thus less maintenance.

IT IS RECOMMENDED THAT the tender of Suttons Arncliffe for the supply of 3 only Isuzu SCR370 trucks complete with air conditioning (body supplied by Westrans, Riverstone) at a change over price of \$76,864 be accepted.

LOADER

Four Wheel Drive Loader - DMR Class 2 - Trade Ford A64 Loader

Firm	Model	Engine Power (kw)	Torque (Nm)	Machine Weight (kg)	Capacity m3 (kg)	Price	Trade	Net Cost
Morgan Equipment (Aust) Pty Ltd	Dresser/Hough 515	74.6	360(1600)	8970	1.15	84929	18000	66929
	Dresser/Hough 520	89	472(1700)	10615	1.5	95388	18000	77388
Cess Hill Industries Pty Ltd	John Deere 444D	67	320(1300)	9145	1.34	123748	30724	93024
Waugh & Josephson Pty Ltd	Caterpillar 926	78	285(1500)	9700	1.5	114655	14000	100655
Volvo Aust Pty Ltd	Volvo BM 4200	62	310(1200)	7750	1.0	91820	34000	57820
	Volvo BM 4300B	81	425(1400)	9665	1.4	104192	35870	68322
Cranex	Kobelco LK400	66	306(1500)	7750	1.4	102000	41525	60475
Domino Industries Group Pty Ltd	HANOMAG 33D	77	376(1400)	9000	1.15	103200	24000	79200
J.I. Case (Aust) Pty Ltd	CASE W20C	82	488(1400)	10489	1.4	112130	37400	74730
ANI Komatsu	Komatsu WA200-1	81	N.S.	9105	1.5	130820	37000	93820
Banbury Engineering	TCM 835	80.5	369(1600)	8540	1.5	98200	17800	80400
Ransome Equipment Pty Ltd	Furukawa FL150	76	370(1600)	11038	1.5	104692	28665	76027
Tutts	Fiatallis FR9	63	275(1600)	7670	1.2	99525	54000	45525

It is felt that the engine power, torque and/or bucket capacity of the Fiat allis FR9, Volvo BM4200, Kobelco LK400 and Dresser/Hough 515 is somewhat less than that required for the multi purpose use envisaged for this unit. An inspection of a Volvo 4300 has been made and enquiries indicate that these units are most satisfactory with low maintenance and little down time.

IT IS RECOMMENDED THAT the tender of Volvo Australia Pty Ltd for the supply of one only Volvo BM4300B complete with air conditioning at a change over price of \$68,322 be accepted.

BACKHOE/LOADER

Firm	Model	Engine Power (kw)	Backhoe Digging Depth (m)	Price	Trade	Net Cost
Cess Hill Industries Pty Ltd	John Deere 310B	46.3	4.12	55292	18292	37000
Hydrapower Pty Ltd	Kramer/Allrad 416S/TB65	51	4.7	82361	26500	55861
	Kramer/Allrad 516/TB80	51	5.09	85046	26500	58546
J.I. Case (Australia) Pty Ltd	Case 580E	51	4.33	63684	25520	38164
Banbury Engineering	JCB 3CX	54	4.77	52485	13900	38585
Castlereagh Tractor & Equipment Pty Ltd	Massey Ferguson 50H	52	4.28	65000	30000	35000

Wayne Johnson Plumbing offer to purchase Massey Ferguson KPD125 - \$13,000

Luxton Equipment Pty Ltd offer to purchase John Deere JWC871 - \$9,085

It is proposed that the JCB 3CX unit complete with air conditioning be purchased without trade and the units originally offered for trade be sold to the two tenderers who offered to purchase them as listed. This would give a change-over figure of \$30,400 for the new unit.

IT IS RECOMMENDED THAT:

1. The tender of Banbury Engineering for the supply of one only JCB 3CX two wheel drive Backhoe/Loader complete with air conditioning to cabin be accepted at a price of \$52,485.
2. The tender of Wayne Johnson Plumbing for the purchase of Council's Massey Ferguson Backhoe/Loader KPD125 in the amount of \$13,000 be accepted.
3. The tender of Luxton Equipment Pty Ltd for the purchase of Council's John Deere Backhoe/Loader JWC871 in the amount of \$9,085 be accepted.

TRUCKS

1 only 3.5 - 4 Tonne Dual Cab

Firm	Model	Engine	Transmission	Brakes	GVM (kg)	Body	Gross	Trade	Net
Stillwell Trucks	Ford Trader 0811	6 Cyl 251Nm 4.1l Diesel 75.8kw	5 Speed Dual Range	Air/hydraulic Engine Exhaust	7035	Supa P/L	26392	2600	23792
						D. Jones Sinclair Equip	25000 25500	2600 2600	22400 22900
Bastian Mazda	a) Mazda T3500 Dumper	4 Cyl 227Nm 3.5l Diesel 66.2kw	5 Speed Dual Range	Air/hydraulic Engine Exhaust	5685	Imported	20525	4000	16525
	b) T3500 Tipper	4 Cyl 227Nm 3.5l Diesel 66.2kw	5 Speed Dual Range	Air/hydraulic Engine Exhaust	5755	Transalloy	21246	4000	17246
	c) T4100	6 Cyl 251Nm 4.1l Diesel 75.8kw	5 Speed Dual Range	Air/hydraulic Engine Exhaust	6835	Transalloy	23729	4000	19729
The Truck Centre	Mitsubishi Canter FE444EXW	4 Cyl 223Nm 3.3l Diesel 68kw	5 Speed	Vacuum/hydraulic Engine Exhaust	6500	Westrans	22008	3250	18758

