

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 10 JUN 1986

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 13th May, 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. Sledge, C.J. Stanley, F.S. Stevens and R.P. Stubbs.

Canon H. Rawson, representing the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 202 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the Minutes of the Ordinary Meeting of Council held on 8th April, 1986 having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

"COMPLAINT AGAINST STAFF MEMBER (DA 400/85)

I have received a written complaint from Greg Ritchie of Greg Ritchie and Partners Pty. Ltd., Architectural Drafting Service of Windsor, concerning the processing of a development and building matter on land at Richmond that includes a complaint against a member of staff, the Shire Health Surveyor, Mr. John O'Grady.

In accordance with the provisions of the Local Government Act I am required to report the matter to Council. A report was requested from the Shire Clerk/General Manager, who has advised as follows: "Reference is made to the letter addressed to yourself dated 17th April, 1986, from Greg Ritchie of Greg Ritchie and Partners Pty. Ltd. A similar letter was forwarded to Council.

The land subject of the application is three lots in Lukis Avenue, Richmond. These are three small residential lots originally zoned for residential purposes, but rezoned in 1984 to industrial. Primarily, the reason for rezoning to industrial was their proximity to the R.A.A.F. Base, with the resultant aircraft noise and, secondly, due to drainage problems in the locality. There is little relief in the land form and any development in the area requires specific attention to resultant drainage.

The development application proposing the construction of industrial units was submitted in August 1985 following initial discussions between Mr. Ritchie and a member of the Planning Staff. The proposal had a number of problems including the five car parking spaces proposed inside the building with others not having acceptable access. As well, the plan did not indicate the required setback from one side boundary as required by the Planning Scheme. The plan was amended and development consent subsequently issued on 2nd October, 1985.

At this stage, no attention has been paid to the drainage problems on the site. A previously existing drainage easement at the rear of the land that provided for drainage of the locality, including the subject land and residential land to the rear, had been extinguished by the landowners.

On 11th October a building application was submitted for the proposal. Despite numerous discussions and meetings with Council staff, no drainage details were received and on 25th November a letter was forwarded to the applicant stating that further consideration could not be given until satisfactory details were submitted relating to stormwater drainage of the proposed building, the subject site and surrounding properties. At a meeting in December, at which the two landowners and Mr. Ritchie were present with the Shire Health Surveyor and Shire Planner, the landowners instructed Mr. Ritchie to submit plans showing the required setback for drainage and the drainage details.

On 17th December Mr. Ritchie made arrangements to see me regarding the matter and I advised him that the Council had a duty to provide for drainage in an area and that it could not forego this responsibility under any circumstances and that this was in the interests of all involved, including the residents of the locality and his clients. Arrangements were made for him to meet the appropriate technical staff to obtain details the following day. A plan was submitted later that did not provide for sufficient width to allow for adequate drainage. As a result of representations from the landowners at that time, a meeting was arranged at which both the landowners were present with the Shire Health Surveyor, Shire Engineer, Shire Planner and myself. At that meeting the landowners agreed to provide for the drainage width necessary and submit a suitable agreement for the undertaking of the works. As a result, it was stated that the building plans would be released.

Concerning the specific complaint against Mr. John O'Grady, I have discussed the matter with him, the other technical officers concerned and with Mr. M. Clark, one of the landowners. I can find no impropriety in the manner in which he has administered the processing of the application, nor in any conversations he has had concerning the competence of Mr. Ritchie. I have known John O'Grady for some six years and in that time have never known of any complaint against him and I have always found his professional competence, integrity and honesty beyond reproach. In this regard I recommend no further action and a reply accordingly to the correspondent.

Regarding the processing of the application, some of the difficulties could have been overcome at an earlier stage from the Council's processing viewpoint had the matter been assessed by all appropriate technical officers at an early stage. Accordingly, all development applications are now submitted to a meeting held once per week that includes professional representatives from the three technical departments, where all development applications submitted are assessed and any problems notified. In this respect, a maximum period of seven days occurs before any problems are brought to the attention of applicants. Details are also submitted to the Council at this time, indicating the date on which all applications are received and the date approval is granted. Accordingly, this action has been satisfactory in dealing with applications and will be reviewed from time to time, as are all management procedures."

In the circumstances, I RECOMMEND to Council that no further action be taken and a suitable reply will be forwarded to Mr. Ritchie."

- 203 RESOLVED on the motion of Councillor Dunn seconded by Councillor Denne that the recommendation be adopted.

GENERAL PURPOSE COMMITTEE MEETING - 24TH APRIL, 1986

- 204 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that the Report of the General Purpose Committee Meeting held on 24th April, 1986 as recorded on Page 1 of the Minutes of the General Purpose Committee Meeting be received.

GENERAL PURPOSE COMMITTEE MEETING - 29TH APRIL, 1986

SECTION 2 - DEVELOPMENT

D.A. ITEM 6 - HAWKESBURY SHIRE COUNCIL - LOT C, SEC. 8, RESERVE 91308, WEST MARKET STREET, RICHMOND - WORK OPTION CENTRE. DA206/86

ITEM 7 - SHIRE CLERK'S SUPPLEMENTARY REPORT - PLANNING - WORK OPTION CENTRE, WEST MARKET STREET. DA206/86

Moved by Councillor Dunn seconded by Councillor Rotherham that construction of a Work Option Centre be deferred pending preparation by the Shire Clerk of a report addressing, inter alia, the desirability of a shop front and commercial operation in that area; the possible overbuilding of the site; the possibility of housing the Centre in existing Council owned or rented premises; the ongoing expense of maintaining the building net of any rent.

The motion was lost.

- 205 RESOLVED on the motion of Councillor Denne seconded by Councillor Durrington that approval be granted to the establishment of a "Work Option Centre" on Lot C, Section 8, Reserve 91308, West Market Street, Richmond, subject to compliance with the following conditions :

1. All vehicular access shall be via West Market Street. No vehicular access is permitted across Richmond Park. An amended plan incorporating this requirement shall be submitted with the building application to the satisfaction of the Shire Planner.
2. Standard conditions (DAs) 1, 2(2), 7, 8, 9, 18, 19, 21, 25, 28, 29 and 34.

That further discussions take place with the Architect with a view to setting the shop front further back from the street alignment.

Further that the information contained in Item 7 of the Supplementary Report on the siting of the Work Option Centre be received.

ITEM 12 - SHIRE PLANNER'S REPORT - PROPOSED K-MART SITES
RICHMOND
L1/86, L3/86

Councillor Dunn declared an interest in this matter.

206 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Report of the General Purpose Committee Meeting held on 29th April, 1986, as recorded on Pages 1 to 28 of the Minutes of the General Purpose Committee Meeting be adopted with the exception of :

Section 2 - Development

D.A. Item 6 - Hawkesbury Shire Council - Lot C, Sec. 8, Reserve 91308, West Market Street, Richmond - Work Option Centre.
DA 206/86

which has already been considered by Council - Minute No. 205.

EXTRACTIVE INDUSTRY COMMITTEE MEETING - 10TH APRIL, 1986.

207 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Durrington that the Report be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. MEMTEC LIMITED - LOTS 26, 40 & 41 SOUTH WINDSOR INDUSTRIAL ESTATE. 802/26, 802/40 & 802/41

208 RESOLVED on the motion of Councillor Durrington seconded by Councillor Horrex that Council not agree to waive the requirement for completion of an industrial development on Lots 26, 40 and 41 South Windsor Industrial Estate by Memtec Limited prior to 24th September, 1986.

2. COUNTRY COTTAGE REAL ESTATE - SALE OF LOT 5 CHATHAM STREET, PITT TOWN. A6/262

209 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council agree to the sale of Lot 5 DP 633291 for \$32,000 with all necessary documents to be completed under Seal of Council.

REPORTS1. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

Permission to enter - Part Lot 3, DP 608887, Ham and Salmon Streets, South Windsor.
Land to be dedicated for open space by New South Wales Department of Housing.

Deed of Lease - Department of Agriculture, Old Library Building, Corner Fitzgerald Street and Union Lane, Windsor.

Deed of Agreement - Metropolitan Water Sewerage & Drainage Board. Construction of water/sewerage works, Groves Avenue, McGraths Hill.

Agreement for Sale of Land
- Leslie Charles Aylett and Rosalind Hannah Aylett to Hawkesbury Shire Council. Condition of subdivision approved.

2. RURAL RATE APPEAL - LOT 10, NO. 675 KURMOND ROAD, NORTH RICHMOND. 2782c

- 211 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the report be received.

3. PEDESTRIAN ACCESS - WINDSOR MALL TO WINDSOR TOWN CENTRE. 1483w

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

1. Council agree to payment of \$4,000 to Mr. S.M. and Mrs. H.A. Jackson for Part Lot C DP 88633 and payment of \$4,000 to Mr. L. and Mrs. M.D. Cavicchia for Part Lot 10 DP 619792 being land required for pedestrian access from Windsor Mall to Windsor Town Centre. The payment to be made at the time an authority to take possession of the land is received and subject to completion of the necessary deed of agreement.
2. Council agree to payment of compensation for land required for easements and access laneways/walkways, where the amount due is less than \$3,000, at the time an authority to take possession of the land is received and subject to completion of a deed of agreement.
3. All necessary documents to be completed under Seal of Council.

4. RETURNING OFFICER'S REPORT - EXTRAORDINARY ELECTION - 5TH APRIL, 1986
- 213 RESOLVED on the motion of Councillor Stevens seconded by Councillor Horrex that the report regarding the extraordinary election on 5th April, 1986 be received.
5. COMMUNITY & CULTURAL CENTRE - APRIL FUNCTIONS. C51/3
- 214 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received.
6. DONATIONS. R186/6
- 215 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report be received.
7. COMMUNITY ARTS OFFICER'S REPORT
- 216 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that the report be received.
8. HAWKESBURY FAMILY DAY CARE MONTHLY REPORT - APRIL, 1986
- 217 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report be received.
9. PUBLIC MEETING - BLAXLANDS RIDGE COMMUNITY HALL. S196/2
- 218 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that Council call a public meeting to be held at Blaxlands Ridge Community Hall, to create a management committee for the care, control and management of the hall.
- Councillor Sheridan asked if this building could be placed on the list for a site inspection.
10. CLAIM FOR PAYMENT OF LEAVE - R.G. HILLIARD. S1/8P
- 219 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that information regarding the claim by Mr. R.G. Hilliard for leave payment be received.
11. EXPENSES IN RELATION TO SISTER CITY ACTIVITIES. C50/10A
- 220 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stevens that the information be received.

12. 21 BAKER STREET, WINDSOR. DA464/86

Councillor Rotherham declared an interest in this matter.

- 221 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that Council seek expressions of interest for the leasing of the property and a further report be brought forward by Council Officers with a view to making the area into a car park.

13. HOBARTVILLE FAMILY SUPPORT NETWORK. M123

- 222 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that the report concerning premises for operations of Hobartville Family Support Network be received.

14. VINES PONY CLUB - EXTENSION OF PERMISSIVE OCCUPANCY.
3176 & L1/47

- 223 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that the report concerning operations of the extended permissive occupancy for the Vines Pony Club be received.

15. REPORTS, MINUTES ETC., OF OTHER COMMITTEES AND ORGANISATION
C50/3

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

16. REPORTS REQUESTED BY COUNCILLORS

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

17. CHARLES G. SCARFE. S18P; WC68/84

- 226 RESOLVED on the motion of Councillor Stanley seconded by Councillor Sheridan Council agree to a payment of \$10,320.00 plus relevant costs to Mr. Charles Gerald Scarfe under Section 16 of the Workers' Compensation Act, with all necessary documents to be completed under the Common Seal of Council.

ENGINEERING

CORRESPONDENCE

1. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF NSW - SPECIAL
CIRCULAR RE STATE ROADS BILL. C44/2; R190

227 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that the information be received.

2. HAWKESBURY PEOPLE FOR NUCLEAR DISARMAMENT. 625-239

228 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stevens that the Hawkesbury People for Nuclear Disarmament be advised that Council supports their application for a grant towards the beautification of McLeod Park, Windsor, subject to submission of plans for approval of Council prior to commencement of any work.

REPORTS

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

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

2. PUBLIC WORKS

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

3. S.E.S. - CONTROLLERS REPORT, MARCH - APRIL, 1986. S205

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

4. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

5. TENDER FOR SUPPLY AND LAYING OF SYNTHETIC PLAYING SURFACE -
TENNIS COURTS AT SOUTH WINDSOR. C51/51; R165

233 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Durrington that Council accept the tender of \$39,850.00 from Supergrasse Pty.Ltd., for the supply and laying of synthetic grass for the four (4) tennis courts at South Windsor.

6. HAWKESBURY VALLEY HOLDINGS NO. PTY.LTD., - LOTS 1 & 2 DP
634053 PECKS ROAD, NORTH RICHMOND. S86/33

- 234 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that the application to subdivide the land in Lots 1 and 2 DP 634053 Pecks Road, North Richmond be approved, subject to:
- 1-5. Standard (subdivision) i, iii, v, ix and x.
 - 6-12. Standard conditions (road openings) i, ii (residential), iii, vi, vii and viii.
 - 13. Submission of Pavement Design Details and accompanying geotechnical report to be included with road design plans and specifications.
 - 14. Compliance with conditions of Development Consent 225/86.
 - 15. The land shown as "open space 5,300 sq. metres" to be dedicated as public reserve.
 - 16. The proposed road 20.0 wide being the extension of Pecks Road, to be constructed to the south western boundary of the subject land and the application amended to allow for this variation.

HEALTH AND BUILDING

CORRESPONDENCE

1. G.M. VICKERY. 4025w; G90

- 235 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stevens that Mr. Vickery be advised that the collection staff have been made aware of this particular problem and have been directed to exercise all possible care to avoid unnecessary disturbance.

REPORTS

1. BUILDING APPLICATIONS. B25

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

PLANNING

REPORTS

1. PROPOSAL FOR ESTABLISHING A FOUNDATION FOR EXCELLENCE IN JUNIOR SPORT WITHIN THE HAWKESBURY SHIRE. A/9

RESOLVED on the motion of Councillor Durrington seconded by Councillor Denne that a working party be formed comprising of Council's Youth Recreation Officer, two Councillors and the Shire Planner to prepare guidelines for the Foundation and sponsorship proposals, with Councillors Stanley and Sheridan being nominated the two Councillors on the Working Party.

2. LOCAL GOVERNMENT & SHIRES ASSOCIATION - INFORMATION ON A A "PLACE OF PUBLIC WORSHIP". C44/2

RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that a contribution of \$150.00 be made to the Local Government and Shires Association of N.S.W. to assist Canterbury Municipal Council in its High Court case against the Moslem Alawy Society Limited.

3. "THE ISLANDS" - PROPOSED BROADACRE STRATA SUBDIVISION, HERMITAGE ROAD, KURRAJONG HILLS. DA290/85

RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the advice from McDonnell Moffitt Dowling Tayler concerning Council's dealing with the requested Draft Environmental Plan over property known as the "The Islands" off Hermitage Road, Kurrajong be received.

4. LOCAL GOVERNMENT HOUSING INITIATIVES PROGRAM. H107/3

6. LOCAL GOVERNMENT HOUSING INITIATIVES PROGRAM. H107/3

RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that:

1. The grant of \$10,000 for the purposes of a thirteen week research project as submitted, subject to the conditions outlined in the Minister's letter, be accepted;

2. The Steering Committee structure comprising of a Shire Councillor, a Council Officer, a nominee of the L.G.H.I.P. Ministerial Advisory Committee and two community representatives, including one from Council's Community Services Advisory Committee and one from the Hawkesbury Accommodation Co-operative or Hawkesbury Community Housing be agreed to.

3. One Councillor be nominated to participate on the Steering Committee and that the Council Officer member be the Shire Planner.
 4. The Community Services Advisory Committee, Hawkesbury Accommodation Co-Operative and Hawkesbury Community Housing be invited to nominate one delegate each for Council's consideration.
- 241 RESOLVED on the motion of Councillor Stevens seconded by Councillor Denne that Councillor Sheridan be nominated as the Councillor to participate on the Steering Committee.
5. 1984/85 ANNUAL REPORT OF WESTERN SYDNEY PLANNING & DEVELOPMENT COMMITTEE. P160/25
- 242 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the 1984/85 Annual Report of the Western Sydney Planning and Development Committee be received.
6. LOCAL GOVERNMENT HOUSING INITIATIVE PROGRAM. H107/3
- See Minute Nos 240 & 241.
7. WORK OPTION CENTRE, WEST MARKET STREET. DA206/86
- See Minute No. 205.
8. TEBBUTT DISPLAY - NATIONAL ESTATE GRANT. H105-16
- 243 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that application be made in the National Estate Grants for the upgrading of the Tebbutt Display in the Hawkesbury Museum.

LIBRARY

REPORTS

1. LIBRARY USAGE AND OPENING HOURS. L125
- 244 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that a survey of users be conducted to determine options for preferred opening hours.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

- 245 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the letters in this section be received and appropriate replies forwarded where necessary.

1. DEPARTMENT OF EDUCATION - 54 FRANCIS STREET, RICHMOND. 1386w
 2. RICHMOND AND DISTRICT CHAMBER OF COMMERCE - CHRISTMAS DECORATIONS - 1985. A7/21, A5
 3. MR. A. BARKER - APPRECIATION. C51/3
 4. MR. J.A. CRAWFORD, CHAIRMAN OF FEDERAL/STATE CONSULTATIVE COMMITTEE - COMMUNITY EMPLOYMENT PROGRAM. G95/30
 5. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - NATIONAL CONFERENCE. C48/3
 6. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - PRIVATISATION OF COMPUTERISED GOVERNMENT INFORMATION. L128
 7. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION, GLOSSIDIA-FREEMANS REACH WILBERFORCE SUB-BRANCH - NEIGHBOURHOOD WATCH SCHEME. A7/34; C45/31
 8. DEPARTMENT OF ENVIRONMENT AND PLANNING - WSAAS - COMMUNITY PROJECT OFFICERS' SUBSIDY. G95/1
 9. WINDSOR PRE-SCHOOL ASSOCIATION MANAGEMENT COMMITTEE - MINUTES. C43/4
 10. THE PROSPECT COUNTRY COUNCIL - BUSH FIRE PREVENTION. E74, R190/29
 11. MR. EARL BAGLEY, TUCSON, ARIZONA, USA - VISIT TO HAWKESBURY. C40/6
 12. RESERVE BANK OF AUSTRALIA - REPRESENTATIONS OF AUSTRALIAN NOTES. C50/12
 13. INTERAGENCY - MINUTES. C45/1
 14. ST. JOHN OF GOD HOSPITAL - APPRECIATION. A5
 15. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - CIRCULAR. W275
 16. PREMIER OF NEW SOUTH WALES - SENIOR CITIZENS' WEEK. C45/20
 17. AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT ASSOCIATIONS - NATIONAL LOCAL GOVERNMENT CENTRE. A5, D64
 18. THE HON F. WALKER, MINISTER FOR HOUSING - LOCAL GOVERNMENT HOUSING INITIATIVES PROGRAM. H107/3
 19. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - CIRCULAR NO. 4/1986. C44/2, S205/1
 20. MINUTES OF MEETING OF WESTERN SYDNEY H.A.C.C. FORUM. C45
 21. HMAS KUTTABUL - COLO RIVER WAR MEMORIAL - REFURBISHMENT. M135
- 246 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Dunn that a letter be forwarded to HMAS Kuttabul expressing Council's appreciation for the work undertaken.
22. THE RETURNED SERVICES LEAGUE OF AUSTRALIA - RICHMOND SUB BRANCH - APPRECIATION. C40/6
 23. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF N.S.W. - REVIEW OF ROAD VEHICLES LIMITS. C44/2; R190
 24. PENRITH CITY COUNCIL - DUMPING OF TYRES - DARUK TRAINING CENTRE, BEERSHIRE PARK. B27-2
 25. DR. S. LARKIN - "THE ISLANDS", KURRAJONG HILLS. DA290/85
 26. TOM D. ATKINS, MAYOR OF CITY OF TEMPLE CITY - GREETINGS. C50/10
 27. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - UNIVERSITY. W275; E70
 28. THE HON. CHRIS HURFORD, M.P., MINISTER FOR IMMIGRATION AND ETHNIC AFFAIRS - NEWS RELEASE. I110
 29. KURRAJONG HEIGHTS C.W.A. - COUNCIL RATES. R186-6
 30. RICHMOND LITERARY INSTITUTE - DRAMA THEATRE PROPOSAL. S197-5
- Councillor Stevens asked if an approach could be made to Baulkham Hills Shire Council for full details of its brochure and publicity which it has recently prepared for its cultural centre at Baulkham Hills, and that copies be made available to this Council.

31. LOCAL GOVERNMENT INVESTMENT SERVICE PTY. LIMITED - APPOINTMENT OF NEW MANAGER. A1/15
32. RICHMOND LITERAY INSTITUTE - APPRECIATION. S197-5; D65
33. MINISTER FOR EDUCATION - ACKNOWLEDGEMENT. E70

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if the two white guide posts that indicate the culvert about 10 metres on the right hand side from the intersection of Longleat Lane and Longleat Road, on the southern side, could be replaced.

Councillor Durrington asked if the drainage problem in Ogden Road opposite the Primary School could be attended to before school resumes.

Councillor Stubbs referred to a supplement in the Sun Herald on the Sunday before last which was called "How to Show your Kids Sydney Systematically" which listed 101 tourist centres. Hawkesbury Shire was not mentioned and he asked if enquiries could be made as to how this happened.

Councillor Stubbs referred to the present restoration of the Museum basement and asked if there were sufficient funds available to complete the restoration.

The Shire Engineer gave details of the breakup of the allocation of \$30,000 made for the Museum restoration which left \$5,000 to complete the floor areas. He stated that it was also proposed to bring back a report to Council on access to that area.

Councillor Stubbs referred to Item No. 33907080 which appeared in the Works Cost Statement to the end of February to be completed in May, being an expenditure of \$34,495. He asked what that was all about.

The Shire President asked the Shire Engineer to discuss the matter with Councillor Stubbs.

Councillor Stanley asked if something could be done to correct the problems currently existing with the detergent detector in the water wheel in The Mall.

The Health Surveyor advised that the Contractor for The Mall construction is in Receivership and negotiations were currently being made with the Receivers. The fitting is obviously defective and should be replaced. He stated that he was working towards this being done.

Councillor Stanley referred to the troublesome beehive in Thompson Square and asked if action could be taken to have the problem eradicated.

Councillor Sheridan stated that he recently raised the matter of the obvious necessity to enact legislation to increase penalties in the Courts for vandalism. It was suggested that the matter be raised at the forthcoming Local Government Conference and asked if this had been done.

The Shire President stated that it will be done when Council makes its submissions.

Councillor Sheridan asked if the swing assembly in Wilberforce Reserve could be replaced.

Councillor Sledge asked if it was possible to remove or separate the McDonald's Sign from the Tourist Information Centre.

The Shire Planner outlined details of Council's resolution to incorporate the sign and the saving of \$10,000 made by Council.

Councillor Sledge referred to the updating of the Electoral Roll. She stated that she was still receiving complaints from residents, including long term residents, that their names had not being included in the roll and asked what steps had been taken to rectify the matter.

The Shire Clerk stated that the updating of the roll is not undertaken unless there is an election due. He stated that there is a proposal before the Government that the rolls used for the next General Election of the Council will be the State and Federal Rolls. He referred to the provisions of Section 56A of the Act where anyone who is not on the roll can and is offered a vote, therefore no one is disadvantaged, and accordingly Council's costs are minimised by maintaining the minimum standard of the roll.

Councillor Horrex stated that about 12 months ago by resolution of Council, he sought a list of classified buildings under the North West Sector Heritage List and was wondering if that question is under way.

The Shire Planner stated that it is well under way and he anticipated the exhibition of the relevant plan to be in about 6/8 weeks.

Councillor Horrex referred to shortcomings in respect to the Environmental Assessment Act, in the explanatory or an introduction of the preparation of L.E.P.s, and that there appears to be an obvious absence in the Act to enable Councils to set down guidelines by the preparation of the L.E.P. and asked if the Shire Planner could bring forward a report on this question.

Councillor Dunn referred to the lane running between Windsor Street and Woodhill's Carpark on the other side of Georges Cafe and stated that the Council flower pots have been badly vandalised and asked if they could be repaired.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 9.43 p.m.

Submitted to and confirmed at the Meeting of Council held on 10th June, 1986.

.....President

NOTICES OF MOTIONS

ORDINARY MEETING - 10TH JUNE, 1986

By Councillor C.J.Stanley :

That Council establish a Rating Review Committee to address the overall rating structure of the Shire prior to consideration of the 1987 Estimates.

By Councillor R.F.Rotherham :

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 Bi-Election.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 27th May, 1986 commencing at 9.30am.

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

Apologies for absence were received from Councillors G.G. Michael and J.E. Nicholson, and were accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

CORRESPONDENCE

ITEM 1: (File 625-57)

CORRESPONDENT: LANDS OFFICE

SUBJECT: FIRE MANAGEMENT TRAILS AND RECREATION RESERVES
AT BOWEN MOUNTAIN

Advising that the Office agrees that land adjacent and to the west should be reserved for public recreation and requesting Council's advice that it is prepared to accept care, control and management of the proposed reserve, (plan to be exhibited).

S.E. REPORT

The land comprises about 95 hectares extending from the existing public reserve at the northern end of Lieutenant Bowen Road to the public recreation space at the southern end of Lieutenant Bowen Drive.

The area is for the full length of the western side of Bowen Mt. varying in width from about 105m to 380m and embraces natural bushland through which a number of fire trails and part of the access track to the water supply pump on Burralow Creek have been cut. The land is sandstone country and although at the top of the creek catchment exhibits a number of steep inclines that are well covered with native plants (eg; grevillia) providing a most interesting bushland reserve.

Access to the area is limited to via the reserve at each end of Bowen Mountain or through the locked gate at the southern end of Lieutenant Bowen Road where land was provided in conjunction with the Belvedere subdivision. Access is also provided at the other end of this subdivision where currently physical access is prevented by the topography and plant growth. It is considered that the management plan should restrict access to foot traffic other than use of the fire trails for fire fighting purposes.

Parts of the area were included in the recent hazard reduction programme where controlled burning was undertaken to reduce ground litter. Such work would be continued at about bi-yearly intervals with the landholders backing onto the area encouraged to clear undergrowth for a distance of up to 30m from their boundary to lessen the fire risk.

The area should be retained as a native bushland reserve, gates should be kept locked to discourage vehicular intrusion and in this regard there is already evidence of damage from trail bike riding.

Construction of walking tracks is worthy of consideration located out towards the western perimeter to supplement the bush fire trails. Consideration of this activity within Council's C.E.F. applications is proposed.

Recommendation

That Council accept care, control and management of the proposed reserve at Bowen Mountain.

That 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.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

(File T216)

CORRESPONDENT:

TELECOM AUSTRALIA

SUBJECT:

RELOCATION OF PUBLIC TELEPHONE

Seeking Council's concurrence to the relocation of the public telephone at Kurrajong Heights Post Office further west.

S.E. REPORT

The site selected is at the junction of Marks Hill Road and the Main Road situated centrally within the area marked by guide posts to regulate the movement of traffic out of Marks Hill Road.

The Shire Planner has indicated his concurrence with regard to the possible future commercial development in this area.

Recommendation

That Telecom Australia be advised that Council concurs with the new location for the public telephone adjacent to the Kurrajong Heights Post Office.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File P182)

CORRESPONDENT: LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W.

SUBJECT: LOCAL GOVERNMENT ASSOCIATION OF N.S.W.

Media Release regarding Review to increase the weight limits for heavy vehicles. Advising that Local Government will be forced to meet additional road maintenance costs and expressing concern that safety standards will be lowered.

Recommendation

That the Minister for Transport be advised that Council opposes any increase in maximum allowable vehicle speeds and increase in carrying capacity for semitrailers using roads within the Shire.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File T225, R190/10)

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

SUBJECT: PROPOSED DIRECTIONAL SIGNPOSTING AND TRAFFIC MANAGEMENT PLAN FOR RICHMOND

With regard to the additional proposals approved by Council for consideration in the scheme the Department of Main Roads has advised as follows:

- (i) Redirection of eastbound traffic along March Street and Bourke Street is not favoured as this will encourage greater use of the level crossing in Bourke Street and will not best utilise the facilities on the established main road system. Further, the redirection of traffic along this route will require upgrading of those sections of March and Bourke Streets to main road standards with the provision of controlled turning facilities at their intersection. This will cause subsequent adverse queuing across the level crossing in peak periods.
- (ii) As there is an established warrant for traffic signals at the Windsor Street/Bourke Street intersection, this site may be included in the 1986/87 Traffic Facilities Programme should sufficient funds be available. Pedestrian facilities will be provided for in the design of these signals to replace the present uncontrolled marked footcrossing west of the intersection.
- (iii) Investigation of warrants for additional traffic facilities at the Paget Street/Lennox Street intersection will be completed when school resumes on 19 May, 1986. Should these facilities be warranted they would best be provided in conjunction with the overall scheme. If no warrant exists at present, it is proposed to review the site conditions 6-12 months after the scheme has been implemented.

- (iv) Reduction of proposed "No Right Turn" restriction at the intersection of East Market and Windsor Streets to the weekday PM peak period is acceptable as this is the time when most delay occurs.
- (v) Retention of existing 'Stop' signs at the intersections of Windsor Street with Bosworth and West Market Streets is acceptable at present, however, it is considered that arrangements should be reviewed following implementation of the scheme.
- (vi) Any further measures to reduce the speed of traffic in Francis Street should be part of a separate Local Area Traffic Management Scheme for the commercial area and residential area east to Pitt Street and can only be considered as part of such a scheme.
- Action will now proceed to advertise the scheme for public comment.

Recommendation

That the advice from the Department of Main Roads re signposting and traffic improvements in Richmond be received.

COMMITTEE'S RECOMMENDATION

THAT THE ADVICE from the Department of Main Roads re signposting and traffic improvements in Richmond be received.

THAT COUNCIL SEEK further information from the Department of Main Roads on the proposed railway overpass for traffic to by pass the Bourke Street level crossing, including a time schedule for that work if available.

ITEM 5:

(File 625-148)

CORRESPONDENT:

A.R. CONLON

SUBJECT:

LITTLE ATHLETICS ASSOCIATION

Advising of a meeting to form a Little Athletics Club in Glossodia, referring to the population growth of the area and the need for the facility and requesting the following assistance from Council:

- * 2 long jump pits
- * a starter kit comprising discus and shot putt equipment, measuring tapes, starting gun time clocks etc - cost \$140
- * line marking solution
- * 2 high jump sets including landing bags
- * lighting of the oval
- * fencing of the oval
- * regular irrigation of the area

S.E. REPORT

The public meeting was held with 54 parents, the Organiser, Mr Tony Conlon and a representative from the Little Athletics Association, in attendance. A Steering Committee was formed and as it appears the club will be underway this year assistance could be given in the provision of

the long jump pits and circles for shot putt and discus consistent with assistance given to other little athletic clubs.

Irrigation of the oval has been undertaken as necessary however funds are not available for the provision of lighting and fencing for the oval.

Recommendation

1. That upon formalisation of the Glossodia Little Athletics Club assistance be given in the provision of long jump pits and shot putt/discus circles consistent with assistance given to other little athletics clubs.
2. Mr Conlon be advised funds are not available for the provision of lighting and fencing for the oval.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File R190/13/19)

CORRESPONDENT: M. & C.A. PETROW

SUBJECT: ROAD CLOSURE/PURCHASE APPLICATION

Requesting Council to reconsider its decision to refuse the application to close and purchase an old, disused section of Chapman Road made redundant by a road deviation.

This matter was considered by Council at its Ordinary Meeting on 13th August, 1985 and refused on the grounds of objection by the owner of Lot 1 DP 224860, which has frontage to Commercial Road and Chapman Road.

The adjoining owner, Mr R.A. Burri, has reiterated his objection on the grounds that "this would result in loss of frontage and therefore loss in value to our property".

Mr Petrow in his request states, "my wife and I are about to submit plans to Council to begin building and would like to be able to build partly on the roadway. The roadway is covered with a lot of underbrush and is frequently used as a dumping ground for cars and household rubbish etc. and would be better off closed for Council and our benefit. Due to the rubbish being dumped I have had a front end loader on the roadway move rubbish and bury it which is going to be an ongoing thing".

As was stated in the report to Council in August 1985, whilst the road is not currently serving a purpose, it is considered that the objector's right to retain frontage for some future unspecified purpose should be respected.

A plan will be displayed at the meeting.

Recommendation

That Council re-affirm its decision of 13th August, 1985, that the application by M. & C.A. Petrow for the closure and purchase of the road between Lot 8 DP 229135 and Lot 1 DP 224860 Chapman Road, Vineyard be refused on the grounds of objection by the owner of Lot 1 DP 224860.

Mr.M.Petrow addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred for further consultation with the respective landowners and the site be inspected.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF MAIN ROADS. SPEEDS LIMITS IN THE OAKVILLE/MARAYLA AREA. 1225

Acknowledging Council's letter dated 15th April, 1986, requesting investigation of speed limits in the Oakville/Marayla area.

Advising a review of the area is currently proceeding and any proposals to alter the speed zones following the review will be forwarded for comment to Council's Traffic Committee.

B2. METROPOLITAN WATER, SEWERAGE & DRAINAGE BOARD - RICHMOND WATER POLLUTION CONTROL PLANT. S200/1

Advising of the necessity to replace the existing 50mm diameter galvanised potable water supply line to the Richmond Water Pollution Control Plant.

(S.E. - The line is being replaced with a 50mm diameter polyethylene pipe within a 100mm diameter polyethylene pipe for protection. The connection to the Board's main is in Bourke Street and the line then traverses the Pound Paddock and the golf course to the Water Pollution Control Plant.)

B3. DEPARTMENT OF MAIN ROADS, N.S.W. - SHIRE OF HAWKESBURY - MAIN ROAD NO. 184 - WINDSOR ROAD - LINEMARKING AT INTERSECTION OF BANDON AND CHAPMAN ROADS. 665-236, 665-348 & M130-16

Advising that arrangements have been made to have the linemarking at the intersection repainted as soon as possible and thereafter repainting will be carried out as required.

(S.E. - This work resulted from requests by Council.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORTS

ITEM 1: (File 625-202)

SUBJECT: RICHMOND PARK - USE OF PARK BY ORGANISATIONS
PAYMENT OF A CLEANING FEE

In response to Council request for a report on this matter, discussion has been held with the Richmond Chamber of Commerce, Richmond Junior Rugby Football League and Windsor Police concerning the management of the Park.

As a result of these discussions, action is required in respect to the following matters:

1. Improve lighting of park and grandstand area.
2. Provision of additional rubbish receptacles and cleaning of the park at weekends.
3. Improvement to grandstand and dressing shed area.
4. Action to lessen graffiti in toilet block.

With regard to improved lighting, Prospect County Council is undertaking the preparation of a lighting scheme for Council's consideration. Prospect has been requested to expedite the matter. As well, the Police has been contacted and supplied with keys for the oval lights to allow for floodlighting of this area over the Friday - Sunday evening period.

Further action has been taken to have the lights under the grandstand roof brought back into use. In this regard the power charges for both these sets of lights are met by the football club. The club has expressed their concern regarding the rising cost of the account and request that action be taken to have Council meet the cost of at least the grandstand lights.

With a view to improvement of the cleanliness of the area, portable bins will be supplied to the football club for use at football matches and action taken to have the street cleaning staff undertake the cleaning of the park over the weekend. Repainting of the toilet block will be undertaken again in accordance with Council's request.

In regard to the grandstand, illegal entry into both the dressing sheds and kiosk is a matter of concern. The building trades foreman has prepared a preliminary report on the condition of the stand, indicating the need for re-building, including possible major attention to the roof members. Costing of the work will be undertaken and application submitted both for approval to the work and a grant under the funds provided for repair of items of the country's heritage. Action will be needed to install stronger ceilings to the kiosk as a further security measure.

Plans for the replacement of the toilet block will be placed before Council for consideration.

In regard to payment of a cleaning fee in respect to the use (hire) of the ground, a charge of \$60 is proposed in those cases where the park is used for commercial purposes. No charge would be applicable in respect to charitable bodies or sporting organisations.

Recommendation

That a cleaning fee of \$60 be charged for the use of Richmond Park for the holding of organised events other than charitable bodies and local sporting organisations.

That an application be lodged for the repair and renovation of the grandstand with funding requested through the Heritage Restoration Programme.

COMMITTEE'S RECOMMENDATION

THAT A CLEANING fee of \$60 be charged for the use of Richmond Park for the holding of organised events other than charitable bodies and local sporting organisations.

A further report be prepared on the restoration and possible funding of the cost of repairs to the grandstand.

Councillor Stanley stated that some time back he asked for a report on the fire risk at both of the wooden grandstands - McQuade Park and Richmond - which does not appear in the normal list of outstanding reports and asked if this could be expedited.

The Shire Engineer undertook to follow the matter up to ascertain the present position in regard to this report.

Report of the Local Traffic Committee Meeting held at the Council chambers, Windsor on Friday, 16th May, 1986 at 10.00am.

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

APOLOGIES: Sgt. G. Drady and Sgt. R. Pakes.

RESOLVED on the motion of Mr. G. Smith, seconded Councillor J. Nicholson that the Minutes of the Meeting held on Friday, 18th April, 1986 be confirmed.

DEVELOPMENT APPLICATIONS

ITEM 1: (File 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)

Committee's Recommendation

That the matter be deferred for consideration at the next meeting of the Committee.

ITEM 2: (File DA 184/86)
APPLICANT: DEPARTMENT OF EDUCATION
LAND & LOCATION: LOT 1 DP 577461 CNR HIBBERTS LANE AND KURMOND ROAD, FREEMANS REACH
SUBJECT: ESTABLISHMENT OF A HIGH SCHOOL

Committee's Recommendation

That further details be obtained regarding the bus parking bay and the proposed movement of buses to and from the school. The Department of Main Roads requested that the proposal be submitted to the Regional Traffic Committee.

CORRESPONDENCE

ITEM 1: (File T225, 665-255)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: BOSWORTH STREET - ENTRANCES TO TWO CARPARKS

Requesting parking restrictions at the entrances to the two carparks.

Committee's Recommendation

That a "No Standing" zone be established across the two entrances to the car parks with one (1) hour parking restrictions in Bosworth Street from the end of the "No Standing" zone through to Windsor Street.

ITEM 2: (File A7/35, R190/10)

CORRESPONDENT: KURRAJONG HEIGHTS PROGRESS ASSOCIATION

SUBJECT: BEHAVIOUR OF TRAFFIC LEAVING THE KURRAJONG HEIGHTS HOTEL AND ENTERING BELLS LINE OF ROAD

Requesting that speed humps be erected on the exit side of the hotel.

Committee's Recommendation

That discussions be held with the owners of the Kurrajong Heights Hotel with a view to installation of speed humps on the access roads.

ITEM 3:

(File T225)

CORRESPONDENT: KEVIN ROZZOLI, M.P.

SUBJECT: INSTALLATION OF TRAFFIC LIGHTS AT THE INTERSECTION OF MARCH AND WEST MARKET STREETS, RICHMOND

Committee's Recommendation

That on a priority basis for the installation of any further traffic lights in the Richmond area this intersection would not be given a high priority as the lights at the adjacent intersections, currently, are providing satisfactorily for the movement of traffic.

ITEM 4: (File 665-2338)
CORRESPONDENT: MRS J. JONES
SUBJECT: PEDESTRIAN CROSSING - WEST MARKET STREET NEAR
WINDSOR STREET

Committee's Recommendation

That a traffic count be undertaken by the Department of Main Roads to determine the best location for the facility. Note pedestrian crossings may be required in the north/south and east/west direction.

ITEM 5: (File R190)
CORRESPONDENT: MINISTER FOR TRANSPORT, MR PETER MORRIS
SUBJECT: REPORT - "IDENTIFICATION OF HAZARDOUS ROAD
LOCATIONS - PROCEDURAL GUIDELINES"

Submitted for information.

Committee's Recommendation

That the information be received.

ITEM 6: (File T225, BA 609/85)
CORRESPONDENT: NEETA HOMES P/L
SUBJECT: ONE HOUR PARKING - TOXANA STREET, RICHMOND

Request to change kerbside parking outside new Homestead Chicken/Office Development from "all day" to "one hour only between 8.30am to 5.30pm".

Committee's Recommendation

That one (1) hour parking restrictions be approved in Toxana Street west side from Windsor Street to the entrance to the Richmond Ex-Servicemen's Carpark, and in Windsor Street from the Commonwealth Bank to a point adjacent to Josie's Restaurant, together with an extension of the "No Standing" restriction at the traffic lights at the corner of East Market Street, to extend the kerbside turning lane.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

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HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

22. Provision of a garbage receptacle storage area adjacent to the street/alignment to the satisfaction of the Shire Health Surveyor. 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.
23. 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.
24. 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. 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.
25. 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.
26. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
27. 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.
28. The applicant is to receive the approval from the Trade Waste Inspector, of the Metropolitan Water Sewerage and Drainage Board, in order to determine whether or not the installation of a grease arrester is necessary for the proposal.
29. The registered owner of the land is to reside in one of the proposed dual occupancy dwellings.
30. The development shall, at all times, conform with the definition of "Home Industry" as defined in the Hawkesbury Local Environmental Plan 1984.
31. The development shall, at all times, conform with the definition of "Home Occupation" as defined in the Hawkesbury Local Environmental Plan 1984.
32. 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.
33. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.
34. A contribution of \$* based on \$572.00 per additional dwelling being contribution for community facilities as a consequence of residential flat development (both Class A & Class B).

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

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

- (1) 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.

Sharon
Cooper.

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS

13/6/86 consent.

ITEM 1: (File DA 504/84)
APPLICANT: C. & J. GEORGE PTY LTD
OWNER: C. & J. GEORGE PTY LTD
LAND & LOCATION: LOT 1 DP 537757, FRANCIS STREET, RICHMOND
AREA: 1726SQM
ZONING: RESIDENTIAL 2(b2) ENVIRONMENTAL PROTECTION AREA
APPLICATION: SWIMMING POOL DISPLAY AND SALES AND NURSERY
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 19TH DECEMBER, 1985

S.P. REPORT

The sale of secondhand furniture has been conducted on the property from 1976. The proposed development is permissible under the Environmental Planning and Assessment Act, 1979, and the Environmental Planning and Assessment Regulations 1980, which permit a non-conforming use to be changed to another non-conforming use.

The applicant after lodging a development application on 19th December, 1984, was advised by letter that the proposed development would be permissible subject to:-

1. The provision of landscaping along the front and side boundaries of the property.
2. The provision of on-site parking.
3. Details of the nature of the above ground swimming pool display.

The additional information was not received until recently when a complaint was made to the Health and Building Department and amended plans requested.

The applicant has submitted amended plans that would improve the existing nursery and display area showing landscaping and the provision of four car parking spaces.

Recommendation

That approval be granted in accordance with the plans submitted subject to the following conditions.

- 1-4. Standard Conditions (DAs) 18, 19, 21, 34.
5. Landscaping and car parking area are to be completed within four months of the date of issued consent.
6. On-site parking to be provided for four vehicles.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

10/6/86

ITEM 2:
APPLICANT:
OWNER:
LAND & LOCATION:
ZONING:
APPLICATION:
ADVERTISING:
DATE RECEIVED:

(File DA 630A/85)
J.G. HOINVILLE
J.G. & S.J. HOINVILLE
LOT 122 DP 214752, GOLDEN VALLEY DRIVE,
GLOSSODIA, NORTH WESTERN CORNER OF GOLDEN VALLEY
DRIVE AND KENTUCKY DRIVE, DIRECTORY C5, MAP 23
HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
RESIDENTIAL 2(D1) ENVIRONMENTAL PROTECTION
HOME OCCUPATION BEING THE REGISTERED PREMISES
FOR A MOBILE MOTOR VEHICLE REPAIRER
ADJOINING OWNERS NOTIFIED IN ACCORDANCE WITH
COUNCIL'S POLICY - LETTER OF OBJECTION RECEIVED
FROM MR. F. SCARCELLA
LETTER OF SUPPORT RECEIVED FROM MR. D.G. &
MRS D.J. WILLIAMS.
21ST MARCH, 1986

S.P. REPORT

Council is in receipt of an application for a home occupation being the registered premises for a mobile motor vehicle repairer. The proposal involves the use of a portion of the existing dwelling as an office and no vehicles are proposed to be stored, repaired or otherwise kept on the premises other than the occupant's own vehicle.
Adjoining owners were notified of the proposal with one objection being received on the basis that the development would not be compatible with surrounding residential development and would adversely affect adjoining property values and a letter of support stating that there was a need for such a service in the area.
Council will be aware of an application previously by Mr Hoinville for use of the premises as a car repair station, a use which Council could not approve. At that time there were numerous letters in support of the proposal.
The development complies with the provisions of Hawkesbury Local Environmental Plan, 1984, and may be approved.

Recommendation

That approval be granted subject to compliance with the following conditions:-

- * The development at all times conform with the definition of a Home Occupation as stated in the Environmental Planning and Assessment Model Provisions, 1980.
2. There be no vehicles associated with the use kept on the premises, other than the occupant's personal vehicles.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

MICHAEL
(DEP.)
LETTERS
13/6/86

ITEM 3: (File DA 168/86
APPLICANT: J S PALMER
OWNER: ESTATE LATE F J PALMER
LAND & LOCATION: POR. 232 PARISH WILBERFORCE, CARRS ROAD,
WILBERFORCE, DIRECTORY MAP 11 B2,
ZONING: PT RURAL 1(b2) & PT RURAL 1(b1), HAWKESBURY LOCAL
ENVIRONMENTAL PLAN, 1984
APPLICATION: TWO LOT SUBDIVISION WITH AREAS OF APPROXIMATELY
8.8HA AND 8.9HA AND GENERALLY IN ACCORDANCE WITH
THE PLANS SUBMITTED.
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 26TH MARCH, 1986

S.P. REPORT

The application seeks approval for a two lot subdivision of a parcel containing 17.8ha. The minimum size for subdivision in the applicable 1(b1) and 1(b2) zones is 10ha. Notwithstanding this minimum requirement, Council has power to consider the application subject to any approval being contingent upon the concurrence of the Director for the Department of Environment & Planning. A letter objecting to the minimum area requirements of Clause 14 of Hawkesbury LEP, 1984, as required by SEPP No.1, has been lodged by the applicants. The letter states as follows:

"The property is a family one and is currently owned by the Estate of the Late F J Palmer. Mr J S Palmer and myself are the only beneficiaries of the estate. Mr Palmer lives on the property and both parties have no desire to distribute the estate by disposing of it.

However, we do wish to seek probate of the estate and for that reason the subdivision is being submitted. This is the reason for the two equal areas and the design also provides for area 2 to include the existing house and improvements which are occupied and used by Mr Palmer.

It is realised that both areas are approximately 1.1ha under the minimum subdivision permitted in the current zoning, but we ask that the special circumstances outlined be taken into consideration and the application be approved.

Both of the proposed areas have access to a main road (Singleton Road) and also a local road (Carrs Road) and it would be possible to erect a dwelling on the new area 1, but the effect on the environment and traffic pattern in the area would be negligible.

A further aspect of the proposal is that both the lots to be created have frontage to an unused road which was once the Singleton Road. As this reserve road is now completely overgrown and not used, it could well be acquired by the individual owners once the subdivision is approved. This action would increase the area of both lots close to the 10ha minimum."

The proposed lots are each 11% below the minimum standard indicated in Hawkesbury LEP, 1984. While the land was not specifically addressed in Council's Rural Lands Study, the variation sought is relatively minor and consistent with the subdivision pattern in the area.

The following comments are made in respect of the criteria outlined in the schedule to Circular No. 78 (See Shire Planner's Report, Item No. 1)

1. Objective of Standard & whether Proposal is consistent with the Objective
The existing 10ha minimum standard is intended to preserve the existing rural amenity, provide a density compatible with the minimal existing and potential intra-structure, and provide a density compatible with the areas distance from major urban centres. Other factors of less importance include the preservation of agricultural land and providing for a density compatible with the more undulating topography. The application is compatible with these objectives.

2. Planning Objectives for Locality & whether Proposal is consistent with the Objectives as in 1.
Cumulative Effect of Similar Approvals (ie The Objective of the Standard & the Planning Objectives of the Locality should not be undermined by the Cumulative Effect of Approvals in similar cases)
The subdivision character of the locality is generally a large number of relatively small allotments with areas of approximately 2ha and a lesser number of large allotments with areas generally from 17ha to 25ha. In the immediate vicinity there is only one lot which is far larger than the existing minimum standard with an area of 62ha. The proposed subdivision, if approved, could provide a precedent for a relatively small increase in the subdivision potential of the locality. Within a radius of 2 kilometres of the site there could be an increase in subdivision potential of perhaps 15 lots in the long term. The realisation of such additional potential would of course be contingent upon the land owners seeking subdivision of their land. In terms of the existing lot yield, such an increase is relatively minor.

4. Whether of Notified State or Regional Significance

Not relevant

Any precedent effect resulting from the subdivision can be further lessened by requiring the applicant as a condition of development consent to seek closure of the unused reserve roads and to incorporate any land resulting from the closure in the areas of the proposed lots 1 & 2. As the application is consistent with the planning objectives for the area, it is recommended that it be approved subject to appropriate conditions.

Recommendation

That the two (2) lot subdivision 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.

Councillor Stevens declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA68/86)
APPLICANT: CJ WALKER
OWNER: CJ WALKER
LAND & LOCATION: POR. 22 PSH. KURRAJONG, BURRALOW ROAD, KURRAJONG HEIGHTS
ZONING: RURAL 1(b1) ESCARPMENT PRESERVATION AREA
APPLICATION: SUBDIVISION INTO TWO ALLOTMENTS WITH AREAS OF APPROXIMATELY 3.2HA & 6.1HA AND GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 12TH FEBRUARY, 1986

MICKAEL
DEP
13/6/86

S.P. REPORT

The subject land is zoned Rural 1(b1) under Hawkesbury LEP, 1984. Clause 14 of the plan provides for a minimum standard for subdivision in this zone of 10ha for each separate allotment. The land contains an item of environmental heritage, "The Hermitage" (Fern Mount), listed in schedule 11 of LEP, 1984. Clauses 37 & 38 of LEP, 1984, require development consent to be obtained for development on the site of an item of the environmental heritage and list a number of matters which must be taken into consideration.

The applicant has provided a letter objecting to the minimum area standard in the zone pursuant to SEPP 1. The relevant detail of the letter, including justification is as follows:

"This property consists of about 23 acres on which is standing an exceedingly singular historical home together with sundry outbuildings and now also a plantation of about 10 acres of proteas.

The abovementioned constructions were built in about 1862 by Canon W. Scott, first official N.S.W. Government Astronomer and Warden of St. Paul's College University of Sydney, to observe the heavens. They are constructed of wood, ironbark slab and stone quarried nearby....

Since my purchase of the property and in particular since the planting of the proteas I have found it extremely difficult to maintain these buildings as they should be maintained and it is only by excising off the home section and disposing of it separately to someone financially able and historically interested can this area be preserved....

By approving this application I can guarantee the survival of these wonderful structures in a way which will retain all the charm they now possess.

If not, regretfully my financial position will not allow me to husband these historical quarters as I am sure Council and the Heritage Council would desire."

In the past Council has recognised that the retention of historical items should be more actively supported in Council's planning provisions. Consequently additional uses have been conferred upon historic items and their sites to maintain their financial viability. The proposed subdivision can provide assistance to the financial upkeep of "The Hermitage" and its surrounds. The application provides a suitable curtilage to the house and its grounds.

Due to the special circumstances of the justification i.e. an historic building, there will be little scope for similar approvals in the future. As a consequence the cumulative effect of the proposal is insignificant.

It is considered that Council should support the subdivision under SEPP 1 and whilst it cannot approve it, should forward the matter requesting the Director's concurrence.

Recommendation

That the two 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 & Planning concur with the proposal.

Further that should such concurrence be forthcoming, the application for subdivision be approved under Delegation of Authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 5: (File DA 209/86)
APPLICANT: D J SANDRIN
OWNER: D & G SANDRIN
LAND & LOCATION: PT.POR. 16 PSH. MERROO, BLAXLANDS RIDGE ROAD,
BLAXLANDS RIDGE, MAP 13 F9
ZONING: RURAL 1(a6). AMENDMENT NO. 6 TO HAWKESBURY LEP,
1984. ENVIRONMENTAL PROTECTION.
APPLICATION: TWO LOT SUBDIVISION WITH AREAS OF APPROXIMATELY
2HA & 4.6HA AND GENERALLY IN ACCORDANCE WITH THE
PLAN SUBMITTED
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 16TH APRIL, 1986

GLENN
SEE LATER REPORT

S.P. REPORT

Clause 14 of Amendment 6 Hawkesbury LEP, 1984, provides a minimum standard for subdivision of an area of not less than 4ha of arable land not including an area for farm buildings and a water supply dam and any land having a slope in excess of 1 in 6.

The application seeks to vary this minimum standard by use of State Environmental Planning Policy No.1. The application seeks a 100% reduction in the minimum standard for the additional lot to be created. The applicant has supplied a letter of objection to the minimum standard pursuant to State Environmental Planning Policy No. 1. The letter states as follows:

"I would like to object to the provisions of Amendment 6 Hawkesbury LEP, 1984, which relate to the requirements for minimum size allotments being 4ha plus. These provisions are considered to be unnecessary and unreasonable in the circumstances for the following reasons;

1. The land is considered to be arable, with two dams located onsite, currently used for grazing, however previously used for commercial market gardening, specialising in pea farming.
2. The allotments surrounding vary in area from 2000sqm to 2ha and the proposed subdivision would not conflict with the subdivision patterns in the immediate locality."

As indicated in the letter of objection the subject land lies adjacent to a series of allotments with minimum areas as small as 2000sqm. However the character of the locality is not of a series of small allotments, the common subdivision size being 16-20ha. Recently Delegated Authority approvals have been given to four separate subdivision applications immediately opposite and adjacent to the subject land. These applications were supported in accordance with the provisions of Amendment 6 i.e. areas of approximately 4.1ha. This application, if approved, would be in direct conflict with the subdivision pattern established by these earlier approvals.

It is considered that the proposed subdivision is not consistent with the planning objectives for the locality, the proposed 2ha lot being markedly different to the existing and proposed subdivision pattern. The cumulative effect of similar approvals could be to undermine the lower density rural residential development currently occurring in Blaxlands Ridge. The locality is fairly remote to the major urban centres and is not suited to 2ha subdivision.

Accordingly the application should be refused.

Recommendation

That the application be refused for the following reasons:

1. The application is inconsistent with the planning objectives for the locality;
2. the application would create an undesirable precedent;
3. the application is not in the public interest.

Mr.D.Sandrin addressed the Committee.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE APPLICATION be deferred pending a further report and a site inspection.

*Michael
(Jep)
12/6/86*

ITEM 6:
APPLICANT: G. SORENSEN
OWNER: G. SORENSEN
LAND & LOCATION: LOT 10 DP 224247 BROOS ROAD, OAKVILLE
ZONING: RURAL 1(C)
APPLICATION: SUBDIVISION CREATING TWO ALLOTMENTS HAVING AREAS OF 1.505 HECTARES AND 2 HECTARES
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 4TH APRIL, 1986
S.P. REPORT

The subject land is zoned Rural 1(c) pursuant to Hawkesbury Local Environmental Plan, 1984. Clause 14 of the plan provides that Council may consent to the subdivision of land in this zone if each separate allotment created has an area of not less than 2 hectares. It is noted that the application proposed the erection of an allotment with an area of approximately 1.505 hectares, which is a 25 per cent variation on the minimum provided in Clause 14.

The applicant has lodged an objection to Clause 14 in accordance with SEPL requesting a variation of development standards. The reasons for the objection are as follows:-

1. Each allotment will have adequate road frontage with one to Broos Road and the other Goods Road.

2. The objectives of the 2 hectare minimum will still be met by a 1.5 hectare lot as there is an existing dwelling and associated shed on this smaller lot as well as having adequate area for hobby farm use.

3. Both allotments have sufficient area of land above the 1 in 100 year flood for the siting of a dwelling in accordance with Clause 14(3) of Hawkesbury Local Environmental Plan 1984.
4. The proposed allotment will still remain in keeping with allotments in the area; all of which are generally 2 hectares.

The proposal can be supported particularly as the land is very irregular in shape, has two road frontages and that the obvious site for a dwelling on the proposed vacant lot is in keeping with the scale of other development in the locality as far as distance between dwellings etc.

Recommendation

That the two lot subdivision as proposed by the applicant over lot 10 DP224247 Broos Road, Oakville 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.

It is further recommended that should such concurrence be forthcoming, the application for subdivision be approved under Delegation of Authority subject to compliance with the following conditions:

- 1-5. Standard conditions Subdivisions 2, 4, 9, 12, and 14(b)(\$725).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File L2/86)
APPLICANT:	D. MATTHEWS & ASSOCIATES
OWNER:	G.P. RHODES
LAND & LOCATION:	LOT 16 DP 616626, FRANCIS STREET, RICHMOND (ADJACENT TO ONUS LANE)
ZONING:	PART RURAL 1(A3) AND PART RESIDENTIAL 2(A) ENVIRONMENTAL PROTECTION AREA
APPLICATION:	SUBDIVISION INTO 2 ALLOTMENTS WITH AREAS OF APPROXIMATELY 1690 M2 AND 4121 M2 AND GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED.
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	11TH APRIL, 1986

*MICHAEL
DEP 13/6/86*

S.P. REPORT

The application for subdivision involves land which has been the subject of a previous LEP to allow subdivision and building subject to certain constraints. Hawkesbury Local Environmental Plan No. 3 (6th February, 1981), amending the Windsor Planning Scheme, allowed subdivision of land generally zoned Rural 1(A3) adjacent to 'Clear Oaks' subject to conditions specifying the location and building form of dwellings. The proposed subdivision involves one of the allotments resulting from amendment No. 3,

Lot 16 being one allotment removed from the 'Clear Oaks' residence. The intervening allotment contains a dwelling of substantial proportions and it is considered that there would be little if any relationship between the proposed additional allotment and the Clear Oaks Estate.

While the land proposed for subdivision has been the subject of a previous Local Environmental Plan the application can be considered pursuant to concurrence of the Director. Pursuant to the policy the applicants have submitted a letter of objection to the minimum area requirements of the Rural 1(a3) zone on the following grounds:

- (i) Building sites are available above one in one hundred year flood frequency level.
- (ii) Additional building would not intrude upon 'Clear Oaks'.
- (iii) Land is proximate to urban facilities in Richmond.
- (iv) A shortage of residential land exists in Richmond.

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

The future development of the proposed allotments can conform with the building constraints provided in LEP No. 3, inter alia:

- No building will be erected having a height greater than 5 metres above the natural ground level.
- The land shown unatched on the map will only be developed for the purposes of landscaping and gardens.
- When considering an application for the erection of a building, the Council shall consider such conditions as may be appropriate relating to the bulk and massing of the building, the pitch and form of the roof, building materials and fencing.

Whilst it is considered that the matter can be determined by use of SEPP 1, the application of SEPP 1 in this instance is not clearly defined. It may be that the DEP will require processing of the matter by way of an LEP.

Accordingly it is considered that Council should support the subdivision under SEPP 1 and whilst it cannot approve it, should forward the matter requesting Director's concurrence.

Recommendation

1. That the two lot subdivision, generally in accordance with the plan submitted, be supported by Council pursuant to State Environmental 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.

2. Should such concurrence be forthcoming, that the application for subdivision be approved under delegation of authority.
3. Should the Department require the application to be dealt with as a Local Environmental Plan, that delegation be given to the Shire Planner to initiate the Local Environmental Plan in terms of Sections 54 and 64, of the EPA Act.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:	(File DA 169/85)	<i>Michael</i> <i>13/6/86</i>
APPLICANT:	WHATLEY SANDS PTY LIMITED	
OWNER:	R.D. POWER	
LAND & LOCATION:	PORTION 37 PARISH OF HAM COMMON, YARRAMUNDI LANE, RICHMOND (EASTERN BANK OF RIVER APPROXIMATELY 300 METRES UPSTREAM OF THE NORTH RICHMOND BRIDGE).	
ZONING:	RURAL 1(A3) HAWKESBURY LEP, 1984. ENVIRONMENTAL PROTECTION AREA	
APPLICATION:	BANK STABILISATION AND AGRICULTURAL IMPROVEMENT WORKS ON THE BANK OF THE HAWKESBURY RIVER.	
ADVERTISING:	ADJOINING OWNERS WITH ONE LETTER BEING RECEIVED FROM MR S.D. PANDU	
DATE RECEIVED:	25TH MARCH, 1986	

S.P. REPORT

The application is for removal of sandy soil between the base of the high bank and the water line of the Hawkesbury River along a river frontage of 200 metres. It is estimated that there is approximately 20,000 tonnes that would need to be removed to achieve the desired batters and it is expected that the material will be removed over a period of approximately 12 months.

The plant intended to be used is as follows:

- A drag line to break-up the material.
- A screening plant to remove debris.
- A rubber tyred front end loader to load the screen and trucks.
- Trucks to remove the material from site.

The applicant estimates that traffic movements will be a maximum of 25 loads per day from the site with hours of operation being 6am to 5pm, Monday to Friday and 6am to 12 noon, Saturday with no work on Sunday.

It is intended that work would begin at the downstream end of the property and progress towards the upstream boundary. The bitumen sealed road on the adjacent lot, Portion 128, would be used for access to and from Yarramundi Lane.

The letter submitted by the adjoining downstream land owner, Mr Pandu, expresses concern regarding the attainment of a suitable batter to his land. The letter submits that excavation should not be permitted closer than 10 metres to the boundary of Portion 36 and that the batter to that point be no steeper than 1 in 6.

The application seeks to rely on Council's code for bank stabilisation/agricultural improvement works within the flood plain. It is stated that the sand/soil on the work area has been deposited by past floods and.... is uneven over the site which causes difficulty in maintenance and use for any agricultural purpose. It is also argued that the river bank is steeper than is desirable which, if not corrected, could lead to instability by or after river freshes and floods.

Contrary to the claims of the application, inspection of the site indicates that there are no particular bank stability problems. The proposed works are in a stable reach of the Hawkesbury and the banks are vegetated and apparently secure, as indicated by the composite photographs supporting the application. In addition any reduction in the batters of the bank would yield little benefit in terms of the agricultural productivity of the land.

Importantly the proposal will be visible from residential land along Keda Circuit on the opposite side of the Hawkesbury River and from the North Richmond Road Bridge. The proposed works will lay bare approximately 200 metres of the river bank at this visibly prominent location. Dust generation would also be a problem as the works progressed.

While the proposal is similar to an approval given over the property immediately up-stream, it is out of character with other sites and the area generally.

The application was referred to the Water Resources Commission and the State Pollution Control Commission. Water Resources have provided a response, precised below:

"1. There is no justification for the proposal on the grounds of bank stabilisation...."

2. There is no justification for the proposal on the grounds of similar work in operation on the adjacent upstream property....

3. The Commission would have no objection to the work being undertaken as an extractive industry subject to certain conditions...."

In summary, it is not considered that the proposed disturbance to the river bank in this visually prominent location can be justified in terms of increase of bank stability or agricultural improvement. Accordingly the application should be refused.

Recommendation

The application be refused for the following reasons:

1. Adverse impact in the medium term on the landscape or scenic quality of the locality.

2. The proposal is contrary to the amenity of the area.
3. The proposed works are not justified on the grounds of bank stabilisation or agricultural improvement.
4. Not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File DA 569/83)
APPLICANT: G. EDDS AND ASSOCIATES
OWNER: P.E. WOODS
LAND & LOCATION: LOT 14, DP192412 MADDENS ROAD, NORTH RICHMOND.
NORTH WESTERN SIDE OF MADDENS ROAD, DIRECTORY B7,
MAP 9.
ZONING: RURAL 1(b1) ENVIRONMENTAL PROTECTION AREA
APPLICATION: THE ERECTION OF A RECEPTION ESTABLISHMENT
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED, IN ACCORDANCE WITH
COUNCIL'S ADVERTISING POLICY WITH FIVE OBJECTIONS
BEING RECEIVED:-
ADJOINING OWNERS: G. & L. OUTTRIM, J. GROVES
OTHER OBJECTORS: E.J. STAGG, R.H. STAGG,
H. CARRICK
DATE RECEIVED: 23RD DECEMBER, 1983

DEFERRED:
REPORT. GLENN

S.P. REPORT

At its meeting of 10th April, 1984, Council resolved to support a proposal to establish a reception establishment on land in Maddens Road, North Richmond. At the time, the matter required the concurrence of the Department of Environment and Planning prior to the issue of the development consent on the basis that the land area involved was less than the minimum prescribed for the use. Although the Department advised that it concurred with the proposal, it also raised a legal issue which then required Council to revise and amend the provisions of Clause 9 of Hawkesbury Local Environmental plan, 1984 in order to permit certain additional uses in various zones, including allowing reception establishments in a Rural 1 (b1) zone.

The amendment to Hawkesbury L.E.P., 1984 has now been approved by the Minister for Planning and Environment and was gazetted on 28th February, 1986. Due to the amount of time that has lapsed however, since adjoining owners were initially notified of the proposed development and the change in ownership of adjacent land, adjoining owners were again notified of the proposal. Five letters of objection were received and a precis of their objections follows:

Despoilation of quiet and peaceful rural environment; excess noise; excess traffic; potential increase in road accidents; traffic hazard; poor road construction in locality; not a viable proposition; out of character with rural area; undersized parcel of land; reduction in quality of life;

insufficient parking; should not be allowed in rural zone; commercial use best suited to commercial zone; if approved would set a precedent for similar uses.

The objections raised above were previously examined by Council at its April Meeting; and it is considered that the circumstances surrounding the proposal have not changed to any significant extent. Council has, however, delegation pursuant to State Environmental Planning Policy No. 1 to reduce the minimum area requirement and thus concurrence from the Department of Environment and Planning is now not required.

The development statutorily requires a minimum of 10 hectares and the subject land has an area of only 3.6 hectares. This aspect was cited by several objectors, i.e. that there was a need for 10 hectares to adequately cater for this type of development and that adjoining landowners have a right to expect development to proceed only if minimum requirements are met.

In relation to this, however, it should be noted that whilst reception establishments require 10 hectares in the zone there is no minimum area requirements for other uses such as community centres, educational establishments, extractive industries, home industries, institutions, pig keeping, places of assembly, places of public worship, recreation establishments, restaurants and stock homes (dog kennels). When looked at in this context it is considered that the proposed development would be less of an intrusion and less objectionable than some of the above land uses which are allowable in the zone with Council's consent notwithstanding the land area.

On this basis it is considered that Council should support the proposal.

Recommendation

A. That Council exercise its delegation pursuant to State Environmental Planning Policy No. 1 Development Standards and grant consent to the erection of a reception establishment on the subject land generally in accordance with the plans submitted with the application, subject to compliance with the following conditions:

1-14 (Standard Conditions DAS) 1, 2(48), 7, 8, 10 (for both ingress and egress), 18, 19, 20, 21, 25, 28, 29, 30, 34.

15. The ingress/egress locations being reversed such that ingress is to the south and egress to the north of the proposed car park.

16. The provision of a sealed accessway at the ingress and egress locations from the roadway across the road verge to the property boundary to the satisfaction of the Shire Engineer.

17. The provision of suitable entrance/exit signs to the satisfaction of the Shire Engineer.

18. The provision of a pedestrianway from the car park to the proposed reception building to the satisfaction of the Shire Engineer.

Handwritten note:
"not approved" written vertically in the right margin.

19. Provision of access for disabled persons to the proposed reception building from the proposed car parking area to the satisfaction of the Shire Health Surveyor.
 20. All sound producing equipment, plant, machinery and the like shall be sound insulated and/or isolated so as to control noise emissions from the premises within the limits prescribed by the Noise Control Act, 1975 and there is to be no amplified sound external to the building.
- B. That the Department of Environment and Planning be advised of Council's decision as required by State Environmental Planning Policy No. 1.
- C. That the applicant be advised in relation to Stage 2 of the development, being the establishment of a garden chapel and bridge, is not approved at this stage and will be re-assessed after 12 months satisfactory operation of Stage 1.

Mrs.G.Outtrim addressed the Committee.

21. The building to be designed in such a way that all noise and activities of domestic nature within the building or internal courtyards.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Councillors Denne and Horrex asked that their names be recorded as being against the recommendation.

ITEM 10: (File DA148/86)
 APPLICANT: C. CAMPBELL
 OWNER: C. CAMPBELL
 LAND & LOCATION: LOTS B & D DP9148 VINCENTS ROAD, KURRAJONG.
 SOUTHERN SIDE OF ROAD APPROXIMATELY 400M FROM OLD BELLS LINE OF ROAD.
 ZONING: RURAL 1(b1)
 APPLICATION: TO ESTABLISH A GOAT DAIRY TOGETHER WITH THE PROCESSING OF MILK TO PRODUCE YOGURT AND THE PACKAGING OF MILK AND YOGURT
 ADVERTISING: ADJOINING OWNERS ADVISED - SEE REPORT
 DATE RECIEVED: 21ST MARCH, 1986

*7/2/86
 SHAN 13/6/86*

S.P. REPORT

Advertising

Adjoining owners were advised in writing and invited to examine the application and submit written comments by Wednesday 14th May, 1986. Objections were lodged by the following residents:

Grounds for objection were:

Odour; use of reticulated water supply; loss of amenity; downstream pollution by run off from property; visual impact; inappropriate land use; excessive traffic generated; disposal of wastes; goat numbers; noise; security of fencing to contain goats; effect on landscape; aesthetics; inhibit future residential subdivision on Vincent Road.

A petition bearing eleven signatures was also presented however all signatories have submitted separate objections.

Mr & Mrs G. Edds, owners of property in Greggs Road that adjoins the land raise no objection to the development subject to measures being taken to control goat numbers, secure fencing and control pollution.

The applicant proposes to establish a goat dairy incorporating the making of yogurt and the packaging of milk and yogurt for distribution to retail outlets.

The submission proposes that the activity would be contained within the existing approved agricultural shed. The keeping of goats in a free range situation is an agricultural use a land use permissible within a rural (1(b1) zone not requiring the consent of Council.

The proposal to keep the goats confined and dependent upon imported feed and causes the use to be identified as an animal establishment whilst the processing and packaging of milk products is identified as being a rural industry, both land uses permissible within the zone with Council consent. The submission indicates screen fencing to the rear boundaries of Lots C & D and landscaping to Council requirements.

Holding and exercise yards for milking goats are proposed to be located approximately 35 metres from the rear boundary of Lot D and 30 metres from the boundary of adjoining Part Lot 3 in the ownership of V.T. & B.S. Lee. An enclosure and shelter for Bucks is proposed approximately in the middle of the subject land.

The submission indicates feed deliveries would be bi-monthly and product pick up would be bi-weekly in two delivery trucks each month probably of from 3 to 10 tonne capacity delivering feed and two pick ups of produce each week, usually using a 1 tonne refrigerated van. Some objectors have misinterpreted the applicant's written submission as being 81 delivery trucks per month and 31 pick up trucks per week resulting in considerable concern for traffic movements and the size of the proposed development.

The submission does not indicate the number of goats to be held on the land however, following discussions the applicant is prepared to accept an upper limit of 60 animals based on a density of 10 adult animals to the hectare.

It is not considered appropriate that the development enjoy connection to the reticulated water supply and again following discussion the applicant is prepared to accept that an alternative water supply be provided for the development in the form of water storage.

Considerable concern has been expressed by residents regarding odours emanating from the development however, frequent inspections of the premises have not revealed evidence of objectionable odours. The emission of odour can be controlled by good housekeeping and husbandry and it is in the applicant's best interests to control odour as nothing will taint milk and milk products faster than odour.

The larger allotment containing the proposed development is regular in shape and has an area of 6.18ha. The land has been cleared to agriculture in the past and now supports a regrowth, mainly suckers, of gum and eucalypt. Any proposal to again clear the land for agriculture would be subject to an application made pursuant to Council's Tree Preservation Order at which time significant trees worthy of retention would be identified. Objection has also been raised to change in landscape, aesthetics and loss of amenity matters that arise where there is an interface between residential, rural residential and bona fide agricultural land uses.

There is no reason that a well conducted farming operation should not be as aesthetically pleasing as would be a paddock of scrub. Measures are available to Council to regulate the development such as to have a minimal effect on the amenity of the neighbourhood. The land is identified as being within an area proposed for rural residential subdivision in Council's Rural Land Study, however, should the land become available for such subdivision, land values alone would force the activity to re-locate.

Recommendation

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 35 metres from the rear boundary of Lot D.
20. The proposed holding pen and shelter for bucks 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 near the rear boundaries to Lots C & D, sufficient to prevent ready sight of the development when viewed from the Vincents Road boundary. Details of such screen wall being submitted for the approval of Council's Planner prior to erection.

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 with the first of any buildings applications.
26. Lots B, C & D DP9148 Vincents Road, Kurrajong being held in the same ownership throughout the life of the proposed development unless otherwise consented to by Council.

Mr.C.Paine, on behalf of residents in the area, and Mr.D.Ranger addressed the Committee.

Mr.C.Campbell, the applicant, addressed the Committee.

The Shire Planner asked that Recommendation No. 26 be deleted.

COMMITTEE'S RECOMMENDATION

AN INSPECTION OF the site be carried out.

ITEM 11: (File DA188/86) *refuse*
APPLICANT: F.J. O'HALLORAN
OWNER: F.J. O'HALLORAN
LAND & LOCATION: LOT 15 DP27789 BELLS LINE OF ROAD, KURMOND
ZONING: RURAL 1(B2) - ENVIRONMENTAL PROTECTION
APPLICATION: ANIMAL BREEDING ESTABLISHMENT - KENNEL BUILDING
CONTAINING SEVEN (7) DOG KENNELS
ADVERTISING: ADJOINING OWNERS OBJECTIONS RECEIVED FROM M.
CLARE-NAZER, OXLEY PLACE, FRENCHS FOREST (OWNER OF
LOT 10 BELLS LINE OF ROAD, KURMOND); G.A. & B.I.
FERGUSON, BELLS LINE OF ROAD, KURMOND; PETITION
CONTAINING EIGHT (8) SIGNATURES FROM LOCAL
RESIDENTS.
DATE RECEIVED: 4TH APRIL, 1986

S.P. REPORT

This application seeks Council's consent for an existing unauthorised kennel building and brick veneering of the same.

The development application was lodged following complaints to Council regarding the present kennels and the keeping of dogs.

Reasons for objection include:

- * Recent construction on the property has not had prior Council approval;
- * "Mr O'Halloran's dogs have killed fowls in public view of the clientele of the adjoining restaurant on the lawns of that property....";

- * "Because of heavy road traffic noise, we all tend to live at the rear of our homes,....the noise introduced by Mr O'Halloran's activities has curtailed that attempt of peace and quiet....";
- * The noise of howling dogs is unacceptable, destroying the sleep patterns of all owners, residents and their guests;
- * Average number of dogs on the property is approximately 16, including pups - up to 6 adult dogs roam free;
- * Situation will deteriorate further if the kennels are approved.

Any application for dog kennels must meet the provisions of Council's code for the keeping of dogs which require the following setbacks:

1. From any road alignment of the property - 150 metres.

2. From the side boundary of the property - a distance equal to one quarter of the width of the property or a distance of 22 metres whichever is the greater.

The proposal does not meet the above standards and the requirements of item 2 cannot be met even if the proposal was re-designed. Whilst not stipulating a minimum land area for the establishment of dog kennels, the Code is aimed at land with areas in excess of one (1) acre with the most desirable standard being 5 acres more. Council's Code is in need of re-drafting to overcome some anomalies that presently exist, particularly in relation to differentiating between an enthusiast breeding dogs and commercial boarding kennels. However, notwithstanding this differentiation, it is considered that the irregular dimensions of the subject land, particularly relating to the width, does not allow Council to adequately control the noise problem associated with the proposed kennels. This problem is exacerbated by the number of small allotments in the subject area. As the past and present complaints indicate that the applicant cannot exercise adequate control over the noise of dogs and other associated problems and that the proposal cannot comply with Council's 'Dog Code', it is considered that the application should be refused.

Recommendation

That the application be refused for the following reasons:

1. The proposal does not comply with the provisions of Council's 'Code for the Housing and Keeping of Dogs', adopted in May, 1981.
2. The applicant has not satisfied Council that the proposal will not have an adverse effect on adjoining lands and in the locality, particularly in relation to noise pollution.
3. The area and dimensions of the land is such that Council's Code could not be complied with even with a re-design of the proposal.
4. The application is not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*GARETH
7GP 13/6/86*

ITEM 12: (File DA65/86)
APPLICANT: D. MATTHEWS & ASSOCIATES
OWNER: SAGARD PTY LTD
LAND & LOCATION: LOT 239 DP701948 TIZZANA ROAD, EBENEZER
AREA: 67.5HA
ZONING: RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION: SUBDIVISION TO CREATE 6 ALLOTMENTS CONTAINING
AREAS HAVING MINIMUM AREAS OF APPROXIMATELY 10HA
AND ONE ALLOTMENT HAVING AN AREA OF APPROXIMATELY
1.4HA
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 12TH FEBRUARY, 1986

S.P. REPORT

This application involves the creation of seven allotments which are generally in accordance with the requirements of the current zoning in that six of the allotments contains a minimum area of 10ha while one allotment contains an area of 1.4ha.

At present the subject land includes an allotment containing an area of 1.4ha and having frontage to Currency Creek, the Hawkesbury River and Tizzana Road. This allotment is located on the north western side of Tizzana Road.

The applicant proposes that this land be dedicated to Council as public open space and in return, the applicants be permitted to subdivide an allotment of similar size on flood free land on the north eastern side of Tizzana Road.

The existing 1.4ha allotment could be subdivided as an allotment created due to 'severance by road', however, due to the natural ground level being below the 1 in 10 year flood frequency level, there would be no building entitlement.

The allotment proposed to be created on the north eastern side of Tizzana Road would have a building entitlement by virtue of it being lawfully created under the provisions of Hawkesbury Local Environmental Plan, 1984.

The 'transfer of development rights' in the manner proposed is allowable where Council supports an objection to the minimum area requirements (viz. 10ha) pursuant to State Environmental Planning Policy No. 1.

This concept is not new and is generally considered acceptable where there is direct public benefit. In this regard, the proposed open space will enhance the existing foreshore lineal open space system which is supported by both Council and the Department of Environment and Planning. In addition, this proposal represents an opportunity to acquire foreshore open space at no cost to Council and hence, the ratepayers.

The granting of consent for an allotment containing 1.4ha requires 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:

- * The proposal will facilitate further development of the regional lineal open space system for the Hawkesbury River!
 - * Acquisition of public open space at no cost to Council.
- The proposal will not create an undesirable precedent as substantial and community benefit is gained.

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. Dedication to Council of land having an area of 1.4ha, as indicated on the submitted plan (No. 8627), for the purposes of public reserve.
- 2-6 (Standard Conditions subdivisions under EPA Act) 2, 4, 5, 12 PLUS in this regard, the access road and proposed rights of way are to be sealed to the requirements of the Shire Engineer.
7. A contribution of \$3,252 based on \$572 per additional allotment being the contribution for community facilities as a consequence of the subdivision of zoned rural land.
8. The provision of drainage easements at the subdivider's expense including inter-allotment drainage easements to serve all lots that cannot naturally drain to the roads.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 13: (File DA305/85)
APPLICANT: DR J. MILES BURKITT
OWNER: DR J. MILES BURKITT
LAND & LOCATION: PART PORTION 236, PARISH OF KURRAJONG, BURRALOW
ROAD, KURRAJONG HEIGHTS
ZONING: RURAL 1(b1) - ESCARPMENT PRESERVATION AREA
APPLICATION: AMENDED APPLICATION - ERECTION OF A 60 METRE HIGH
FREE-STANDING RADIO TRANSMITTING TOWER AND
ASSOCIATED RADIO ROOM
ADVERTISING: ADJOINING OWNERS - TWO LETTERS OF OBJECTION
RECEIVED FROM: DR JOHN DEAKIN, MACQUARIE STREET,
SYDNEY (OWNER OF LOT 2 DP213974 BURRALOW ROAD); MR
J. CLARKE, COMMODORE DRIVE PARADISE, W.A. (OWNER
OF PORS 31, 32, 236, 234 AND CLOSED ROAD, BURRALOW
ROAD)
DATE RECEIVED: 18TH MARCH, 1986

GAREAH (DEP)
13/6/86

S.P. REPORT

At its Ordinary Meeting of 13th August, 1985, Council resolved to approve of the erection of a 30 metre high free-standing radio transmitting tower and associated radio room on the above land.

At the above meeting, Council also resolved that a further report be submitted on the possibility of a large single tower (Outstanding Report No. 81).

The applicant has now submitted an application which seeks to vary the subject of the original approval from a 30 metre high free-standing radio transmitting tower and associated radio room to the erection of a 60 metre high free-standing tower and associated radio room.

The applicant states that the need for the variation is due to the additional community and commercial interest which has been generated by the proposal.

The purpose of this report is to evaluate the amended proposal and to address Outstanding Report No. 81.

Following approval of the 30 metre tower, the applicants were approached by Government Departments, Statutory authorities and private enterprise with requests for accommodation on the tower.

This has led to the situation whereby the 30 metre tower will not be large enough or strong enough to support the potential clients who are in need of the proposed facility.

Apart from providing communication links for hospitals and ambulance services within the Western Region, of particular importance is the fact that the Careflight Community Medical Rescue Helicopter Service, which is a newly formed and non-profit making Company operated by a team of medical and rescue staff, is seeking accommodation on the proposed tower.

A submission from Careflight states in part:

"....In our activities to co-operate with emergency authorities....reliable communication between our aircraft, our crew and our base at Westmead Hospital is absolutely essential....Because of the particular site at Kurrajong Heights, we will be assured of being able to reach our target coverage areas during missions in virtually all the western regions of Sydney and well into the Blue Mountains....we will be virtually dependent on....good reception quality...."

The application was advertised by letter to adjoining owners with two objections being received. Reasons for objection include:

- * Telecom tower erected on site resumed from the objector's land - communication dishes continually being added;
- * Objector's land will be 'huddled between two complexes of towers';
- * Before adequate time has been given to allow assessment of the impact of a 30 metre tower, permission is being sought to allow a 60 metre tower;
- * Reduction in property value;
- * Area appears to have lost its rural character;
- * Site works for 30 metre tower resulted in undue damage to the existing landscape.

The site is within the Escarpment Preservation Area and as such is subject to the provisions of Clause 33 of Hawkesbury Local Environmental Plan, 1984. The proposal is in conflict with subclause (5) of that Clause in that the height of the tower exceeds 8 metres above natural ground level. In this regard, the applicant has lodged an objection pursuant to State Environmental Planning Policy No. 1. This variation will require the concurrence of the Director of the D.E.P. should Council resolve to support the objection.

Clause 22 of Hawkesbury L.E.P., 1984, requires that the minimum area for development of land in a Rural 1(b1) zone is 10ha, other than for development specifically excluded by subclause (2). The proposed development is not included in the subclause and as the area of land involved only contains an area of 0.86ha, a variation of this planning standard is also required under State Environmental Planning Policy No. 1. An objection has also been lodged in this regard and Council has been delegated the Director's concurrence in matters of this nature. The proposed tower will be visible because of its increased height, construction materials and increased number of communication attachments. It is expected that the proposed tower will be as visible as the existing Telecom tower but will be lower on the ridge line because of the difference in height along Burralow Road between the two towers.

The visual clarity of the escarpment is dependent upon atmospheric conditions, weather conditions and wind direction. However, the tower would be visible from North Richmond and other locations between North Richmond and Kurrajong with the profile being similar to that of the existing Telecom Tower.

It is anticipated that this tower will fulfill the needs for such a facility for the next 10-20 years. Therefore, this proposal will not result in applications of a similar nature, however, if this should eventuate then each application would be considered on its merits. In this regard it is considered that rather than 'cluster' towers in one location, alternative sites need to be investigated for future proposals.

Regarding Outstanding Report No. 81, it is considered that Council should not become involved in the development of a communications tower for the following reasons:

- * high establishment costs (\$200,000 - \$300,000);
- * lack of expertise in such an industry;
- * high ongoing costs, eg. need to employ specialist staff such as systems engineers.

The proposed tower will adequately serve both the needs of the private and public sector and due to the benefit that will be derived from this installation by the community at large, particularly in the emergency services area, the visual impact of the tower should be accepted.

On this basis it is recommended that the application be approved.

Recommendation

- A. That Council support an objection pursuant to S.E.P.P. 1 to the Department of Environment and Planning in relation to the erection of a radio tower being taller than that provided for in Clause 33 of Hawkesbury LEP 1984.
- B. That Council support an objection pursuant to S.E.P.P. 1 to the Department of Environment and Planning against the minimum area requirements pursuant to Clause 22 of Hawkesbury LEP and that Council exercise its delegation and approve of the matter in this respect.
- C. That should concurrence be forthcoming in accordance with A. above, development consent be granted subject to the following conditions:
 1. Standard Conditions (DAs) 1
 2. The radio tower and associated radio equipment building be painted or treated in a satisfactory colour to the satisfaction of the Shire Planner.

3. Compliance at all times with the requirements of:

- * Department of Aviation;
- * Department of Communications;
- * Department of Defence; and
- * Telecom Australia.

Mrs.L.Wright, Business Manager for Miles Communications and Mr.M.Tobin Assistant Engineer, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

(Miles Wright)
3/6/86

ITEM 14: (File DA406/85)
 APPLICANT: I. & G. STOCKTON
 OWNER: I. & G. STOCKTON
 LAND & LOCATION: LOT 2 DP547929 (NO. 164) BLAXLANDS RIDGE ROAD, EAST KURRAJONG
 AREA: 26.810HA
 ZONING: PART RURAL 1(a5), PART RURAL 1(a6), ENVIRONMENTAL PROTECTION (AMDT NO. 6 TO HLEP 1984 APPLIES)
 APPLICATION: SUBDIVISION TO CREATE 4 ALLOTMENTS CONTAINING MINIMUM AREAS OF APPROXIMATELY 5HA
 ADVERTISING: NOT REQUIRED
 DATE RECEIVED: 7TH AUGUST, 1985
 S.P. REPORT

This application involves a subdivision to create 4 allotments each containing areas in excess of 4ha. The land is affected by Amendment No. 6 to Hawkesbury Local Environmental Plan, 1984.

One of the criteria which Council must consider under the terms of the Amendment in assessing subdivisions is that each allotment has "an area of not less than 4 hectares of arable land...."

When considering the above criteria, a reference to arable land, is a reference to land included within Class 1, 2 or 3 on the maps marked 'Land Suitability Maps' and any other land which the Council is satisfied is arable land.

Thus, where there is an element of doubt, Council may request an agronomist's report to clarify the matter or rely on its own assessment. In considering the above, land that is considered to be arable is "land being, or capable of being tilled for the production of crops" (Collins Dictionary).

In the past, approval has been given for subdivision of land containing areas of Class 4 land where it was established that the land was arable and where the slope is not in excess of 1:6.

In this instance, the subject land contains approximately equal proportions of both Class 4 and Class 5 land, with Class 5 being the lowest category and least productive as identified on the Department of Agriculture's Land Suitability Map.

As the land complies on the basis of slope, the applicant was advised to consider obtaining an agronomist's report to determine if the land is in fact arable.

The applicant subsequently commissioned an Agronomist to assess the land, and that assessment states in part:

"Preliminary Department of Agriculture survey rated the country as grades 4 and 5 - grade 4 being deemed suitable for horticulture/floriculture/vegetable production and grade 5 suitable pasture/grazing and development of plantation tree species.

The general terrain, depth and soil type while allowing for cultivation and use for horticulture/floriculture is better suited to agricultural pursuits less dependent on cultivation and extensive clearing. In this respect land use for forestry, light grazing and native (spp) nursery production is considered to be the most environmentally suitable use for the land. The major limitation to agricultural development is the erosion risk and the availability of water for both stock and irrigation."

It is considered that the above assessment does not indicate that the land satisfies the criteria that the land must be arable.

Council's Rural Lands' Assessment (adopted in 1981) identified the land as being within an area where the 10ha limit should remain unless it could be established that each lot to be created would contain an area of 4 arable hectares plus adequate area for a dwelling, dam, and ancillary buildings etc.

The criteria for subdivision is presently being evaluated as part of the review of Hawkesbury Local Environmental Plan, 1984.

Council is empowered to approve the application if it is satisfied that the land is arable.

It is considered that the applicant has not provided sufficient evidence that the land is arable and therefore the application should be refused.

Recommendation

The application be refused on the following grounds:

1. The application is contrary to the requirements for subdivision pursuant to Amendment 6 to Hawkesbury Local Environment Plan, 1984, viz. the land is not deemed to be arable in accordance with the maps marked 'Land Suitability Maps' dated 21st and 22nd June, 1984, respectively and deposited in the office of the Council.

2. The Agronomist's report submitted in support of the application does not indicate that the land is being or capable of being tilled for the production of crops and therefore Council is not satisfied that the land is arable.

3. The development is not in the public interest.

The Shire Planner advised that he had received a telephone call from the applicant last evening requesting that the application be withdrawn.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE WITHDRAWN.

W-8.

ITEM 15:

APPLICANT:

MR J.H. HOLMAN
(File DA196/86)

OWNER:

ESTATE LATE J. HOLMAN

LAND & LOCATION:

LOT 271 DP617536 NO. 32 LONGLEAT ROAD, KURMOND,
EASTERN SIDE OF LONGLEAT ROAD, DIRECTORY E6, MAP 8
RURAL 1(b2) ENVIRONMENTAL PROTECTION AREA

APPLICATION:

A WHOLESALE MOTOR VEHICLE DEALER
ADJOINING OWNERS WERE NOTIFIED IN ACCORDANCE WITH

ADVERTISING:

COUNCIL'S POLICY - NO OBJECTIONS RECEIVED

DATE RECEIVED:

10TH APRIL, 1986

S.P. REPORT

The proposal is to use a portion of the existing dwelling as an office on the basis of a home occupation being the registered business address of a wholesale motor vehicle dealer. No vehicles are proposed to be stored, sold, cleaned or otherwise kept on the premises other than the occupant's own personal vehicle(s). The proposal complies with the provisions of Hawkesbury Local Environmental Plan, 1984 and may be approved.

Recommendation

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

1. That the development at all times conform with the definition of a Home Occupation as defined in the Environmental Planning and Assessment Model Provisions, 1980. *Home Occupation*
2. That there be no vehicles associated with the use kept on the premises, other than the occupant's personal vehicle(s).

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

W.D.
GARRETT - 13/6/86.

ITEM 16: (File DA85/86)
APPLICANT: T.J. ALLEN
OWNER: T.J. ALLEN
LAND & LOCATION: LOT 22 DP626483 GREENWAY CRESCENT, WINDSOR
ZONING: RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION: FILLING OF LAND FOR AGRICULTURAL PURPOSES
ADVERTISING: ADJOINING OWNERS - OBJECTIONS RECEIVED FROM
MR J. CURTIS, LOT 3 CLAREMONT LANE, WINDSOR;
MRS F.J. WRIGHT, 7 CLAREMONT CRESCENT, WINDSOR;
DR L.F. SMITH, 274 GEORGE STREET, WINDSOR (OWNER
OF LOT 22, GREENWAY CRESCENT, WINDSOR)
DATE RECEIVED: 21ST FEBRUARY, 1986

S.P. REPORT

This application seeks Council's approval for the filling of land for future agricultural purposes.

The applicant's submission states in part:

"....My intention is to fill the area adjacent to my machinery shed up to the floor level, which should be just above flood level....fill material will be clean soil from the same holding....after filling, compacting and grazing.... I would like to erect fences to house cattle....I have pedigree stock and must separate them....especially at flood times....The filling of the land will not in any way cause drainage problems to any adjoining properties....in no way will the proposed filling interfere with any vegetation adjoining Claremont Cottage....nor will there be a dust problem, as I have water and sprinklers close on hand...."

Adjoining owners were notified of the proposal by letter with three letters of objection being received. Reasons for objection include:

- * Previous Council accepted a surveyor's report, commissioned by residents of Claremont Lane, which stated that filling would cause water to be directed onto properties in Claremont Lane;
- * Application mocking Council as the owner of the subject land has consistently degraded the environment;
- * Illegal filling of land has been carried on for a number of years;
- * Site of fill adjacent to two important items of the environmental heritage, viz, St Matthews Church and Claremont Cottage;
- * Existing illegal fill has diverted a natural watercourse onto neighbouring properties - proposed fill will exacerbate this problem - will divert floodwaters onto Claremont Cottage;
- * Increased noise and dust pollution;
- * "....it would be negligent of the Town Planning Officer to support this application to fill this small corridor of rural land adjacent to two most important items of heritage....".

In 1981, as a result of complaints received regarding landfill adjacent to the existing sheds and to the rear of residences located in Claremont Lane, Council undertook a survey of the subject land. The survey indicated that the land falls away from the rear of residences in Claremont Lane. The direction of fall is generally to the north towards both Greenway Crescent and the Lowlands.

Following complaints received in 1985, Council's Engineering staff undertook further investigations. The subsequent report states in part:

"...The filling will have no effect on stormwater flowing from upstream properties. The point of discharge from the property is close to the original low point and will have no adverse effect on the downstream property."

Levels taken in respect of the current application indicate that the existing level adjacent to the recently constructed machinery shed is 15.105m AHD while the level of existing fill adjacent to the rear boundaries of properties in Claremont Lane is 15.75 metres AHD.

The applicant intends to continue filling in accordance with the above levels. This will ensure that the fall of the land will be maintained to the undeveloped areas of Greenway Crescent and the Lowlands.

Upon completion, the filled area will be turfed with the edges being 'battered' and generally following the land contour to the south.

Areas of the subject land which have been filled previously are turfed and substantial tree planting has been undertaken. Overall, the land is kept in good order and the present agricultural use of the land, which is in accordance with the provisions of HLEP, 1984, is being undertaken having due regard to both the natural and the built environment.

The proposed landfill is a permissible use under the provisions of Clause 9 of HLEP, 1984, and as such may be approved.

It is anticipated that the proposed work will be completed by mid 1987.

Recommendation

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 ~~7.00am~~ ^{8.30} and 4.00pm, Monday to Friday (excluding public holidays).
5. Standard Conditions (DAs) 34.

Mr.T.Allen addressed the Committee.

COMMITTEE'S RECOMMENDATION

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 7.00am and 4.00pm, Monday to Friday (excluding public holidays).
5. Standard Conditions (DAs) 34.
6. The work be fully completed within six months from date of consent.

ITEM 17: (File DA170/86) (wp.)?
APPLICANT: R. PONT
OWNER: A.N. PHIPPS
LAND & LOCATION: LOT C FP411007, NO. 25 GREENWAY CRESCENT, WINDSOR,
NORTHERN SIDE OF GREENWAY CRESCENT, DIRECTORY B6,
MAP 26A
ZONING: RESIDENTIAL 2(a) ENVIRONMENTAL PROTECTION AREA
APPLICATION: ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS 'A'
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL
WITH FOUR OBJECTIONS BEING RECEIVED:
A.W. & D.E. BUSHELL
A.J. GARDINER
B.J. GHANTOUS
D. WILKINS
AND ONE LETTER OF SUPPORT: J. AIKEN
DATE RECEIVED: 27TH MARCH, 1986

S.P. REPORT

Council is in receipt of an application to erect a two storey residential flat building Class A (duplex) on the subject land, having an area of approximately 474 square metres and a frontage to Greenway Crescent of 15.24 metres.

Clause 41(2) of Hawkesbury Local Environmental Plan 1984 provides that a building containing more than one floor shall not be erected on certain land in Greenway Crescent. This provision was 'saved' from the Windsor Planning Scheme following its amalgamation with Interim Development Order No. 3 - Colo and its purpose is to preserve the view of the river and its surrounding lowlands for residents living on the higher slopes in the area. As the proposal does not comply with clause 41(2), the applicant has requested Council support for a variation of the planning standard under the provisions of State Environmental Planning Policy No. 1, as it is considered to be unreasonable and unnecessary in the circumstances. The applicant suggests that since the proposal will be located on sloping terrain, the impact of the two storey development will be greatly reduced. Whilst it is recognised that the terrain has a substantial slope, the site itself is reasonably level and as such the scale and bulk of the building is considered to be out of character with adjoining low density residential development. Further, although the property is bordered to the north by large poplar trees and to the west by other substantial trees and shrubs, views to the north west would be impeded following the erection of a two storey building.

The development generally has a setback of 7.6 metres from Greenway Crescent and encroaches over the minimum building line for dwellings at two points for about 600 millimetres. The second storey of the building is stepped back such that its setback from the street is generally 9 metres. Under Council's Residential Flat Building Code and Draft Medium Density Housing Policy, a minimum setback of 9 metres from the street alignment is required.

Further, side and rear setbacks do not comply with the requirements of the Code or the Draft Medium Density Housing Policy, and in this regard the applicant has suggested that with the exception of small windows generally to the service areas, all main living areas face north over the lowlands and therefore will not be overlooking adjoining properties. However, an existing dwelling is located to the north east of the site, and as such it is expected that these residents will, in addition to those residents to the west of the site, experience some loss of privacy. The existing flat code also requires the site to have a minimum frontage of 18 metres and in this respect the land does not comply, having a frontage of 15.24 metres. In addition a site coverage of more than 35 percent is proposed which is also not in accordance with Council's existing Code or draft policy.

The purpose of these requirements relating to setbacks, density, frontage and site coverage is to preserve the existing residential amenity by ensuring that the design of buildings is in scale and harmony with surrounding development and a suitable density and bulk attained such that reasonable access to sunlight, reasonable conditions of privacy and freedom from noise is achieved.

Whilst it may be argued that each requirement can be justified in terms of achieving the stated purpose or objective, it is considered that the cumulative effect of these non-conforming requirements will result in a development that is too bulky and not in scale with surrounding development such that the amenity of the street would be adversely affected.

Shadow diagrams have been constructed for the site and it is considered that while the property to the west will be partly overshadowed by the two storey development, it will not be unreasonably so. The dwelling opposite the site and to the south west will be overshadowed in mid winter.

The applicant proposes to gain access to the site via a right of carriageway on adjoining land. However, as this right of way is not in favour of the allotment, it cannot be relied upon for access. Therefore access would need to be provided directly onto the street, which would then reduce the amount of landscaped area provided on the site down to below the minimum required.

Adjoining owners were notified of the proposal with four objections being received. A precis of their objections follows:

The building is unsympathetic with surrounding development, two storey buildings are not permitted in the area in accordance with Clause 41 of Hawkesbury Local Environmental Plan, 1984, proposed access not allowed off adjoining right-of-carriageway, area is strictly residential, proposal does not provide sufficient landscaped area for private recreation, the shadow effect will be unreasonable on the dwelling directly to the west of the site.

A letter of support was also received subject to satisfactory sewerage services being provided.

As the proposal does not comply with several provisions and requirements included in Hawkesbury L.E.P., 1984, Council's Residential Flat Building Code and its Draft Medium Density Housing Policy, - resulting in a building which will be too bulky and out of character with surrounding residential development; which will affect views to the north west over the Hawkesbury River and its lowlands; and which will result in some loss of privacy to adjoining property owners, - it is considered that the application should be refused.

Recommendation

The application be refused on the following grounds:

1. The proposal does not comply with the provisions of Clause 41(2) of Hawkesbury Local Environmental Plan, 1984 and with several requirements of Council's Residential Flat Building Code and Draft Medium Density Housing Policy.
2. Consequently, the size, scale and bulk of the proposed building will be out of character with surrounding low density residential development such that the amenity of the street will be adversely affected.
3. The proposal will affect views of the Hawkesbury River and lowlands to the north west of the site.
4. The proposal will result in some loss of privacy to adjoining properties.
5. The proposal is not in the public interest.

Item 13 of the Development Section of the supplementary report was considered in conjunction with this application.

COMMITTEE'S RECOMMENDATION

AN ONSITE INSPECTION be carried out to allow discussions to take place with Mr. Pont.

13/6/86
Mr. Pont
13/6/86

ITEM 18:
(File DA 229/86)
J.W. BUCKETT AND E.H. NESS
J.W. BUCKETT AND E.H. NESS
OWNER:
LAND & LOCATION:
PORTION 18, PARISH BURRATON, BELTS LINE OF ROAD,
KURRAJONG HEIGHTS (SAWMILL ON SOUTHERN SIDE OF
BELTS LINE OF ROAD)
ZONING:
PART RURAL 1(a2) AND PART RURAL 1(a1)
SUBDIVISION INTO TWO ALLOTMENTS WITH AREAS OF
APPROXIMATELY 2.6 HECTARES AND 13.6 HECTARES AND
GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED
NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 30TH APRIL, 1986
S.P. REPORT

The application is for the excision of an allotment containing a long established sawmill complex.

In accordance with the provisions of State Environmental Planning Policy No. 1, the applicants have lodged formal objection to the minimum standard in Clause 14 of Hawkesbury Local Environmental Plan, 1984, which requires each allotment created within the zone to have an area of not less than 40 hectares. The applicant's letter states in part that:

"Both my partner and I are approaching retirement and it is our proposal to lease the existing businesses or, alternatively, dispose of them by sale.

It is, however, our wish to retain the residue of the land for primary production.

The proposed subdivision would in no way change the existing land uses and would have no adverse effect on the locality."

Council has previously supported subdivision outside the minimum standard, where there have been long standing incompatible land uses, e.g. Kurmond Roadhouse, Hanlon's Hardware at Bilpin and a residential flat building in Kurrajong. The use of State Environmental Planning Policy No. 1 in these matters has previously been supported by the Department of Environment and Planning. The applicant's objection is considered valid as the existing sawmill operation is a viable commercial operation and not related to the use of the remainder of the land. Accordingly, it is considered that the matter should be supported and forwarded to the Department for its concurrence.

Recommendation

That the two 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 concur with it.

It is further recommended that should such concurrence be forthcoming, that the application for subdivision be considered under delegation of authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 19: (File DA 120/86)
APPLICANT: BRICKSANDS PTY. LTD.
OWNER: BRICKSANDS PTY. LTD.
LAND & LOCATION: LOT A (RESUB OF PORTIONS 245/246 PARISH
WILBERFORCE) DP 381021 SACKVILLE ROAD, EBENEZER
REFERENCE MAP: 16B10
ZONING: PART RURAL 1(b2) & PART RURAL 1(b1). ENVIRONMENTAL
PROTECTION AREA
APPLICATION: MOTEL COMPLEX INCLUDING CABINS, RESTAURANT AND
TENNIS COURTS
ADVERTISING: 1 LETTER RECEIVED FROM G.F. MORLEY, LOT 1 TIZZANA
ROAD
DATE RECEIVED: 5TH MARCH, 1986

W.P. 12/6/86

S.P. REPORT

The proposal is to erect a motel with ancillary restaurant/convention rooms, swimming pool and tennis courts. Existing improvements on the site are to be demolished, with the exception of the weatherboard cottage which is to be relocated and used as a motel manager's residence. The motel will take the form of a small block containing sixteen rooms (to cater for organised groups) and 84 individual motel cabins.

The application is proposed to be staged as follows:-

- Stage 1 - Motel block, together with the restaurant/convention rooms, main car park. Also remodelling of the site and the introduction of basic landscaping.
- Stage 2 - 37 motel cabins together with the swimming pool/spa and tennis courts.
- Stage 3 - 37 motel cabins in the north eastern section of the site.
- Stage 4 - 10 motel cabins to the south west of the site.

The applicants indicate that alterations to these stages, by either acceleration or deferment, will be dictated by the demand able to be generated.

The subject land has a total site area in the vicinity of 11ha and until recently was used for the extraction of sand and gravel. The workings have resulted in the creation of a number of large ponds, which generally contain water of high quality. Not surprisingly, the proposed development is largely orientated around these ponds, being an unusual and potentially attractive landscape feature. It is proposed that the main pond (abutting the restaurant/convention rooms) will be extended to incorporate the natural spring to the south and will be used for boating/paddling etc. It is suggested that a small beach would be formed on its eastern periphery.

The applicants propose that the restaurant/convention rooms will be single storey with an upper mezzanine, or gallery level. The ridged and hipped roofs will feature gambrel glazed gable ends. The proposed seating capacity of the restaurant is 130 to cater for the demand to be generated by the motel and other facilities provided in the complex. In this regard the building would also contain reception and lounge room facilities to be used for conventions, weddings and the like.

The application states that a sewer reticulation system will be installed to collect sewerage for on-site treatment at several discreet sewer package plants around the site. It is estimated that up to 75,000 litres of sewerage effluent will be generated daily during full occupancy of the development. It is indicated that effluent would be used for spray irrigation of landscaped areas on site in preference to discharge to the system of ponds.

In relation to water, there is no reticulated supply to the site. As a first option, the applicant proposes to use well water in crown land adjacent to the site. If application to the Water Resources Commission is not successful, then the applicant proposes to use rain water stored on site in tanks for the initial stages of the project. In summing up the question of water supply, the applicants make the following statement:-

"Connection to the Council supply or the option to do so if the private wells supply is successful, would always be the ultimate aim. It is felt in the circumstances of the staged implementation of the project that these less onerous approaches to the supply of water are practical solutions and would assist in its financial viability. They do not close off the possibility of ultimate connection to the regular supply when this is available."

The letter received in response to advertising raises no objection to the application subject to consideration of a number of points, inter alia, restricting the use of the proposed sealed road along the southern boundary, provision of proper fencing and possible over development of the site especially in relation to effluent disposal.

The application has been considered by the Local Traffic Committee which raises no objection subject to consideration of a number of detailed points.

There are many commendable aspects to the proposed development not least of which is its potential to provide a significant tourist facility and in doing so to rehabilitate an area which has been subject to extensive mining activities. However, the comments made by the correspondent particularly in relation to effluent disposal are of note. The lack of a reticulated water supply and the problems of onsite effluent disposal are a major constraint to the ultimate development of the land in the form intended by the applicant.

Given these constraints a prudent course of action could be to recognise the applicants' intention to develop the land to its fullest potential but to formally support only Stage 1 of the application on the basis of the servicing constraints outlined. Support for further stages would be contingent upon the progress of the development, the efficiency of the proposed servicing arrangements, and any alternate means of servicing which may become available over time. Such an arrangement is unlikely to hinder the applicant as it has already been proposed to stage the development.

Accordingly, it is recommended that only Stage 1 of the application be approved at this time.

Recommendation

That Stage 1 of the application, as shown on the site plan prepared by Byrnes Smith and Associates, (Job No. 841374, Drawing Number SK.01) be approved subject to the following conditions:-

- 1-7. Standard Conditions numbers 1, 2 (75), 18, 21, 28, 29, 34.
8. If vehicles are required to stop at the gate house upon entry to the site, the requirements of the traffic authority regarding distance from the roadway to be adhered to the satisfaction of the Shire Engineer.
9. Peripheral access lanes should be a minimum 6.5 metres wide for two-way traffic. Vehicle speeds on these roads should be controlled by means of adequately designed speed humps and speed limit signposting to the satisfaction of the Shire Engineer.
10. Provision is to be made in the car park design for a minimum of two (2) tourist coaches. All access ways where appropriate to have adequate turning radius to accommodate bus movements to the satisfaction of the Shire Engineer.
11. Widening of Sackville Road in the vicinity of the access point to be similar in design to NAASRA Type 2 intersection to the satisfaction of the Shire Engineer.
12. Provision of onsite water supply to the requirements of the Shire Health Surveyor.
13. Provision of on-site effluent treatment facilities to the requirements of the Shire Health Surveyor.

Separate details of the methods proposed to rejuvenate the ponds' water shall be submitted with the building application for consideration by the Health Surveyor and Shire Engineer.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 20:
APPLICANT: INTERNATIONAL PROTEIN SUPPLIERS
OWNER: M.J. & R. SMITH
LAND & LOCATION: PORTION 162 PARISH ST. MATTHEW, MULGRAVE ROAD
AND CUNNEEN STREET, MULGRAVE
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
APPLICATION: INDUSTRIAL GENERAL 4(A)
DATE RECEIVED: 14TH JANUARY, 1986
FOR STOCK FEED INDUSTRY IN EXISTING PREMISES
FOR PRODUCTION OF HIGH PROTEIN AND VITAMIN MEATS
INSTALLATION OF KIX ORGANIC DEHYDRATOR MODEL VH60

The submission proposes the installation of plant and equipment designed for the processing of a wide range of animal, vegetable and industrial wastes to produce a protein meal for use in the stock feed industry.

The proposed activity is identified as being a rendering works and is classed as Scheduled Premises under the Clean Air Act and, as a consequence, the submission was referred to the State Pollution Control Commission for advice and comment.

The Commission required that a survey of emissions to atmosphere be prepared by a consultant and submitted to the Commission for appraisal.

A copy of that survey, prepared by Peter W. Stephenson, dated February 1986 was made available to Council in April, 1986. That survey addressed the possible odours emitted from the plant and identified the options available for the control of such odours.

On, or about 20th April, Council became aware that a second report had been prepared by the consultant in March, 1986, detailing the proposed means of controlling odour and the applicant was requested to provide a copy of that report as a matter of urgency, that request was confirmed by letter dated 22 April, 1986.

A copy of the report was delivered to Council on 23 April, 1986, after closure of the business paper for the General Purpose Meeting held 29th April, 1986.

The premises, the subject of this application, is one of two steel framed and steel clad factory buildings standing on the land. The building has lain vacant for approximately two years being last used for the bulk storage of stock feed and fertilisers.

The initial (February 1986) report by the consultant contained a description of the sequence of operations in the process and an edited version follows:-

The raw material, fish frames, will be transported to the plant in sealed containers each with a capacity of 1 cubic metre. The raw material will be either processed immediately or placed in a refrigerated store to await processing. The raw material is fed via a sealed hopper and screw feeder into the KIX organic dehydrator.

The total drying process takes approximately five seconds. The raw material enters the dehydration chamber which is at 500 degrees celsius. The moisture is flashed off and the material then passes on to the next stage of the drying tower which has now cooled to 180 degrees celsius.

The dried solid material is then conveyed to primary and secondary classifiers for sizing to required specification. The processed material is then collected in a storage bin equipped for bagging, is bagged and despatched or stored prior to despatch.

It should be noted that no details of the abovementioned refrigerated store have been submitted - indeed the initial submission proposed that in the event of breakdown or delay in processing, the raw material would be returned to the inner city for refrigerated storage - and any such refrigerated store should be capable of containing a minimum of two days intake of raw material and be provided with an alternate energy source to ensure the maintenance of an adequate level of refrigeration in the event of loss of supply of reticulated power.

From the first - February 1986 - report of the consultant, the emissions from the dehydrator prior to treatment are presented as being:-

Composition of gas: 1.2 cubic metres of water (in the form of vapour) per hour; .
small concentrations of nitrogen oxides;
carbon oxides; and
indeterminate odour concentrations.

Particulate matter: 0.25 g/m if one ton of product is produced in 1.5 hours - this figure could well be in dispute pending clarification of the terms of reference ie; grams/cubic metre of total expressed gases - grams per cubic metre of water etc.

The second - March 1986 - report of the consultant proposes that the discharge from the dehydrator unit be further treated by passage through an afterburner to control the emission of odour and envisages that the end product of combustion be discharged to the atmosphere through a 14 metre high stack.

Neither the first - February 1986 - or second - March 1986 - report of the consultant addresses the question of fugitive or background odours - in fact appear to dismiss that issue as being of no significance. It is the opinion of Council's Health Department, reinforced by the advice of a technical officer of the State Pollution Control Commission that at best a background odour would adversely affect premises within a radius of 50 metres of the plant and in the event of any equipment failure could affect premises within a radius of from two to three km of the plant.

Emissions from the proposed 14 metre high stack would contain some 1.2 tonnes of water per hour in the form of vapour and on a significant number of days in any year this would be visible as a plume of condensed moisture.

The premises proposed to contain the development stand on an allotment that abuts the southern boundary of land occupied by the Windsor High School and is situated within 250 metres of the southern segment of the McGraths Hill residential development.

Having regard to the proximity of such conflicting land uses it is considered approval of the proposed rendering works would be inappropriate given the circumstances of the case.

H.S. REPORT

1. Applicant did not approach Council in first instance as stated by applicant. Development was proceeding when Council became aware due to complaint received.
2. Invited application when received contained absolutely no detail of important matters, eg. storage, cleaning down, effluent discharge etc.
3. Applicant was advised at this early stage that determination may take some time and that no further work on development should be carried out in the interim.
4. Council did not approach S.P.C.C. as stated by applicant to have the proposal classified as 'Sheduled Premises'. This is a requirement of the Clean Air Act and would apply wherever in the State a similar development was proposed.
5. Disposal of wash down water is proposed by tanker removal effective policing is almost impossible.
6. Even with minimal operation approximately 5,000 - 6,000 litres of water vapour will be discharged to the atmosphere each working day. During significant periods of the year this water vapour will condense and produce a visible effluent. It is believed that this will give rise to many complaints.
7. It is expected that background odour will be apparent irrespective of the standard of operation. It is believed that the proximity of the high school and nearby residential development will generate complaints regarding odour.

8. Although the S.P.C.C. has the authority under the Clean Air Act in regard to 'Scheduled Premises' it will be Council who will receive any complaints arising. Residents will not be satisfied, with Council merely referring these complaints to the S.P.C.C.
9. In summary it is believed that Council should not abrogate. Its responsibilities to residents by approving an operation which because of its nature comes under the control of another Authority. It is believed that the proposal by reason of its nature and its proximity to the adjacent high school and nearby residential development is inappropriate to the area and should be refused.

Recommendation

That Council not grant development consent to the establishment of a rendering works in premises standing on Portion 162 Parish St. Matthew, Mulgrave Road and Cunneen Street, Mulgrave on the grounds that:-

1. Approval of the application would have an adverse affect on the amenity of the neighbourhood by -
 - a) The likelihood of emission of unacceptable odours; and
 - b) Emission from the proposed stack would on a significant number of days of any year, be visible as a discernable plume of condensed vapour.
2. The applicant has not satisfied Council that waste water can be disposed of in an acceptable manner.
3. Approval of the application would be contrary to the best interests of the public.

Mr.P.Dixon, Mr.R.Olaya and Mr.P.Stevenson addressed the Committee.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

ITEM 21:	(File DA 134/86)
APPLICANT:	V. DELKOU
OWNER:	V. DELKOU
LAND & LOCATION:	LOT 2 DP 709154 INALLS LANE, RICHMOND. RESUBDIVISION OF LOT 2 DP 605143
ZONING:	RESIDENTIAL 2(A)
APPLICATION:	SUBDIVISION INTO TWO LOTS HAVING AREAS OF 2968SQM AND 2969SQM RESPECTIVELY
ADVERTISING:	NOT REQUIRED
DATE RECEIVED:	11TH MARCH, 1986

Michael
13/6/86

S.P. REPORT

The land lies between the adjoining property owned by the applicant fronting Inalls Lane and the small cul-de-sac off Silverburn Avenue and has access from this cul-de-sac.

A number of years ago Council adopted the policy of extension of Silverburn Avenue to Inalls Lane as part of any overall development proposal for residential lots. However in October 1984 consent was issued for a two lot subdivision of all of the Delkou land resulting in one lot containing his existing residence fronting Inalls Lane with the other lot being the subject land now proposed for further subdivision. A condition of that consent was "no building to be erected on the reservation of an extension of Silverburn Avenue through to Inalls Lane and any house to be situated nine metres clear of the proposed road boundaries".

The proposal does not provide for an extension to Silverburn Avenue however it is considered that as the land is not now intended to be developed to the residential intensity as previously thought that the extension to Inalls Lane is not now justified. Concern was originally expressed that the linking was required to enable an alternate access to the estate however emergency access is already available from William Cox Drive to Castleleaugh Road, and the proposed Silverburn Avenue to Inalls Lane link would only serve a relatively small number of lots at the south western end of the Hobartville Estate.

Recommendation

That the application be approved subject to the following conditions:
1-5. Standard conditions (Subdivisions under EP & A Act) 1,3,9,12 & 14a (\$840).

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. WINDSOR CHAMBER OF COMMERCE - LOCATION OF TEBBUTT'S TELESCOPE.
H105/16

Advising of its support for placement of the telescope within the Hawkesbury Museum particularly on the grounds of a bi-centennial display and for maximum security.

B2. MACQUARIE TOWNS PRESERVATION SOCIETY. L3/86

GLENN: 13/6/86

The following letter was received:

"This Society would like to request that any reports and studies pertaining to the further commercial development of the town centre of Richmond be made available to the public.

The Macquarie Towns Preservation Society opposes in principle any further major commercial development which impinges on the human scale and heritage values of the Richmond township.

We believe such developments would be better placed outside the already crowded main shopping centre. Precedents have been set in St.Marys (Target); Mt.Druitt (K-Mart); and even Penrith (K-Mart) for siting such large shopping complexes apart from the main stream of traffic.

The removal of houses (and even beautiful old trees) cannot be seen as desirable under any circumstances. Surely demolishing the homes of potential customers will only ensure their shopping elsewhere.

The members of this Society are not opposed to commercial developments per se. We are, however, firmly convinced that such development should not take place in the historically sensitive areas within our main town centres, and should not involve the wholesale destruction of homes, important buildings, ancient trees and streetscapes.

We also feel that those who support such destruction are solely motivated by self-interest and consequently are unable to see viable alternatives.

Obviously, as Council has been approached by those with an interest in specific sites, it would be pointless to list more suitable placement for such developments at this stage. However several have been suggested.

Many ratepayers have expressed dismay at the possibility of development going ahead in Francis Street, and have approached this Society for help.

We hope that the Heritage Studies of Windsor and Richmond currently being undertaken will persuade Council to encourage development of less contentious sites".

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

SHIRE PLANNER'S REPORT

ITEM 1:

(File P160)

STATE ENVIRONMENTAL PLANNING POLICY NO. 1 -
MINIMUM AREA STANDARDS FOR RURAL SUBDIVISION

At Council's meeting of 13th May, support was given to 2 separate applications for subdivision pursuant to SEPP 1. The reports presented to Council indicated that difficulty had arisen as a result of officers within the Department of Environment and Planning providing inconsistent advice in relation to the use of SEPP No. 1. It would now appear that a more liberal attitude generally prevails within the Department.

To enable Council and its staff to provide consistent and reliable advice regarding the use of SEPP No. 1 to vary minimum area standards for rural subdivision, it is desirable that there be an overt expression of policy.

Currently, Council may assume the Director's concurrence in varying minimum area standards for rural subdivision where only one allotment does not comply with the minimum area and that allotment has an area equal to or greater than 90 percent of the minimum area specified in the development standard. Council has, in the past, supported all applications which fall into this category.

The aspect of SEPP 1 at issue is where the variation sought for at least one allotment is more than 10 percent below the prescribed standard. Such applications require the concurrence of the Director of Environment and Planning. The relevant circular from the Department, Circular No. 78, does not provide explicit guidelines for the assessment of such applications. Clause 9 of the circular states that;

"When seeking my (the Director's) concurrence to the use of SEPP No. 1 councils are required to provide all the information necessary to enable a decision to be made. This includes a copy of the development application, a copy of the report to the Council and a copy of the applicant's objection pursuant to clause 6 of SEPP No. 1...."

More useful in terms of policy formulation, are the considerations required in the Schedule to Circular No. 78, which while specifically directed to the exercise of assumed concurrence, are nonetheless relevant to SEPP No. 1 matters generally.

The Schedule sets out the following matters for consideration in the exercise of discretion;

- "1. Objective of the standard (to be varied), and whether the proposal is consistent with the objective;
2. Planning objectives for the locality, and whether the proposal is consistent with the objectives;
3. Cumulative effect of similar approvals (ie. the objective of the standard and the planning objectives for the locality should not be undermined by the cumulative effect of approvals in similar cases); and
4. Whether of notified state or regional significance."

The requirements of the Schedule rest on an enunciation of the planning objectives of the minimum area standard. Unfortunately, such information is not provided in sufficient detail in Hawkesbury LEP, 1984. However, in broad terms the major factors determining minimum area requirements may be listed as;

- (i) Providing higher densities closer to urban centres for efficiency reasons (ie proximity to place of work, shops, schools etc).
- (ii) Allowing a density which is commensurate with the existing or proposed level of urban services in a locality. Importantly densities of the order 2 hectares and less should be supported by a reticulated water supply either existing or planned.
- (iii) Conservation of an identified rural amenity.
- (iv) Land capability constraints eg slopes in excess of 1 in 6, poor drainage, flood liability etc.

Lesser factors include the alienation of agricultural land and the costs of providing infrastructure such as roads, power, telephone etc. These factors have been considered in detail in the Rural Lands Assessment, which was adopted by Council in October, 1981. Chapter 11 of that report identified eleven areas for small lot subdivision. In summary the provisions of the Chapter are as follows;

- | | | |
|--------|---|--|
| Area 1 | (Government land at Maraylya chiefly the former Army camp) | - Minimum of 4ha of arable land with provision for a suitable dam, residence and associated structures. |
| Area 2 | and Area 3 (Surrounding Wilberforce and generally bounded by Singleton Road, Currency Creek and Argents Road) | - Generally a minimum of 4ha with development guidelines including the provision of on site services. A small area was identified in the vicinity of Coburg Road for 0.5ha minimum size. |

Area 4 (Generally bounded by Singleton Road, Kurmond Road, Old East Kurrajong Road and Howes Creek)

- Minimum of 4ha with provision of on site services.

Area 5 (Blaxlands Ridge)

- Recommendation has been gazetted (amendment 6).

Area 6 (Tennyson, North Richmond)

- Minimum of 4ha with provision of on site services.

Area 7 (Glossodia)

- Minimum of 4ha with provision of on site services.

Area 8 and 10 Kurrajong (Kurmond, North Richmond)

- 1ha to 2ha lots generally. However, 2-4ha where general land slope is 1 in 6 or more and 0.5ha lots on the immediate eastern fringe of the village of Kurrajong.

Area 9 (Grose Vale)

- Subdivision provided there is a minimum of 4 arable hectares plus suitable sites for a dam, residence and associated structures and the area included does not include slopes of 1 in 6 or more.

Area 11 ("The Steading", North Richmond)

- Previously resolved.

In accordance with the above adopted strategy and the determinations made at Council's meeting of 13th May in the matters of Masters and McKee, it is proposed that applications which conform to the subdivision strategy laid down in Chapter 11 be supported pursuant to SEPP No. 1.

In addition applications for SEPP 1 variations in areas outside those covered by the Rural Lands Study should be assessed on a merit basis in terms of the four criteria set down in the Schedule to Circular No. 78. It is suggested that such criteria would generally preclude subdivision which was markedly less than the prescribed minimum, say 30 percent below the standard.

All applications will be subject to assessment under S90 of the Act and such assessment will stress the criteria outlined in Circular 78.

Recommendation

That the provisions outlined be adopted for dealing with applications for rural subdivision under SEPP No. 1 whereby support will be considered where applications conform with Council's adopted Rural Lands Policy and will be considered on a merits basis according to DEP Circular No. 78 where the land is outside that identified in the Rural Lands Assessment.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA320/85)

SUBJECT: REQUEST FOR REVIEW OF COUNCIL'S REFUSAL OF DEVELOPMENT APPLICATION - LAND RECLAMATION BY DISPOSAL OF SCRAP TYRES - LOTS 1 & 2 DP 563901 EBENEZER WHARF ROAD, EBENEZER - G.L. MORRISON & T.C. FOWLER

At its Ordinary Meeting of 12th November, 1985, Council resolved to refuse an application in respect of the above property for reclamation of land by disposal of scrap tyres. Council's decision was conveyed to the applicants, however, landfill operations were subsequently undertaken. This illegal work came to the attention of Council officers and the applicants were requested to cease work and to provide Council with a written undertaking to that effect which has been received. Work that has taken place since that undertaking is to cover existing 'tyre cells' which is acceptable.

Subsequent to the above correspondence, the applicants have requested that Council review its decision and that the application be approved.

When considered strictly in accordance with the provisions of Section 92 of the Environmental Planning and Assessment Act, 1979, any dispute or dissatisfaction with Council's determination of the application should proceed to the Land and Environment Court.

However, Council is empowered to review, modify, or reverse its decision. Recent discussion with the applicants indicate that their contractor (Mr Porter) for the landfill operation has a satisfactory record for undertaking such work in an environmentally sensitive manner and strictly in accordance with the requirements of the Metropolitan Waste Disposal Authority (MWDA). Site inspection confirms that works previously undertaken have been done so in a satisfactory manner.

The area to be filled is approximately 1 hectare in area and is generally a low lying depression behind the river bank which acts to some extent, as a levee. Reclamation will improve the aesthetics of the land and provide better pasture for the applicant's horse stud. There are no trees endangered by the proposal.

Adjoining owners have submitted letters indicating that they have no objection to the proposal.

If approved, strict control can be maintained as development of this nature requires licensing by the MWDA as a solid waste landfill depot and is subject to the requirements of that Authority.

It is expected that filling will be completed by mid 1987 with relatively little traffic movements as the fill is being done by a 'one man operation' as time permits.

GARETH
13/6/86

Recommendation

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

1. (Standard Conditions - DA's) - 34

2. Approval being obtained from the Metropolitan Waste Disposal Authority for a licensed solid waste landfill depot, prior to the commencement of any work. Satisfactory evidence in this regard shall be submitted to Council, prior to commencement of works.

3. Requirements/conditions of the Metropolitan Waste Disposal Authority shall be strictly complied with at all times.

4. Landfill operations shall be carried out only between the hours of 7.00 am and 4.30 pm, Monday to Friday.

5. Waste material shall be placed in layers having a maximum compacted depth of 1.8 metres with each layer being covered with a minimum of 150mm soil on a daily basis.

6. Finished surface levels shall be 600mm above final layer of waste material.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 3:

(File P160/69)

SUBJECT: AMENDMENTS TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT - OUTSTANDING REPORT

Reference is made to the above outstanding report.

The amendments came into force on 3rd February, 1986 with the exception of those relating to Section 149 which applied from 3rd March, 1986.

The principle objectives of the amending Act are:

- * to ensure that worthwhile development can proceed with a minimum of delay in the approval process in order to encourage economic development of the State; and

- * to ensure that there are opportunities for public participation in that approval process.

Changes to the preparation of Local Environmental Plans

The aim of the changes to the preparation of local environmental plans is to make plans easier to prepare and to reduce delays.

Where a local environmental study is prepared, it must now be exhibited at the same time as the draft local environmental plan. This will make the background to the plan and the link between the study and the draft plan clearer and easier.

Any specifications for an environmental study will no longer have to be published in the gazette. Council can recover costs and expenses for preparing an environmental study for a particular development.

Council must now specify, when submitting a copy of their draft plan to the Secretary of the Department, the names of the public authorities and others they have consulted during the preparation of an environmental study or draft local environmental plan.

Section 65 of the Act has been simplified so that the Director can now issue a certificate for a draft plan which specifies how the plan must be amended before it may be publicly exhibited.

Notice of Intention to prepare a draft Local Environmental Plan need not be forwarded to the Director within fourteen (14) days of the decision.

Prohibited Development

The initial draft amendment proposed to allow prohibited development by all Councils, however this part of the proposal has since been deleted.

The amendments now only allow the Minister to call in an application for prohibited development. The application will be advertised in a local newspaper, be notified to adjoining landowners and anyone else the Council considers may be detrimentally affected and a notice of the development will be exhibited on the land proposed to be developed. The application will be available for inspection for a period of not less than thirty (30) days. Should anyone request that a hearing be held on the proposal, before the Minister has determined the application, the hearing must be held.

The Council will then refer the application to the Secretary of the Department for the Minister's determination once it has carried out the steps described above.

Section 94

Section 94 has been expanded, Councils will now be able to accept the contribution of a material public benefit as well as a contribution of land or money. Councils will also be able to require contributions for public amenities and services they provide before development takes place. This of course applies only in amenities and services which the development will benefit from.

Court Actions on Breaches of the Legislation

A three month time limit will apply to all legal challenges to development consents advertised in accordance with the regulation. This has been reduced from the previous six (6) month limit.

The policy underlying these provisions is that environmental planning instruments and development consents must be certain and their implementation should be allowed to proceed without protracted uncertainty.

State Environmental Planning Policies

The Minister will no longer be required to take steps to publicise draft S.E.P.P.'s or to call for and consider public submissions.

Miscellaneous Matters

A power of entry onto the land has been included to cover persons authorised by the Director or a Council.

It is an offence to hinder, obstruct or interfere with a person authorised under this section in that person's exercise of their functions. The Minister may with the concurrence of the Minister for Local Government, appoint a person to administer the powers of Council, under the Act.

No public enquiry is required and the person appointed need not be an employee of the D.E.P.

Existing Use Provisions

- * The exclusionary list that identifies changes to an existing use that requires development consent has been expanded to include the enlargement, expansion or intensification of an existing use.
- * Also existing consents are to be treated in a similar manner to existing uses.
- * Finally unlawful development will not obtain existing use rights unless:

- a. the commencement of an environmental planning instrument which permits the use without the necessity of consent.
- b. the granting of development consent to that use.

The above amendments will help to improve the plan making process and make other minor amendments to clarify provisions of the legislation and improve its administration.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 4231, H105/1 & H105/15)

SUBJECT: EST. LATE D. ARNOLD, "THE
DOCTOR'S HOUSE" THOMPSON SQUARE - REMOVAL OF
TREES FOR ACCESS PURPOSES

LATER REPORT

At its meeting of 13th August, 1985, Council considered a request by Solicitors, Paine Ross & Co., acting on behalf of the Executor of the Estate for removal of two (2) Jacaranda and one (1) Port Jackson Fig Tree to enable rear access to the yard area of the property. The trees are contained within the "battle axe" handle of the land and prevent vehicular access.

The situation is that initially the Heritage Council refused its approval as required (the land is within the Historic Precinct) but later altered its decision and issued an approval subject to Council's approval.

Council, at the time, resolved that the trees should remain, however, it was prepared to allow access over its own land to the east of the "battle axe" (behind the museum) with an agreement to rest on correspondence. The Solicitors advised that this was not satisfactory as Council's land was capable of subsequent development with a possibility that the access may be lost. They were however agreeable to a Right of Way being created subject to Council paying all costs for its creation.

On site discussions have taken place between Mr & Mrs Wheeler, the Executor of the Estate, and the Shire Planner. It is considered that by the removal of one only Jacaranda and the fig tree a satisfactory vehicular access could be provided. Mrs Wheeler's sister planted the trees approximately 35 years ago and they are established mature specimens. However they form part of a substantial canopy in the area and accordingly would not have any great effect should they be removed.

The benefits of their removal are that there would be no Right of Way encumbrance over Council's land; there is an existing gutter crossing to serve the battle axe whereas a new one would be required at the alternate site which would also require relocation of a traffic parking control sign; the access would cause the least disturbance to an existing old sandstone block wall and would be of considerably less cost. In this respect it is estimated that due to the level difference between Council's land and the subject land the extra cost of construction including a small retaining wall is in the order of \$8,000.

Recommendation

That Council agree to the removal of one Jacaranda and one Port Jackson Fig tree to enable vehicular access to the rear of "The Doctor's House" Thompson Square, Windsor.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE REPORT be deferred pending a site inspection.

Letter Report

ITEM 5:

(File H105/16)

SUBJECT:

LOCATION OF TEBBUTT TELESCOPE

Council at its meeting of 13th May, 1985, considered a recommendation from the Shire Planner that the telescope be made available to the Hawkesbury Historical Society for display in the Tebutt Room of the Hawkesbury Museum and resolved that the matter be deferred pending and report to this Committee meeting.

Architect, Mr G. Edds, has indicated that he is preparing a submission for Council's consideration on the merits of having the telescope placed within the Observatory of Mr J. Tebutt. It is not known when this report will be received.

At the time of the Committee Meeting of 29th April, 1986, concern was raised on the question of ownership of the Telescope should it be placed within the Museum as it was stated that ownership of exhibits placed for exhibition were vested in the Museum after five (5) years. This has been found to be not the policy nor it in the constitution of the Museum on with the situation being that ownership of exhibits goes to the Museum on the death of the owner. As Council is a corporate entity this problem would not arise and in any case could be covered by a simple clause in any agreement that the telescope always remains the property of Council.

Recommendation

That Council agree to the Hawkesbury Historical Society's request and make available for display the telescope in the Tebutt Room of the Hawkesbury Museum, subject to the telescope at all times remaining in the ownership of Council.

Supplementary Report Item No. 15 - Development - was considered in conjunction with this report.

Mr.G.Edds, Mr.J. Tebutt and Mr.D.Bowd addressed the Committee.

Councillor Stubbs declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

AN INSPECTION OF the Museum and the Tebutt Observatory be carried out.

ITEM 6:

(File P160-46 & DA 340/83)

SUBJECT:

PREPARATION OF AMENDED LOCAL ENVIRONMENTAL PLAN
FOR BLIGH PARK

Previously Council has prepared and adopted an Environmental Study and Concept plan for the development of Bligh Park Estate.

*13/6/86
JEP
(21/7/86/5)*

Since that time a number of changes in the siting of facilities have been initiated as a result of drainage constraints. However due to the restrictive nature of the Local Environmental Plan it would be necessary to amend the L.E.P. each time there is a variation, regardless of how minor. Rather than amend the L.E.P. to relocate the facilities, it is considered that the most favourable approach would be to rezone the whole of Bligh Park Residential 2(a) with the exception of the Neighbourhood Business Zones. This would be followed up by a development control plan which would allow more flexible planning of the site. The Concept plan adopted by the Joint Venture Committee is to form the basis of the Development Control Plan which may be altered at any time by Council resolution.

The support of the above procedure would promote a more flexible approach to the forward planning process of Bligh Park as well as avoid unnecessary delays caused by further amending the Local Environmental Plan.

An environmental study is not required as the study prepared for the original L.E.P. is still considered appropriate.

Recommendation

That Council resolve to prepare a Draft Local Environmental Plan to rezone Bligh Park Residential 2(a) with the exception of the neighbourhood business zones, to include the preparation of a Development Control Plan and that the D.E.P. be advised that in Council's opinion an environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File L4/86)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN TO REZONE LAND FROM
RURAL 1(B) TO BUSINESS SPECIAL 3(B). PT LOT 1
DP 713080 MACQUARIE STREET, WINDSOR - ERICHSEN
MOTORS PTY LTD.
DATE RECEIVED - 5/5/86

*WKE
(DEP 21 DAYS) 13/6/86*

Application has been received for the preparation of a Draft Local Environmental Plan to extend the existing Business Special 3(b) over the whole of the above site.

Council, at its meeting of July, 1983, resolved to support the above rezoning subject to a deed of agreement requiring that all motor showroom activities be relocated from the western side of Macquarie Street to the eastern side of Macquarie Street in order to make room for further retail/commercial activity in the vicinity of the Mall. This deed of agreement was to have been completed within eighteen (18) months of the resolution but did not proceed for a number of reasons including the length of time it took for the Solicitors to agree to the contents of the deed, and the problem of multiplicity of company ownership of the land.

Subsequently, the land on the eastern side of Macquarie Street was sold to Erichsen Motors Pty Ltd, therefore making the above resolution obsolete. Further, on the 6th April, 1984, Hawkesbury Local Environmental Plan 1984, was gazetted, which rezoned the whole of the land to the appropriate 3(b) zoning.

Subsequently, Council at its meeting of the 13 November, 1984, resolved to approve an adjustment of boundaries which created the above allotment as well as resulting in the lot being part Rural 1(b).

The applicant now proposes a two staged motor showroom development, part of which will be located over that land being Rural 1(b) thus requiring the appropriate rezoning.

The rezoning is of a minor nature only being 1904 sq.m and, therefore, it is considered that an environmental study is not required.

Recommendation

That Council create a draft local environmental plan to rezone Pt. Lot 1 DP 713080 from Rural 1(b) to Business Special 3(b) to enable Council to consent to stage two of the Motor Showroom development.

Further to advise the Department that an environmental study is not considered to be necessary and that the matter be forwarded for its consideration.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 8:

(File DA 290/85)

SUBJECT:

APPLICANT DR. S. LARKIN
OWNER DR. S. LARKIN
LAND & LOCATION - LOT 1 DP 184741 & LOTS 181 & 182 DP 701978 HERMITAGE ROAD,
KURRAJONG (THE ISLANDS)
ZONING - RURAL 1(a1)
APPLICATION - TO AMEND HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, TO
ENABLE BROAD ACRE
RURAL/RESIDENTIAL STRATA
SUBDIVISION
ADVERTISING - 152 SIGNATURES IN SUPPORT OF THE
PROPOSAL, 123 SIGNATURES
OBJECTING TO THE PROPOSAL
DATE RECEIVED - 4TH JUNE, 1985

At Council's meeting of 8th April, 1986, it was resolved that this matter be deferred for further legal information on Council's position and also that responses be obtained from the outstanding Government Departments

Letter returned

concerned, Council's Fire Control Officer, and any other submission may be made. The General Purpose Committee subsequently inspected the site on 24th April, 1986.

The outstanding reports from Government Departments mentioned in the report to Council on 8th April, were from the Soil Conservation Service and the National Parks and Wildlife Service. Despite verbal and written requests to these Departments to respond to the applicant's additional studies (namely Fire Management Strategy and Soil Erosion and Road Construction Report), no responses have been forthcoming. The letter from Council's Solicitor on the legal status was reported to the last meeting of Council.

Council's Fire Control Officer has now provided comment on the Fire Management Strategy prepared on behalf of the applicant. The following is a precis of the Officer's Report.

"- Fuel loading

The comment of low fine fuels in much of the area allowing for fire crews to readily contend with fire intensities is debatable. Tolerable or not, the ability to suppress a fire is dependent on several factors the most important being resource availability.

- History

It is generally quoted that major fires are expected about every 10-12 years and this is more readily acceptable than the 20 year period quoted in the document. These statistics are only a generalisation and should be treated as such.

The last major fire in the area was contained on the fringes of the property by the efforts of the Brigades and originated in the Mountain Lagoon area. There have been several fires since which have been confined to smaller areas within the Islands property.

The sheltering effect of the escarpment on wind speeds during fire situations cannot be heavily promoted. On the day of Council's inspection for instance quite fresh winds were evident through the gullies near Big Island. Indeed several of the gullies running through the property are known wind tunnels.

- Main Access

The singular access with its steep grades and adjoining undergrowth is of concern.

- Fire Trails

Any peripheral trail system should provide a fuel free break of at least six (6) metres with an additional slashed area either side.

It is noted that D.E.P. circulars consider a peripheral road system of 20 metres in locations similar to this.

Several grades traversed on the day of inspection were less than ideal for major fire tankers and clearing of trails was unsatisfactory.

It is unlikely that these trails will be used for firefighting other than in mild/moderate situations.

- Vegetation Control

Fuel must be removed in accord with Council's Bush Fire Policy and where planting is to take place fire resistant species introduced.

I am a little sceptical as to any guarantee that this area (gaps between lots and corridors of vegetation) will be kept fuel free.

- National Park

Staffing (by the National Parks and Wildlife Service) is minimal and it is quite obvious that any fire arising from the Park will of necessity involve heavy Bush Fire Brigade involvement.

- Water Supply

It is understood that several dams with buried mains to feed the developed areas will be provided for firefighting purposes.

Such a system should be sufficient to prevent the loss of pressure to firefighting units should residents use the system for individual property protection in the event of a threatening fire.

During times of low rainfall the guarantee of an adequate water supply is questioned.

- Safe Areas

I am unaware of any arrangements for safe areas within the three (3) developed areas in the form of a communal recreation area or similar.

- Resident Education

Although public education in bush fire matters is normally difficult the opportunity to achieve this with the Corporate Body is more promising.

- Local Bush Fire Brigades

The bushland retained within the subdivision area may place more demands on Brigades should fire threaten one or all of the settlements.

- Communal Brigade

It is proposed to form a sub branch of the local Bush Fire Brigade and provide a firetanker on site.

No guarantee can be given that residents would participate and as is the case in most other areas owners are likely to be absent during weekdays (such a brigade would also undoubtedly require funding support from Council).

- Final Comment

There is no doubt in my mind that the area in question will be subjected to fire in the future and firefighting resources will be heavily committed."

The Fire Control Officer's Report indicates that the bush fire risk associated with the proposal is tangible. The report also provides detailed comments on the design and management of the proposal which would be relevant to any development application. A significant reduction in the risk of property loss can be achieved by attention to these detailed matters.

The issues relating to the application have been the subject of extensive reporting to Council's meeting of 8th April, 1986, (Item 15). It is relevant to note that only one government authority i.e. National Parks and Wildlife Service, has made specific objection to the proposal on the grounds of fire hazard, water quality, nature conservation and scenic values. The general impression of the submissions from the Government Departments is that all of the issues raised by the application can be overcome in a technical and management sense. To date the applicant has provided comprehensive and detailed criteria for development and subsequent management. Given this level of investigation there is good reason to believe that the subdivision will be carried out in accordance with the design intentions.

A number of issues which arise from the application directly impinge upon Council's responsibility and these require a statement of policy from Council for the benefit of both the applicant and the residents of the locality. These matters will be the subject of a Section 94 levy as a condition of development consent should the rezoning be ultimately supported. Firstly, in relation to external roads to the site it is recognised that the development will necessitate the upgrading of Hermitage Road, including the intersection with Bells Line of Road and the existing unsealed section. The development would also hasten the need to replace the existing single lane bridge on Hermitage Road. In relation to mitigation of the bush fire risk the applicant would need to make provision for bush firefighting equipment, in particular a suitable tender.

The applicant has advised that he would be prepared to undertake the development in three (3) stages. Separate approval for Stage 2 and then Stage 3 would be dependent upon Council being satisfied with Stage 1 (Middle Island). Stage 2 would involve Little Island and Stage 3 would concentrate on Big Island.

At this stage, Council only needs to be satisfied that the principle of a rural/residential strata subdivision of the Islands is a viable use of the land. It is considered that a staged development, with Stage 1 being the development of approximately 100 allotments in Middle Island, can be justified as viable use.

Accordingly, it is recommended that Council support rezoning of the land to permit rural/residential strata subdivision. Subsequent development applications should however, proceed in a staged basis, the first stage being approximately 100 allotments on Middle Island. All development applications will be assessed upon their merits and will include more detailed considerations pertinent to the particular stage.

Recommendation

That Council support a draft Local Environmental Plan to permit rural/residential strata subdivision of the Islands and that this be forwarded to the Department of Environment and Planning pursuant to Section 54 of the Act.

Further, that the Department be advised that there is 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 preliminary assessment.

Supplementary Report Item 14 - Development - was dealt with in conjunction with the above report.

Mesdames R.Vermulen and R.Nicholls and Messrs.I.Seton and E. Watts addressed the Committee as objectors.

Mr.S.Larkin and Mr.J.Rannard, Consultant, addressed the Committee.

Mrs.Vermulen submitted a further petition and details of rainfall records to Council.

COMMITTEE'S RECOMMENDATION

THE ITEMS SUBMITTED by Mrs.Vermulen be accepted.

COUNCIL NOT PREPARE a draft L.E.P. to permit rural/residential strata subdivision of The Islands.

ITEM 9:

(File A3)

SUBJECT: POLICY ON ADVERTISING SIGNS AND STRUCTURES - RURAL AREAS & RESIDENTIAL AREAS

Council is often in receipt of applications for advertising signs and structures which relate to the following:

Withdrew

- (1) Promotion of conforming development within a particular zone but within such a zone, advertising signs/structures are not permissible; and
- (2) Non-conforming uses such as commercial premises situated within rural and residential zones and where advertising signs/structures are not permissible uses.

The anomaly outlined in (1) above will be overcome following completion of the review of Hawkesbury Local Environmental Plan, 1984 currently being undertaken.

In the interim, and in order to overcome the problems outlined in (2) above, application for the erection of any advertising sign/structure must be made by way of a formal development application and a separate application for licensing pursuant to Ordinance 55 of the Local Government Act, 1919.

In respect of a development application where an advertising sign/structure is prohibited, it would appear that the Courts have consistently held that an advertising sign/structure is an allowable use where the sign advertises a use allowable within a zone, notwithstanding that the zone may, under other circumstances, preclude Council's consent to advertising signs and structures. For example, the Rural 1(b) zone along Windsor Road is typical where, say, motels are allowable but advertising signs are not. The Courts have held that it is nonsense to suggest that a sign should not be allowable to advertise the motel. The prohibition, however, would remain for advertising sign promoting something apart from the allowable or approved use of the land.

In respect of a non-conforming use, a sign advertising the recognised use of the land is considered to be an extension of the existing use of the land and Council is empowered to issue a development consent by exercising its direction under Section 106 (Existing Uses) of the Environmental Planning and Assessment Act, 1979.

In order to provide for a high standard of signage and to ensure consistency in decision making, especially in rural areas and in respect of existing non-conforming uses, it is considered that Council should resolve to adopt a Policy against which further applications may be assessed.

The Policy will not apply to tourist directional signs, or signs located within commercial or industrial zones.

A copy of the Policy, which has been distributed for Council's information, should be read in conjunction with this report.

Recommendation

That the Policy on advertising signs and structures in rural areas and residential areas be adopted.

The Shire Planner asked that this report be withdrawn by him at this stage as information had been received to-day that the Traffic Authority of N.S.W. is preparing a policy along similar lines which may have some bearing on the policy submitted above.

COMMITTEE'S RECOMMENDATION

THE REPORT BE withdrawn at this stage.

ITEM 10:

(File L1/86 L3/86)

PROPOSED K-MART DEVELOPMENT - RICHMOND

SUBJECT:

Council is referred to previous reports in this matter and in particular its resolution of 13th May, 1986, that consideration of a recommendation of support of a proposal by Graham Alcock, Giles, Tribe Pty. Ltd., generally over Council's carpark and adjoining lands boarded by Bosworth, Francis and West Market Streets be deferred pending a further report from the Shire Planner. This resolution was a result of, inter alia, an indication that the plan as recommended had been altered by the exclusion of a property fronting Francis Street.

The revised proposal by Graham Alcock, Giles, Tribe Pty. Ltd., will be displayed. It is considered that the design cannot be supported due to the isolated retention of a residential building which will be surrounded on two sides by walls of a K-Mart building and on the third side by a double storey carpark. Whilst it will be reasonable to assume that the isolated dwelling will also be used at a later stage for commercial development there is no guarantee that this would take place and in any case may take some considerable time. It is also considered that the revised proposal would not allow a through flow of traffic from the carpark adjacent to Jewels Supermarket to the Bosworth Street end of the development and via the basement carparking proposed.

The revised proposal is additionally considered to be not satisfactory by the further fragmentation of carparking proposed with a relatively small area of double storey carparking fronting Francis Street. The proposal still has a short fall of carparking as previously indicated for the original proposal and the short fall would need to be made up by way of a second deck over that area of the corner of Bosworth and Francis Streets or by contribution and applied elsewhere.

In relation to the proposal on Tate's Land in Francis Street by Stokes, Hayes & Kanas Pty. Ltd., it is advised that the applicants have submitted two additional alternate plans of proposal making three plans in all. These plans have been submitted solely on the basis of an indication to Council of the various design of the development that could take place on the site and should Council support this site it is not committed at this stage to a design. On the basis of the inappropriateness of the revised plan by Graham Alcock, Giles, Tribe Pty. Ltd., and the comparative ease of development of Tate's Land, it being in one ownership compared to a multiplicity of owners for the other site, it is considered that the Tate's site should be that preferred by Council.

Council has previously resolved that an Environmental Study was required to address matters of economic and traffic impact. Three selected consultants specialising in this field have been invited to provide methodology and cost quotations however only one reply has been received to date. It is anticipated that further replies will be received to enable reporting on the matter to the Ordinary Meeting of Council on 10th June, 1986.

The Applicants' Agent, Mr R. Websdale, has indicated that no objection was raised by them to the inclusion within the development of an area for community facilities such as a child care centre and/or library. It is considered desirable for an indication of Council's support in this respect, as it may be appropriate for a child minding centre to be provided for the patrons of the shopping centre and for the Richmond Branch of the Library to be relocated into larger premises within the centre thus rendering the existing library building available for an alternate use.

These are matters to be determined in principle at this time and in detail at the development application design stage.

Recommendation

1. That Council resolve to prepare a Draft Local Environmental Plan over land being Lot 8 DP 599456 Francis Street Richmond owned by Mr R. Tate to enable the development of a discount department store, carparking and associated pedestrian and landscaping facilities which development is to include an area to be agreed upon by Council and the applicant for community purposes as determined by Council.
2. That the Department of Environment & Planning be advised that in Council's opinion an Environmental Study addressing the economic and traffic impact of the development on existing commercial development and the local road system be prepared and exhibited along with the Draft Local Environmental Plan.

The Shire Clerk advised that the following telex had been received yesterday from Mr.A.E.Keast, General Manager Real Estate, Coles Myer Ltd. which he read in full :

"Re: Proposed K Mart Site - Richmond.

We refer to your correspondence of 2nd May, 1986 regarding the above matter and confirm that our Company is only interested in the site proposed by Colin Graham Alcock, Giles, Tribe Pty.Ltd.

We have considered the proposal put forward by Stokes, Hayes and Kanas, however, we consider the site to be entirely unsatisfactory for our retailing purposes at Richmond and regardless of Council's intention or actions regarding the rezoning of the two sites, we would only proceed with the one adjacent to our New World Supermarket. Thank you for allowing us to comment on this matter."

The Shire Clerk also advised that he had received a telephone message from Mr. Websdale advising that their application was for a discount department store.

Mr. T. Tribe of Graham Alcock, Giles, Tribe Pty. Ltd. addressed the Committee, and asked that the matter be deferred.

Councillor Dunn declared an interest in the matter.

COMMITTEE'S RECOMMENDATION

CONSIDERATION OF THE REPORT be deferred at this stage.

ITEM 11:

(File P160/28)

SUBJECT:

DRAFT SYDNEY REGIONAL ENVIRONMENTAL PLAN -
EXTRACTIVE INDUSTRY

The Department of Environment and Planning (DEP) recently placed on exhibition a Draft Regional Environmental Plan (REP) for Sydney's Extractive Industry. The aim of the plan is to recognise and provide for orderly winning of the extractive resources within the metropolitan area. The plan recognises the need to ensure that there are adequate resources available to meet Sydney's needs, while at the same time, protecting the environment of the region. A Regional Environmental Study (RES) was prepared by the DEP in co-operation with the Department of Mineral Resources, and exhibited for public comment during 1984. Now a draft REP, incorporating submissions received on the study has been placed on public exhibition to enable further comment on the proposals before the plan is made.

In general, the draft plan provides an overall framework within which extractive resources are to be considered. Specifically, the plan identifies extractive resources that the State Government considers to be of regional significance. In relation to these resources the plan, through the statutory planning instrument, will amend local environmental plans to either prohibit, or make permissible subject to consent, extractive industry on land specified in the schedules to the plan. Where resource extraction is, or is to be made a permissible use, Council is required to take account of the Department's management strategies for extraction of resources from both within and outside the region; environmental considerations; and the plan's guidelines for co-ordinated extraction in future operations.

The draft plan also provides for the protection of future extractive resource sites from sterilisation by other land uses, by restricting the preparation of local environmental plans likely to cause sterilisation.

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Further, the plan outlines matters to be taken into account by Council for the development of an extractive industry or development in the vicinity of an extractive industry. That is, in addition to the matters specified under Section 90 of the Environmental Planning and Assessment Act, 1979, when considering an application for an extractive industry, Council must consider:-

- (a) noise, vibration and dust levels that are likely to be generated by the development; and
- (b) the effect of the development on the water quality and hydrodynamics of any watercourse or underground waters.

Further, the draft plan provides that Council shall not consent to an application to carry out development on land in the vicinity of an extractive industry unless it is satisfied -

- (a) that the proposed development will not have an adverse effect on any existing or future extractive operation; and
- (b) that any existing or future extractive operations will not have an adverse effect on the proposed development when taking into account factors such as noise levels, vibration levels and dust levels.

The plan also formalises the role of the Department of Mineral Resources by providing for consultation with the DEP for extractive resource applications of regional significance. Finally, the plan makes provision for the preparation of land use management plans for the co-ordination of mineral resource extraction from deposits subject to fragmented land uses and/or company ownership. The REP provides that a land use management plan be prepared for the Pitt Town sand deposit by the landholders and/or proponent companies in consultation with Council, the Department of Mineral Resources and the DEP. Council would be responsible for supervising the preparation of the plan. The Department of Environment and Planning will be required to give approval to the plan prior to development approval being granted.

Aims and Objectives of the Regional Plan

The objective of the plan is to identify extractive resources considered to be of regional significance in meeting Sydney's extractive resource requirements over the next 35 years. In relation to these resources the plan aims to:

1. Identify and protect potential resource areas in close proximity to the urban population so that the cost of supplying extractive products to the community can be kept to a minimum.
2. Ensure that existing extractive operations are able to operate to their full economic potential subject to environmental and other land use constraints.
3. Present to industry, local government and the general public the State Government's priorities and management strategies for future extraction within the region; and

4. Ensure that future extractive operations are carried out in an environmentally acceptable manner.

The extractive resources considered in the plan are sand, coarse aggregate (including river gravel and hard rock aggregate), clay/shale, loam, dimension stone, peat, flagging stone and bush rock.

The draft regional plan, by identifying the State Government's priorities for resource extraction, aims to provide the framework within which local Councils will be able to assess extractive applications of regional significance.

As part of the regional plan, management strategies have been prepared by the Department of Environment and Planning. A timetable for when specific sites should come on-line has not been prepared. Instead a distinction has been made between short term (less than 10 years) and long term (beyond 10 to 15 years) planning. The strategies as they relate to Hawkesbury Shire are summarised as follows.

Roberts Creek

The land identified at Roberts Creek is currently zoned Part Rural 1(b1), 1(b2), 1(a5) and 1(a6) under Hawkesbury LEP 1984. Extractive industries are permissible with consent in a Rural 1(b1) zone, but prohibited in Rural 1(b2), 1(a5) and 1(a6). Approximately two thirds of the land is zoned Rural 1(b1), while land within 400 metres of Singleton Road is zoned either 1(b2) or 1(a6). The main purpose of the 1(b2) and 1(a6) zones is to control major traffic generating development along main roads. While an extractive industry is generally considered to be a significant traffic generating use, for the REP to permit extractive industries in this area is not considered to be objectionable as any proposal will be subject to a consideration of an Environmental Impact Statement. Only a very small part of the land is zoned Rural 1(a5).

Pitt Town

The land identified at Pitt Town is zoned Part Rural 1(a3) and Part Rural 1(b) pursuant to Hawkesbury LEP, 1984, which zones currently prohibit extractive industries. As the REP will permit extraction subject to environmental considerations and the preparation of a plan of management to be approved by the Director of Planning and Environment, and involving consultation between landholders, proponent companies, Council, the Department of Mineral Resources and the Department of Environment and Planning, it is considered that an appropriate solution to the use of the land can be achieved. This is generally in line with recent resolutions of Council indicating a desire to see proper plan of management proposals prior to any final extractive decision being made. Council is also reminded of its adoption of its Urban Release Strategy in 1981, which recognised the Pitt Town Resource and the likelihood of extraction and subsequent residential development.

Richmond Lowlands

Richmond Lowlands is generally zoned Part Rural 1(a3) and part Rural 1(b), which zones prohibit extractive industries, as proposed in the draft regional plan. Apart from possibly the river, the lowlands are the largest recognised resource within the Shire and possibly the region. Any extraction is dependent on major environmental considerations not the least being the capacity of the river water to provide for a lake system.

The proposal of non extraction at this time is supported.

Wrights and Wellums Creeks

Wrights and Wellums Creeks area are zoned Rural 1(a1) which currently permits, with consent, extractive industries as proposed by the REP, subject to environmental considerations. No objection is seen to this proposal.

Colo and MacDonald Rivers

Under the LEP, the Colo River is zoned Rural 1(a1) and where it extends into Wollemi National Park, Open Space 6(d) National Park. Similarly, the MacDonald River is zoned Rural 1(a1) and within this zone, extractive industries are permissible with consent. The draft regional plan will prohibit extraction from these two rivers. This action is considered to be necessary following the continual land use conflicts that have occurred over the years, particularly in relation to the Colo River and to a lesser extent the MacDonald. Both are regarded as being historically, environmentally and recreationally important to the Shire and the Sydney metropolitan area. The REP proposal conforms with the recent Council resolution to prepare an LEP to, inter alia, protect extraction in the Colo. This plan is to be shortly exhibited.

Mogo Hill

Mogo Hill is zoned Rural 1(a1) which permits, with consent, the establishment of extractive industries and this situation will not change following the approval of the REP.

Hawkesbury/Nepean River

The provisions of the REP do not apply to the Hawkesbury/Nepean River, however, the report does recognise the considerable deposit contained within the river system and indicates that extraction should await recommendations from a number of current studies being prepared.

The Department of Environment and Planning is also currently involved in the preparation of the Hawkesbury/Nepean Valley REP and the recommendations made by the extractive industry regional plan will be adopted by the Hawkesbury/Nepean plan.

A more detailed, albeit still a precis, of management strategies are as follows:-

- | | |
|--|---|
| <p>1. Roberts Creek clay</p> <p>- the deposit is to be protected for further testing and possible long term extraction.</p> | <p><u>Clay/Shale Management Strategy</u></p> <p>Management Strategy Recommendations</p> |
| <p>1. Identified in Schedule 1 to the REP whereby extractive industry is permissible with consent subject to environmental considerations.</p> | <p><u>Sand Management Strategy</u></p> <p>Management Strategy Recommendations</p> |

- A. Extraction supported in the short to medium term subject to environmental impact assessment procedures:-
1. Pitt Town
 - extraction is supported in principle subject to the preparation of a land management study to co-ordinate the extraction and rehabilitation of the area.
 - Identified in Schedule 3 to the REP, whereby extractive industry is permissible with consent subject to environmental considerations and the preparation of a plan of management prior to extraction.

2. Nepean River - Penrith to Yarramundi
 - the provisions of the statutory instrument do not apply to the Nepean River.
 - extraction is supported in principle subject to environmental impact studies which establish the effect of any proposed extractive operation on the hydrodynamics of the river system and on the aquatic environment
- B. Deposits which have the potential of supplying sand to the region in the short to medium-term but which require environmental studies to establish acceptable parameters for extraction.

1. Hawkesbury River downstream of the Grose River confluence to Broken Bay.
 - the provisions of the statutory instrument do not apply.
 - the management strategy recommends that no further extraction be permitted in the Hawkesbury River until the completion of a river management study to establish acceptable parameters for extraction on the basis of hydrodynamic and water quality constraints.
 - the main objective of such a study is to ensure that in the future, extractive proposals are assessed in relation to their cumulative impact.
- C. Deposits which have the potential of supplying sand to the region in the medium to long term subject to further resource assessment (on the extent and location of potential extraction areas) and/or further environmental investigation.
 1. Richmond Lowlands
 - the plan recommends that the Department of Agriculture and the Department of Mineral Resources delineate potential future extraction areas given agricultural and environmental constraints, prior to rezoning these areas for extraction.
 - Identified in Schedule 2 of the REP, whereby extraction is prohibited.
 2. Wrights & Wellums Creeks
 - the plan supports extraction in principle subject to environmental assessment.
 - Identified in Schedule 1 of the REP, whereby extractive industry is permissible with consent subject to environmental considerations.
- D. Deposits for which extraction is prohibited due to environmental concerns and/or other regional planning constraints.
 1. Colo River
 - extraction is not recommended for the area defined as protected river land for the entire length of the river within the Hawkesbury local government area.
 - the management strategy is not opposed to remedial dredging for the purpose of channel clearance with a view to benefiting the whole river system.

- Identified in Schedule 2 of the REP, whereby extraction is prohibited.

2. Macdonald River

- extraction is not recommended for the area defined as protected river land for the entire length of the river within the Hawkesbury local government area.
- the strategy is not opposed to remedial dredging for the purpose of channel clearance with a view to benefiting the whole river system.

Management Strategy Recommendations

- the provisions of the statutory instrument do not apply.
- the management strategy supports in principle the utilisation of the gravel deposits in the Penrith Lakes Scheme in preference to extraction from the river.
- gravel extraction should only occur in conjunction with sand extraction from this section of the river. The recommendations made for sand extraction will apply.

2. Richmond Lowlands

- the management strategy does not support gravel extraction from the Lowlands until the completion of extraction from the Penrith Lakes Scheme. After completion of the Lakes Scheme, gravel extraction should occur only in conjunction with sand extraction in areas to be delineated by the Department of Agriculture, the Department of Mineral Resources and the Department of Environment and Planning.

- Identified in Schedule 2 of the REP, whereby extraction is prohibited.

Coarse Aggregate Management Strategy

- Identified in Schedule 2 of the REP, whereby extraction is prohibited.

1. Hawkesbury/Nepean River Gravel deposits between Penrith and North Richmond.

3. Mogo Hill

- the Mogo Hill basalt quarry is currently not in operation. The plan recommends that the resource be protected for possible future extraction.

- Identified in Schedule 1 of the REP, whereby extractive industry is permissible with consent subject to environmental considerations.

The REP also provides that future Local Environmental Plans shall not be able to be made which have the effect of sterilising resources identified in Schedules 1 and 3.

Recommendations for Minor Resource Extraction**Loam**

Loam resources are concentrated in geographically restricted, environmentally sensitive areas along rivers and streams. The strategy favours the extraction of resources bordering the Hawkesbury/Nepean River rather than extraction from the Colo and Grose Rivers, owing to their relatively undisturbed nature, and the generally poor access to levee banks.

In relation to potential extraction from the Hawkesbury/Nepean River system, studies on the longer term impact of levee bank extraction would be desirable to establish whether or not such extraction should occur and in what form. These studies should be a part of the river sand extraction studies recommended for the Hawkesbury River downstream of Yarramundi.

The strategy recommends that loam extraction be prohibited from the Wheeny Creek area for environmental reasons.

Peat

Within the region, the only known peat deposit of possible commercial significance occurs in the Wrights Creek and Wellums Creek valleys. The peat is only of poor to moderate quality and is overlain by several metres of sand. Extraction of the peat would only be economic if the sand and clay resource was extracted on a large scale. Extraction of the peat would be necessary if the lower sand unit were to be extracted. Recommendations for future extraction from Wrights and Wellums Creek are outlined in the sand management strategies.

Bush Rock

Bush rock removal in the Sydney Region is concentrated in the Hawkesbury Sandstone areas of rock outcrop. The major problem facing the environmental control of bush rock extraction is that large quantities of rock are removed illegally every year. If extraction is not stringently controlled, environmental damage may be severe.

The objectives of the plan in respect of bush rock removal are:

- (1) to recommend that the Lands Department and the National Parks and Wildlife Service exercise more stringent control over bush rock removal to discourage illegal operators. Consideration should also be given to the possibility of establishing a licensing system for the sale of bush rock, similar to that which controls the picking of native plants for commercial purposes under Section 131 of the National Parks and Wildlife Act; and
- (11) to recommend that alternative materials such as railway sleepers, treated pine logs and quarry rubble be used for landscaping applications in the place of bush rock.

Flagging Stone

There are currently two flagging stone quarries operating within the Shire; one is located at Colo Heights, while the other is at Maraylya. The strategy recommends that existing flagging stone quarries be protected from competing land uses so that they are able to operate to the end of their economic lives, subject to environmental constraints.

CONCLUSIONS

The draft plan does not address, to any extent, possible adverse environmental effects of extraction on the proposed extractive locations. Whilst this is probably a matter for detailed consideration at a later stage a degree of concern can rightfully be indicated to the DEP at this stage. This concern particularly relates to the obvious adverse effect on Pitt Town if sound and proven management procedures are not promulgated. Ultimate end use of Pitt Town should be properly provided for and assurances of availability of all services for residential development should be obtained and provided for in management plans and subsequent development consents.

Also of concern is the apparent inability of the government to come to grips with the question of extraction from the Hawkesbury/Nepean. Numerous studies have been completed or are being carried out with an apparent lack of cohesion.

Other recommendations within the plan are either in accordance with Council's current planning scheme or with proposals for amendments thereto.

The plan is on exhibition and comments will be received by the DEP until 13th June, 1986.

Recommendation

That Council advise the DEP in relation to the Draft Sydney Regional Environmental Plan - Extractive Industry that it concurs generally with the recommendations contained within, and specifically with those

concerning Roberts Creek, Richmond Lowlands, Wrights and Wellums Creek, Colo River, MacDonald River, Mogo Hill and the recommendations for minor resource extraction, however, in relation to Pitt Town, the following concerns are raised:

- . The failure, to date, of recognition of infrastructure required for subsequent residential development and the cost and lead time of provision.
- . The failure to provide for public input into the plan of management.

Further,

The DEP be advised of Council's concern at an apparent lack of government cohesion of the number and direction of studies being prepared on the management of the Hawkesbury/Nepean River and that Council considers the decision of resource extraction from the river system to be a matter of government priority and urges a co-ordinated determination of these studies.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

THE SHIRE PLANNER bring forward a report to the next Ordinary Meeting on the illegal removal of bush rock.

Councillor Stubbs asked if copies of this report could be made available to the Councillors.

ITEM 12: (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.

ITEM 13: (File DA 170/86)

SUBJECT: PROPOSED TWO STOREY DUPLEX
25 GREENWAY CRESCENT, WINDSOR

The Committee is referred to development application Item 17.

GARETH 13/6/86

LATER

Discussions have taken place between Mr. R. Pont, applicant/architect, and the Shire Planner concerning the report and recommendation. Mr. Pont is concerned that the report does not allude to his prior discussions with Officers of the Planning Department concerning the merits of his proposal notwithstanding that it may not comply with various statutory and code matters. When preliminary discussions took place it was indicated to Mr. Pont that there was some merit in his proposal and that it warranted an application, particularly that if it were not for the height restriction, a building of similar proportions could be built as a single residence with such complying with Council's requirements for setbacks.

Should the Committee be of the opinion that the proposal should be refused, Mr. Pont requests the opportunity to discuss the design in relation to the statutory and code details onsite, to enable the Committee to better appreciate his proposal.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

See Development Application No. 17.

ITEM 14: (File DA 290/85)

SUBJECT: "THE ISLANDS"

Reference is made to Item 8 of the Shire Planner's Reports to the General Purpose Committee Meeting. The second paragraph of the report stated that no responses had been forthcoming from the Soil Conservation Service or the National Parks & Wildlife Service.

Council has now received a late submission (received 21/5/86) from the Soil Conservation Service. The substance of the letter is as follows:-

"As you will recall, the Service reviewed the initial draft Local Environmental Plan proposal prepared by Hoffah Development & Construction Pty.Ltd., and our comments were forwarded to Council on 19th November, 1985.

As discussed, the revised draft Local Environmental Plan is based on the original development proposal, but it is staged, given that the same physical constraints would apply to this revised proposal, our detailed review comments, of 19th November, 1985, are applicable".

It would be remembered that the Service's comments of 19th November, 1985, were reported to Council's meeting of 8th April, 1986, in the separate document titled "Submissions from the Public and Government Departments/Statutory Authorities".

The Service's response does not raise specific objection to the proposal but rather raises a number of matters which need to be addressed by the applicants. Some of the matters raised are detailed design matters which

are more appropriately considered at the development application stage. Other matters have been the subject of thorough investigation by the applicants', i.e. onsite effluent disposal.

It is considered that the advice offered by the Soil Conservation Service does not detract from the recommendation to rezone the land to permit rural/residential strata subdivision.

The Service's comments will again be sought in any subsequent development application for subdivision.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

See Item 8 - Shire Planner's Report.

ITEM 15: (File DA 252/86)

SUBJECT: RESTORATION OF THE TEBBUTT OBSERVATORY AND ASSOCIATED TOURIST COMPLEX.

On 19th May, 1986, Council received a development application from Mr. and Mrs. J. Tebbutt (prepared on their behalf by Mr. G. Edds), for the restoration of the Tebbutt Observatory building and associated tearoom and craft and Australiana shops.

The application states, in part that:

..."It is the intent of Mr. John Tebbutt to restore the two remaining observatory buildings to their original configuration, which in doing so, will necessitate the removal of unsympathetic accretions. In addition, it is proposed to convert the reconstructed grainery, with additions of a kitchen and toilet facilities, to a tearoom and the conversion of the previous corn shed for use as craft and Australiana shops. The observatory buildings shall be enclosed by timber picket and other fencing reconstructed to assimilate the original design and position. Vehicle entry to the site shall be via the unnamed road exit via Palmer Street.

The public shall be permitted to picnic on the grassed areas to the south and east of the site. Onsite parking facilities shall be provided for bus, coach and family vehicles where indicated and thus maintaining an uncluttered appearance close to the observatory buildings"....

..."It is proposed to use the observatory buildings for static display of astronomical phenomena and public viewing through telescopes mounted in the circular observatory and the mezzanine level of the main observatory. It is expected that the observatory buildings shall be opened 4/5 days per week for visitations and evenings for viewing of astronomical phenomena by amateur astronomer associations and societies. The public may be permitted to view particular events at various times throughout the year by prior arrangement, but only under strict supervision".

If permitted by Council, John Tebutt wishes to purchase or lease the eight 1/2 inch Grubb telescope for mounting in its original position in the circular observatory.

We commend Hawkesbury Shire Council for taking the initiative and organising the return of the telescope to Windsor and hope that Council will consider its replacement to the circular observatory and thus regain the cultural significance and historical ties of the telescope to the observatory.

This development proposal forms Stage 1 of the intended use of the Peninsular buildings and is being used by the owner as a pilot to judge the public's interest in a working astronomical observatory and as a further tourist attraction to the Hawkesbury Shire. Following the success of Stage 1, it is intended to further open the Peninsular estate to public use"....

"...It is the wish of the Tebutt family to retain ownership of the Peninsular estate, to continue to reside in the existing residence, to continue the turf farming business on the property and to open the observatory buildings for public viewing as a working observatory.

We submit this development application to formalise the intent of the owner for use of the Peninsular estate and in doing so enable Council to consider the return of the 8 1/2 inch Grubb telescope to the circular observatory...."

The application will be advertised for public comment in accordance with Council's policy and will be brought to the June Committee Meeting for consideration.

At this stage the matter is raised for information.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

See Item 5 - Shire Planner's Report.

SECTION 3 - FINANCE

1. ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	50943 - 51755	\$1,772,618.36
Trust	4698 - 4785	\$1,040,295.90
		\$2,812,914.26

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 L125)

CORRESPONDENT: CENTRAL WESTERN CO-OPERATIVE PUBLIC LIBRARY

SUBJECT: REPRESENTATIVE ORGANISATION FOR ALL COUNCILS IN N.S.W. WHO OPERATE PUBLIC LIBRARIES

The following letter has been received from the Central Western Co-Operative Public Library, stating in part:

....."That owing to dissatisfaction with State Government Library subsidies and library matters generally it is proposed to establish a Library Advisory Committee:

1. Under the umbrella of the Local Government/Shires Associations (based on the model of the very successful Gas Advisory Committee).
2. Which would be representative of both City based and Country based Councils who operate Public Libraries and who are members of either of the above Associations.

Representatives of the Central Western Co-Operative Public Library propose to move the following motion at the June Conference, and representatives of Public Libraries are asked to consider supporting it:

"That the Executive Committee of the Local Government and Shires Associations be requested to constitute the Local Government Library Advisory Committee.

- (1) To advise the Executive Committee of the Local Government Association of N.S.W. and the Executive Committee of the Shires Association of N.S.W. 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 N.S.W.

- (2) The Committee shall consist of six (6) members of whom:-

- a) One (1) shall be a serving member of member Councils nominated by the Executive Committee of the Associations;
- b) One (1) shall be a serving member of member Councils located within the Sydney Metropolitan Area as that Area may be defined from time to time;
- c) One (1) shall be a serving member of member Councils located outside of the Sydney Metropolitan Area as that Area may be defined from time to time;
- d) One (1) shall be nominated by the Town Clerks' Society of New South Wales;
- e) One (1) shall be nominated by the Association of Local Government Librarians;
- f) One (1) shall be nominated by the Public Libraries Department of the State Library of New South Wales...."

(C.L. - It is suggested that in principle the proposal of the Local Government Library Advisory Committee be supported.

However, the following issues need to be investigated:

1. The representation of Public Libraries' Departments on such a lobby group would probably be inappropriate.
2. Terms of reference for the Committee need to be developed, circulated and discussed.
3. The Library representation on this proposed committee is too low. It is suggested that the Library Association of Australia, N.S.W. Branch be invited, a body which has expertise in lobbying for libraries.

4. That co-operation and discussion with the Library Council of N.S.W. and the Metropolitan Chief Librarians' Committee (N.S.W.) be stated in the terms of reference.
5. How will this committee be funded - lobbying can be expensive?
6. That observers from the Library Council of N.S.W. and the Metropolitan Chief Librarians' Committee be invited to attend the inaugural (N.S.W.) meeting and subsequent committee meetings).

Recommendation

That the establishment of the Local Government Library Advisory Committee be supported in principle and that the issues as outlined be forwarded for consideration.

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. HAWKESBURY AREA WOMENS AND KIDS SERVICE COLLECTIVE - ANNUAL REPORT. C45

Forwarding copy of Annual Workers Report 1985/86 - Hawkesbury Area Womens and Kids Collective and thanking Council for making available the premises at 22 Bosworth Street, Richmond.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File A6/266)

SUBJECT: LOT 3 DP 633497 FRANCIS STREET, RICHMOND,
RESUMPTION OF LAND FROM ESTATE LATE
D.M. SMALL. OWNER - HAWKESBURY SHIRE COUNCIL

Council resumed an area of 8.271 hectares from the Estate of Late D.M. Small, to enable extension of the Bensons Lane Sporting Complex.

A claim was submitted on behalf of the Executors of the Estate by their Solicitors, Henry Davis York & Co. The claim requested payment of compensation totalling \$130,000 and comprising the following:-

- a) Amount sought for value of property resumed by Council - \$ 80,000
- b) Amount sought for value of compensation for injurious affection - \$ 50,000

Total \$130,000

The valuation of \$130,000 was assessed by Richard Stanton N.S.W. Pty Ltd and the claim for compensation in relation to injurious affection was based on:-

1. Loss of land which could have been subdivided into residential blocks.
2. Loss of value arising from the subdivision of the entire property which, in an unsevered state, could have been sold as a unique hobby farm comprising fertile agricultural land close to the metropolitan area of Sydney.

Council's Valuer, Mr. B. Alford, was instructed to assess compensation as at the date of resumption, namely 6th April, 1984 and has advised that in his opinion, fair and reasonable compensation, taking all matters into account would be \$82,000.

At the Ordinary Meeting of Council held on 9th July, 1985, it was resolved to offer \$82,000 plus statutory interest calculated in accordance with Section 126(2) of the Public Works Act, as full and final settlement of any claim for compensation in relation to the resumption.

Solicitors acting on behalf of the Estate rejected this offer and lodged a claim for compensation with the Land and Environment Court, Sydney. The matter was to be heard on Tuesday, 20th and Wednesday 21st May.

Since the Ordinary Meeting of Council in July, 1985 a number of attempts have been made to resolve this matter. This has included a conference between solicitors acting on behalf of the Estate, the Valuer from Richard Stanton N.S.W. Pty Ltd, Council's Valuer and Council officers.

It has been revealed that Mrs. Small's grandson, who is a beneficiary under the Estate, is currently completing a course at Hawkesbury Agricultural College and has indicated that he did intend to farm the land. Under the circumstances, it is probable that some award would be made by the Court for injurious affection, but it is felt that this would be substantially below the \$50,000 claimed.

The solicitors acting on behalf of the Estate have recently indicated that they would be prepared to accept a payment of \$90,000 plus statutory interest charges in accordance with the Public Works Act, in full and final settlement of their claim.

Pursuant to Section 126(2) of the Public Works Act, the following interest charges will be payable:-

. interest from 6th April, 1984 to 5th April, 1985 @ 4% per annum	- \$ 3,600.00
. interest from 6th April, 1985 to 5th April, 1986 @ 11.75% per annum	- \$10,575.00
. interest from 6th April, 1986, to completion estimated at	- <u>\$ 1,825.00</u>
. Total interest	- \$16,000.00

It is felt that Council should agree to settle the claim for \$90,000 plus statutory interest charges and Council's Valuer has advised that the proposed settlement is reasonable.

Recommendation

Council offer \$90,000 to the Executors of the Estate of the Late D.M. Small being full and final settlement of any claim for compensation in relation to the resumption of Lot 3 DP 633497 off Francis Street, Richmond with interest to be paid pursuant to Section 126(2) of the Public Works Act. All necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 802-28)

SUBJECT: LOT 28 SOUTH WINDSOR INDUSTRIAL ESTATE
OWNER - HAWKESBURY SHIRE COUNCIL

Discussions have recently taken place between Council officers and representatives of Wilkinsons Real Estate, Riverstone concerning the possible acquisition of the above property which is within the South Windsor Industrial Estate.

Mr. C. Billett, has expressed an interest in acquiring Lot 28 for \$92,000. The current list price is \$98,000 and, given that this will be a cash sale and there will be no mortgage terms applicable, it is felt that the offer is reasonable.

Recommendation

Council agree to the sale of Lot 28 White Place, South Windsor, to Mr. C. Billett, for \$92,000 with all necessary documents to be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3:

(File C40/13)

SUBJECT:

REGIONAL GAMES, 1988

The Australian Bicentennial Authority has implemented a Bicentennial Regional Games Program as part of the 1988 Celebrations. The concept behind the games is to encourage sporting and recreational competition between organisations within the region. Members of the community regardless of their level of skill will be encouraged to participate. Hawkesbury Shire has been asked to participate in the Cumberland Region which also includes the Local Government areas of Auburn, Baulkham Hills, Blacktown, Blue Mountains, Holroyd, Parramatta and Penrith.

The Program will be co-ordinated at a State level by an employee of the Bicentennial Authority. The games will be organised in the Cumberland Region by a Regional Co-ordinator for which Council has been requested to meet, together with the seven other Councils involved, 50% of the salary.

The question of funding a Regional Co-ordinator was discussed at a recent meeting held at Auburn Municipal Council. The Co-ordinator will be housed in offices of the Department of Sport and Recreation and it is estimated that each of the seven member Councils will be required to contribute \$2,125 in 1986 and 1987.

A Management Committee comprising sixteen representatives will also be established in the Cumberland Region. Eight of the representatives will be from member Councils and the remaining eight from community and sporting groups. It is felt that Council's representative should be the Youth Recreation Officer.

Recommendation

- a. That Council indicate its support for the Bicentennial Regional Games Program;
- b. That Council appoint Miss M. Dewhurst, Youth Recreation Officer, to the Regional Management Committee as its representative and that the question of a community representative be referred to the Bicentenary Community Committee for consideration; and
- c. That Council contribute \$2,125 in 1986 and 1987, toward the cost of the employment of a Regional Co-ordinator for the Cumberland Region.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

ITEM 4: (File A11)

SUBJECT: BICENTENARY ART COMMISSIONING

Budget for this project is \$10,000 which has been requested from the N.S.W. Bicentenary Authority for materials and designer/supervisor's fee and an estimated \$5,000 for Council labour costs to construct the project.

Advertising was carried out in the Sydney Morning Herald, Australian Newspaper and National Times. There were 35 enquiries, 26 of these requesting further information. Of these, 10 proposals were received from the following:

Andrish St.Clair
Chris Barker
Adrian Vanderlugt
Bain Paynter
Ari Purhonen
Robin Norling
Moya Henderson
Blake Taylor
Max Lawson
Colin Offord

The Council resolution was to choose four of the proposals received to submit a further detailed design, with dimensions, detailed costings and specification. Each designer was to be paid \$500 for this work. These were all excellent proposals in what is a difficult, innovative project. Four were outstanding, but unfortunately one was \$6,000 over the budget figure of \$10,000 which is unacceptable.

It is considered that the following three designers should be commissioned to proceed to the next stage. Comments of relevant experience and a resume of the projects is in this report and further documentation is displayed:

1. Colin Offord - Musician and sculptor with sound sculpture experience over ten years as designer, builder and performer. Proposal - bridge over water flow leading to McQuade Park pond. Handrails - trumpets and gongs, suspended from bridge are bells with pendulums. Bamboo logs in water. Carved log drums with moon shaped bells. Workshops involving the community to manufacture and assemble instruments may reduce vandalism.

Cost to Council of construction of bridge will be over the budget if constructed in brick. The artist has indicated that the design can be constructed of timber and re-cycled materials such as railway sleepers and wharf materials will reduce the cost significantly. These have successfully been utilised in previous constructions of this kind.

2. Max Lawson - Architect, domestic, corporate and landscape designer. 20 years experience as architect
Proposal - 14 tubes, "S"-shaped in two groups radiating from a central point. Can be blown, sung into or struck. The structure can be turned into a sound shell by covering with a plastic membrane at a future date (approximate cost of plastic membrane \$20,000). Schools can be involved in painting the didgeridoo-like components.

3. Blake Taylor - Artist. Concept - posts set into ground, tallest resembling totem poles. Stepped in size and arranged in four curves, each producing an octave of notes. Each post is capable of being re-tuned. Schools can be involved in painting, as these decorated posts will resemble Aboriginal totem poles.

All three projects are within the \$10,000 budget, have musical components which will be tuned in harmony and have less potential for vandalism than some of the proposals put forward.

When detailed drawings, costings and specifications are produced for the final selection of one design, a costing of Council contribution of labour and a report on vandalism potential and control will be included.

Recommendation

That Colin Offord, Max Lawson and Blake Taylor be commissioned under contract for a fee of \$500 each to produce detailed drawings, specifications and costings for consideration for the Bi-centennial Art Commissioning, which is dependent on funding being made available from the N.S.W. Bicentennial Authority.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5:

(File C52/5)

SUBJECT: DEVELOPMENT OF LAND - REAR OF TOURIST CENTRE,
MCGRATHS HILL

Following receipt of expressions of interest for development of the land at the rear of the Tourist Centre, Council resolved that discussions be held with Stephen Larkin who made an offer for the land with the Shire President and Shire Clerk. As a result of those discussions an outlined proposal has been submitted whereby the land will be developed with the central and main feature being a Hyperbolic Parabola Aviary similar to the one at Taronga Zoo for the housing of Australian birds and koalas. In addition there would be a family restaurant, additional car parking facilities, amenities and a sale/exhibition building built along the lines of an old homestead or wool shed that would provide alternative or exhibits and sale of local arts and crafts. A picnic area and landscaping make up the remainder of the site.

In a letter of the 16th May, Stephen Larkin has submitted his preliminary plan and again indicated his wish to purchase the property in fee simple rather than lease. At the discussions it was indicated to him the preference from Council's point of view, of leasing and having a longer term return of funds. He has pointed out the problems with financiers on the leased property and requested that Council sell the land at current market valuation.

At this stage it is considered that details of land tenure should await the further submission however, that Council could indicate its agreement to the development of the land in the nature submitted. This of course

will require detailed plans regarding the form of the sale exhibition building and the family restaurant. The proposal has also been put to the developer of a small connecting overhead timber bridge from the existing Tourist Centre to the large aviary incorporating a lookout that would provide some relief on the site and enable better control of the area. He has agreed with this in principle.

Recommendation

That Stephen Larkin can be advised that Council concurs with the principle of the development of the area to the rear of the Tourist Centre at McGraths Hill by the erection of a large bird aviary with connecting bridge and lookout to the Tourist Centre, exhibition/sale building, family restaurant, picnic area, car parking and amenities and landscaping generally in accordance with the plan prepared by the consulting architects and planners and subject to the details to be submitted. That the tenure of the area is to be subject to further discussions following submission of the financial feasibility.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CHIEF LIBRARIAN'S REPORT

ITEM 1: (File L125)

SUBJECT: LIBRARY USAGE & OPENING HOURS

Discussions concerning the design of the user survey and the length of time over which the survey should be conducted, are currently being held with Dr. Susan Edwards, Head of Department and Senior Lecturer in User Studies at School of Library & Information Studies, Ku-ring-gai College of Advanced Education.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File L125/15)

SUBJECT: MAY SCHOOL HOLIDAYS, 1986

Windsor Central Library and Richmond Branch Library held organised activities for children aged from pre-school to upper primary during the May school holidays.

Each library held one film session and one storytime/craft session in each of the two weeks of the school holidays.

These activities were well received with quality films being shown and craft sessions held. A total of 144 children attended Windsor activities and a total of 95 children attended Richmond activities.

All sessions ran for approximately one hour. Bookings are essential for the storytime and craft sessions, with sessions being limited to 40 children at Windsor Central Library and 25 children at Richmond Branch Library.

Mrs. Cheryl Harris, Children's Librarian programmed and conducted all activities in both libraries.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE ADOPTED.

FIXING OF DATE FOR INSPECTIONS

It was decided that the site inspections be carried out on Tuesday, 3rd June, 1986 commencing at 9.00 a.m.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham stated that there are several large potholes in Old Kurajong Road and asked if these could be given attention as they are dangerous.

Councillor Rotherham asked if a report could be prepared on the Workers Compensation Claim by Mr. Wasiolek.

Councillor Stubbs referred to the development on Council's land at the corner of Groves Avenue and Windsor Road, McGraths Hill, and asked if the Engineer could have a look at the possible need for turning lanes on Windsor Road. He referred particularly to the problems for traffic travelling from Windsor wishing to make a right hand turn into Groves Avenue into the McDonalds' site.

The Shire Engineer undertook to investigate the matter.

Councillor Stanley referred to the double faced standards in time keeping with the clock in The Mall.

The Shire Engineer stated that it was anticipated that repairs would be carried out on Thursday or Friday of this week.

Councillor Stanley asked if the sign at the Baker Street entrance to the carpark near Franklin's store under the signature of Ray Rawson stating that the carpark is closed during construction, could be removed.

Councillor Sledge asked if a report could be prepared on the possible relocation of the Youth Centre in Richmond to a more suitable site. She stated that recently at a fund raising dinner at the Neighbourhood Centre the guests were harassed by the spraying of the hall windows by fire hoses also when they went to return to their cars, apparently by members of the Youth Club.

Councillor Horrex sought current advice regarding the Grose River Bridge.

The Shire Engineer advised that no further advice had been received from the Department of Main Roads.

Councillor Dunn stated that some time ago he asked if steps could be taken to beautify the roadside on the approaches to the North Richmond Bridge, going towards North Richmond. He suggested the possibility of using a Western Australian rambling creeper to beautify the area.

The Shire Engineer undertook to investigate the matter.

Councillor Denne asked the present situation regarding the installation of lights at the intersection of Windsor and Chapman Roads, Vineyard.

The Shire Engineer stated that he had personally taken the matter up with Prospect County Council to have the matter expedited. He undertook to follow the matter up.

Councillor Denne sought the current situation regarding the provision of sewerage to Keda Circuit, North Richmond.

The Deputy Shire President advised that there was no update information at this stage and that the Shire Clerk would follow the matter up.

Councillor Denne referred to the state of Richmond Park on Monday morning and asked if Council could liaise with the Football Club officials in an endeavour to rectify the problem.

Councillor Stanley drew attention to the fact that there are no bins in the oval area.

The meeting terminated at 4.14 p.m.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on Tuesday, 3rd June, 1986 commencing at 9.00am.

PRESENT: Councillor A.B. Sheridan, Deputy Shire President and Councillors P.A. Dunn, J.E. Nicholson, W.J. Sledge, C.J. Stanley, S.E. Durrington, F.S. Stevens, F.Y. Denne and J.J. Horrex.

Apologies were received from Councillors G.G. Michael, R.F. Rotherham and R.P. Stubbs and were accepted.

1. M. & C.A. PETROW - ROAD CLOSURE/PURCHASE APPLICATION - DEFERRED FROM GPC 27/5/86 WORKS SECTION CORRESPONDENCE ITEM 6.

The Committee inspected the site. *ENAM*

Mr Petrow addressed the Committee.

Committee's Recommendation

That the Shire Engineer submit a further report to the Ordinary Meeting of Council on 10th June, 1986.

2. INTERNATIONAL PROTEIN SUPPLIES - PORTION 162 MULGRAVE ROAD, MULGRAVE - FISH FRAME PROCESSING PLANT. DEFERRED FROM GPC 27/5/86, PLANNING SECTION DA ITEM 20.

The Shire Planner indicated that the applicant had written to Council withdrawing his application. *✓ JHD RUM*

Committee's Recommendation

The application be withdrawn.

3. LOCATION OF TEBBUTTS TELESCOPE. DEFERRED FROM GPC 27/5/86, PLANNING SECTION DA ITEM 20.

The Committee inspected Tebbutts Observatory and the Hawkesbury Museum. Mr J. Tebbutt addressed the Committee.

Committee's Recommendation

That Council Officers submit a further report as soon as possible on whether a more suitable site can be determined for placement of the telescope including physical and financial constraints of location at the Observatory and Museum. *FURTHER REPORT:*

4. ESTATE OF D. ARNOLD - REMOVAL OF TREES FOR ACCESS PURPOSES, THOMPSON SQUARE. DEFERRED FROM GPC OF 27/5/86. SHIRE PLANNER'S REPORT ITEM 4.

The Committee inspected the site. *GLEN*

Committee's Recommendation

That Council not consent to removal of the trees.

5. R. PONT - RESIDENTIAL FLAT BUILDING CLASS 'A', GREENWAY CRESCENT.
DEFERRED FROM GPC 27/5/86 DA ITEM 17

The Committee inspected the site. Mr Pont spoke to his application. Mr S. Chantous, the adjoining owner was present.

Committee's Recommendation

That the application be refused for the following reasons.

1. The proposal does not comply with the provisions of Clause 41(2) of Hawkesbury Local Environmental Plan, 1984 and with several requirements of Council's Residential Flat Building Code and Draft Medium Density Housing Policy.

2. Consequently, the size, scale and bulk of the proposed building will be out of character with surrounding low density residential development such that the amenity of the street will be adversely affected.

3. The proposal will affect views of the Hawkesbury River and lowlands to the north west of the site.

4. The proposal will result in some loss of privacy to adjoining properties.

5. The proposal is not in the public interest.

6. BRICKSANDS PTY LTD - SACKVILLE ROAD, EBENEZER - MOTEL COMPLEX INCLUDING CABINS, RESTAURANT AND TENNIS COURTS. DEFERRED FROM GPC 27/4/86 DA ITEM 19.

The Committee inspected the site.

Mr T. Byrnes, architect on behalf of the applicant, addressed the Committee.

Committee's Recommendation

That Stage 1 of the application as shown on the site plan prepared by Byrnes Smith and Associates, (Job No. 841374, Drawing Number SK.01) be approved subject to the following conditions:-

1-7. Standard Conditions numbers 1, 2(75), 18, 21, 28, 29, 34.

8. If vehicles are required to stop at the gate house upon entry to the site, the requirements of the traffic authority regarding distance from the roadway be adhered to, to the satisfaction of the Shire Engineer.

9. Peripheral access lanes should be a minimum 6.5 metres wide for two-way traffic. Vehicle speeds on these roads should be controlled by means of adequately designed speed humps and speed limit signposting to the satisfaction of the Shire Engineer.

10. Provision is to be made in the car park design for a minimum of two (2) tourist coaches. All access ways where appropriate to have adequate turning radius to accommodate bus movements to the satisfaction of the Shire Engineer.

Slightly altered conditions

11. Widening of Sackville Road in the vicinity of the access point to be similar in design to NAASRA Type 2 intersection to the satisfaction of the Shire Engineer.
12. Provision of onsite water supply to the requirements of the Shire Health Surveyor.
13. Provision of on-site effluent treatment facilities to the requirements of the Shire Health Surveyor.
14. Separate details of the methods proposed to rejuvenate the ponds' water shall be submitted with the building application for consideration by the Health Surveyor and Shire Engineer.

7. BLAXLANDS RIDGE COMMUNITY HALL. REQUEST FOR INSPECTION FROM ORDINARY MEETING OF 13/5/86.

The Committee inspected the site.

8. D. SANDRIN, PART PORTION 16 BLAXLANDS RIDGE ROAD - 2 LOT SUBDIVISION HAVING AREAS OF APPROXIMATELY 2HA AND 4.6HA. DEFERRED FROM GPC 27/5/86 DA ITEM 5

The Committee inspected the site.

Mr Sandrin addressed the Committee.

Glenn 13/6/86

Committee's Recommendation

That Council support the application pursuant to SEPP 1 and forward the matter to the DEP with a request for the Director's concurrence and that should such concurrence be forthcoming the matter be approved under delegation of authority.

9. CAMPBELL - GOAT DAIRY - VINCENTS ROAD, KURRAJONG. DEFERRED FROM GPC 27/5/86 DA ITEM 10.

Glenn

The Committee inspected the site and were addressed by a number of local objectors and by the applicant.

Committee's Recommendation

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 Kurralong 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 ^{and approved 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.

It is further recommended that the property be ^{monitored} ~~maintained~~ and a report be prepared by the Shire Planner and reported to the September, 1986, Ordinary Meeting of Council.

The meeting terminated at 3.10pm.

Report of Meeting of Environmental Noise Pollution Committee held in the Councillors Room, Council Chambers, Windsor on Wednesday, 2nd April, 1986 at 7.30pm.

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

1. Apologies

Nil

2. Confirmation of Minutes

The Minutes of the Committee Meeting of 5th February, 1986, were circulated and confirmed. Rogan/Clifford

3. Business Arising from Minutes

- 3.1. RAAF to further investigate complaint of low-flying Hercules in the Scheyville area.
- 3.2. Wing Commander McLaughlin stated that the RAAF endeavours to fly perfect circuits at all times - alterations to flight patterns are not made on evenings on which Noise Committee meetings are held.
- 3.3. Councill officers to follow up complaint of early morning truck movements in Ham Street.

4. Correspondence

- 4.1. Letter forwarded to Department of Housing requesting that consideration be given to re-locating elderly residents of the Department's flats on the corner of Cambridge and Cox Streets, which are situated beneath the flight path to RAAF Richmond.

5. General Business

- 5.1. Wing Commander McLaughlin requested that photocopies of official complaints against the RAAF be forwarded to him upon receipt - Secretary to ensure that this is done.
- 5.2. Mr. Clifford presented a brief talk on noise aspect of Bicentennial Air Show. Councillor Sheridan stated that this is a most important event and as such, should not be impaired by the Committee.

.../2

- 5.3. In respect of complaints relating to RAAF aircraft, Mr. Farrance stated that noise was not the main nuisance - concern was that aircraft may be flying too low, thus posing a risk to public safety.
- 5.4. Mr. Holloway expressed concern that the only publicity that the Committee received was of an adverse nature, eg; Sunday Telegraph referred to Committee as being a "Claytons" Committee.
- Mr. Farrance advised that he was considering preparing either a letter or article for publication on the role of the Committee.
- 5.5. Mr. Holloway stated that he had contacted Mr. Brent Powers of Hawkesbury Agricultural College in regard to having students undertaking studies on the impact of aircraft noise on school children.
- 5.6. Mr. Holloway outlined complaints relating to excessive noise of garbage trucks. This led to Mr. Clifford presenting an outline of Council procedures for dealing with noise complaints.
- This resulted in lengthy debate on the role of the Committee - Wing Commander McLaughlin and Mr. Holloway felt that all noise complaints should be reported to the Committee and not just those relating to aircraft and road noise.
- Councillor Stubbs pointed out that the Committee's constitution does not extend to noise complaints other than those concerned with motor vehicles and aircraft.
- General agreement that there is a need to look at overall noise picture.
- 5.7. Mr. Holloway stated that main problem in respect of noise was related to the individual level of tolerance. This was confirmed by Councillor Stubbs.
6. Date of Next Meeting

The next meeting will be held on Wednesday 11th June, 1986, at 7.30pm in the Councillors Room, Council Chambers, Windsor.

The Meeting terminated at 9.05pm.

Report of the Meeting of the Extractive Industry Committee held in the President's Office on Tuesday, 13th May, 1986 at 7.00pm

PRESENT: Councillor G.G. Michael, Shire President; Councillors R.F. Rotherham, F.S. Stevens and C.J. Stanley; Messrs. G.M. McCully, Shire Clerk, Mr. J.R. Gilmore, Shire Engineer and A. Hastie, Design Engineer.

APOLOGIES: Nil.

CORRESPONDENCE

ITEM 1: (File F84/5)

CORRESPONDENT: LANDS OFFICE

SUBJECT: PERMISSIVE OCCUPANCY 1986/6 WINDSOR

Offering Council a Permissive Occupancy 1986/6 Windsor over about 7.5 ha. Parish of St. Matthew and Wilberforce as from 31st March, 1986 at an annual rent of \$200 for the purposes of exploratory studies.

Advising that the proposal has been referred to the Department of Mineral Resources, Public Works and Department of Agriculture.

Approval for extraction will be subject to consent from these authorities and issue of Development Consent within a 2 year time limit.

S.E. REPORT

The Permissive Occupancy is in respect to the section of the Hawkesbury River downstream from the current operation at Cordners Corner.

Committee's Recommendation

That:

1. Action proceed to obtain Development approval for the extraction.
2. Any further investigation of this matter be reported at the next meeting of the Committee.

SHIRE ENGINEER'S REPORT

ITEM 1: (File F84/5)

SUBJECT: ROYALTY PAYMENTS

In accordance with Clause 9 and Clause 10 of the Deed of Agreement for operation of the sand extraction, discussion has been held with the operator, Mr. M. Perry.

Mr. Perry has agreed to pay \$0.18c of the 35 cents increase and further agreed to increase the payment to Council by 10% in respect to all sand, subject to the new charges applying from 1st May, 1986.

The rate of payment to Council will now be \$1.96 per tonne in respect to sand and \$2.20 per tonne for gravel removal from the operation.

Committee's Recommendation

That the payment to Council be fixed at \$1.96 per tonne for sand and \$2.20 per tonne for material removed from Cordons Corner, such payment to be for material removed from 1st May, 1986, subject to the above amounts being reviewed in six (6) months in accordance with Clause 9 of the Deed of Agreement

ITEM 2:

SUBJECT:

TIME AND DATE OF NEXT MEETING

Committee's Recommendation

That a further meeting of the Committee be held on Tuesday, 10th June, 1986 commencing at 7.00pm.

The meeting closed at 7.30pm.

Report of the Meeting of the Tourist Committee held at the Council Chambers, Windsor on Friday, 16th May, 1986 commencing at 5.30pm.

PRESENT: Councillor G.G. Michael (Chairman), Councillor J. Stanley, Messrs. C. Sullivan, D. Down, A. Hendrikson and M. Barnes, Mr. L. Weatherstone (Deputy Shire Clerk), Mrs. M. Overmyer and Mrs. W. Nichol (Tourist Promotion Officer).

CORRESPONDENCE "A"

ITEM 1: (File T220)

CORRESPONDENT: MR. IAN KING - REGIONAL MANAGER,
TOURISM COMMISSION

SUBJECT: TOURISM COMMISSION'S HEAD OFFICE RESTRUCTURE

Two new divisions within the Head Office of the Commission have been set up.

1. Marketing - under the directorship of Mr. Steve Grieve.

This area will include advertising and publicity, tours, overseas liaison, regions and information.

2. Planning and Development - under the directorship of Mr. John Burrell.

This section will look at all matters as to policy, planning and development.

It is also charged with the responsibility of preparing the Commission's Town Planning responses especially in relation to statutory planning documents such as Local Environment Studies and plans, Regional Environmental Impact studies and Plans of Management.

This division will also prepare forward plans identifying and grading areas within N.S.W. suitable for tourism development and identifying appropriate forms of development for these areas. A Tourism Development Strategy is currently being prepared.

Initiatives being undertaken will enable support and advice to be given to Tourist Associations, Authorities and other bodies within the region.

Committee's Recommendation

Tourist Promotion Officer arrange an interview with Mr. Steve Grieve and Mr. John Burrell to establish a direct line of contact.

ITEM 2: (File T220)

CORRESPONDENT: MR. IAN KING - REGIONAL MANAGER, TOURISM COMMISSION

SUBJECT: 1986 N.S.W. TOURISM AWARDS

The categories have been advised from the national tourism awards organisers and N.S.W. will adopt these for the State awards.

There are fourteen (14) major categories with sub-categories, final number is 18.

1. Accommodation
- (a) International
- (b) National
- (c) Budget
2. Tourist Attractions
3. Festivals
4. Tourism Marketing
5. Tourist Services
6. Restaurants/Catering
7. Tour Services and Tourist Transportation
8. (a) Training and Education - Industry
- (b) Training and Education - Institutions
9. Resorts
10. Tourist Shops and Souvenirs
11. Outstanding Achievement
12. Special Recognition
13. Tourism Authorities Commissions, etc.
14. Media

The awards will be presented at the Annual Tourism Ball to be held on Friday, 15th August, 1986.

Committee's Recommendation

Council enter nominations under Categories 5 and 10.

Category (5) - Tourist Services
Category (10) - Tourist Shops and Souvenirs.

ITEM 3:

(File A7-21; T220)

CORRESPONDENT:

MR. C. LAMB - RICHMOND DISTRICT CHAMBER OF
COMMERCE

SUBJECT:

PROMOTION OF RICHMOND, NORTH RICHMOND AND
SURROUNDING DISTRICTS

The following letter has been received from the Hon. Secretary:

"Further to a resolution passed at the March General Meeting of our Chamber, I have been asked to request that particular attention be given by your Department to the fact that Richmond and Windsor are twin towns, in all cases when press releases are being prepared for distribution to the various media organisations.

Our members feel that the Richmond/North Richmond area contains several unique attractions and that in the interest of the Hawkesbury region as a whole, these should be publicised whenever possible".

Committee's Recommendation

That the Tourist Promotion Officer liaise with Richmond and District Chamber of Commerce and examine options for improving advertising and editorial content for Richmond and District Chamber of Commerce area.

TOURIST OFFICER'S REPORT

ITEM 1: (File T220)

SUBJECT: HAWKESBURY REGIONAL TOURIST CENTRE FIGURES

The Hawkesbury Regional Tourist Information Centre has now been operating for a period of eighteen (18) weeks. Visitation and sales figures clearly indicate a steady monthly increase.

Visitors

January	1,416
February	1,920
March	3,492

First quarter total visitors and enquiries - 6,828
 Total visitors and enquiries for April - 3,340

Sales and visitation graphs attached.

Sales

January	\$ 876
February	\$ 1,347
March	\$ 3,514

First quarter total sales - \$5,738.67
 Total sales for April - \$3,099.61

Committee's Recommendation

That the information be received.

ITEM 2: (File T220)

SUBJECT: TOURISM COMMISSION ADVERTISING PROGRAMME

Mr. Ian King has indicated that the Commission's advertising programme for the Riverlands and Mountains may be released in May.

Committee's Recommendation

That the information be received.

ITEM 3: (File T220)

SUBJECT: CHILDRENS HERITAGE DAY AT AUSTRALIANA PIONEER VILLAGE

A newsletter was forwarded to all local and metropolitan schools and resulted in bookings for 2,600 children to visit the Village on 17th April.

The programme included: Sheep shearing, whip cracking, ploughing, sheep dog work, country dancing, Sing-alongs, Bush Ranger re-enactments and Blacksmithing. The day proved to be very successful with children and teachers participating in all events.

Staff at the Village were dressed in colonial costume adding to the overall theme of the day - approximately 50% of the children were also wearing colonial dress.

Recommendation

That the information be received.

ITEM 4:

(File T220)

SUBJECT:

PROMOTIONAL FILM

The Tourist Promotion Officer is still investigating the options for suitable film/video/slides for use in the Tourist Centre Auditorium and external promotion. Submissions are still being received.

Committee's Recommendation

That the information be received.

ITEM 5:

(File T220)

SUBJECT:

N.S.W. TOURISM CONFERENCE

The 1986 Tourism Conference will be held in Armidale, 18th-21st October.

18th - Industry Meetings and Elections.

(1)

Council of Tourist Association.

(2)

Australian Institute of Tourist Officers.

19th - Social Day.

20th-21st - Tourism Conference (including Ministerial Dinner - 20th)

The Hawkesbury Tourist Committee was represented by (5) delegates in 1985.

Committee's Recommendation

President G.G. Michael, Deputy Shire Clerk, Tourist Promotion Officer and two other persons, as nominated by the Committee, to attend the Annual Tourism Conference. Persons interested in attending the Conference should contact the Tourist Promotion Officer prior to next meeting.

ITEM 6:

(File T220)

SUBJECT:

REGIONAL PROMOTION - MOUNTAINS AND RIVERLANDS

The Tourist Commission will be participating in the following Trade Shows as part of the overall 1986 programme and have requested regional support.

The outer Sydney/Mountains and Riverlands Tourist Committee have agreed to attend and support the Commission with the following Trade Shows as listed:

Caravan and Camping Show:

Melbourne	8th-14th May, 1986
Brisbane	28th May - 2nd June, 1986
Sydney	7th-15th June, 1986

Holiday and Travel Show:

Sydney	Mid June, 1986
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Support will be as follows:

Total costing \$10,000 less dollar for dollar funding (nett \$5,000). This amount is to be met by the following payments:

Hawkesbury/Blue Mountains/Penrith - \$1,500 each
Macarthur Country - \$500.

This payment covers the following:

- a) Site costs
- b) Staffing
- c) Accommodation and sustenance
- d) Transport and freight
- e) Contingencies

It has been recommended that only one representative from the region attend and man the interstate trade shows and that Sydney shows be covered by joint roster system.

Blue Mountains have supplied a staff member for the Melbourne show.

Macarthur Country will be sending their Tourist Officer to the Brisbane show.

Hawkesbury commitment will be to assist with the Sydney Caravan and Camping Show as well as the Travel Show.

Monies will be reimbursed for staff sustenance and travelling.

It should be noted at this time that the subject of Trade Shows, as an effective means of promotion in the 1980's, is now considered to be less effective and less professional than the newer methods of media promotion.

The Tourist Commissions were not in fact going to support the shows for 1986, however, due to the pressure applied by certain regions in N.S.W., consumer shows have been included for the 1986 programme.

It would be timely for the Hawkesbury Tourist Committee to consider formalising its views on trade shows and notifying the Tourist Commission regarding future promotions.

Committee's Recommendation

Hawkesbury Shire Tourist Committee endorse the Mountains and Riverlands Promotion Programme, contributing \$1,500 in total, towards the cost of the five trade shows listed and, in addition, provide staff assistance with the Sydney Shows and forward a letter to Mr. S. Grieves at the Tourist Commission, informing him of Hawkesbury Shire Council's views on future trade shows.

ITEM 7:

(File T220)

HAWKESBURY REGIONAL TOURIST INFORMATION
CENTRE - HOURS

The suggested normal hours of operation at the Tourist Centre for the full seven (7) day period be follows:

Daylight saving period 9.00am - 6.00pm
Winter months 9.00am - 5.00pm

It is felt that it would only be necessary to extend the hours to fit in with Coach tours on specific demand in summer time.

The Tourist Centre has operated during the following hours since opening:

Up to 1st May - 9.00am to 6.00pm
From 2nd May - 9.00am to 5.00pm

The hours were changed on 2nd May as a result of lack of patronage following the cessation of daylight saving.

Committee's Recommendation

That the Tourist Promotion Officer/Assistant Tourist Officer maintain the right to extend hours where necessary.

GENERAL BUSINESS

Mr. Doug Bowd requested that errors in the Australiana Pioneer Village leaflet should be amended immediately.

Tourist Promotion Officer stated that only a small quantity of the original literature is still in stock - new print run is required.

Mr. Barnes suggested that Mr. Bowd assist with the changes necessary and that reference should be made to the fact that after research, earlier inaccuracies were noted and have been amended.

It was recommended by Mr. C. Sullivan that the Australiana Pioneer Village gate literature format be maintained, corrections made and the colour changed to green. The Tourist Promotion Officer investigate the possibility of an additional Village book/brochure.

Mr. Sullivan stated that the local paper had published an article on Tebbutts Telescope stating it would be placed in either the Museum or the Observatory.

Mr. Weatherstone, Deputy Shire Clerk, stated that a final decision had not been made and Council Officers are still investigating the matter.

Mrs. Madeline Overmyer stated that the Macquarie Arms Hotel has been sold and that the fence behind the Hotel and the Museum need not be expensive, but should be attended to as soon as possible, as rubbish was continually being thrown into the Museum area.

Mr. Bowd reported that after a recent break and enter, the Detective attending suggested because there was no fence, this left the Museum open for break-ins and vandalism.

Mr. Weatherstone stated that the Museum fence is in the works programme. The fence required must prevent slippage (such as colourbond on eastern boundary).

Mr. Alex Hendrikson recommended that if Tebbutts Telescope is placed in the Museum, a security system should be installed.

The President stated this was a Council matter and security had been approved and quotes were being obtained.

QUESTIONS WITHOUT NOTICE

Mr. A. Hendrikson - what plans have been made for the expansion of Australiana Pioneer Village?

Mr. Weatherstone stated a Plan of Management has been set up by the Management Committee and these proposals should be brought forward to Council in the near future.

Mr. Hendrikson stated several interested people with attractions had approached him regarding opportunities at the Village.

Mr. Weatherstone replied their enquiries should be forwarded to him or the Treasurer, Mr. S. Bates.

Mr. Hendrikson requested that the Mall clock be adjusted to the correct time.

Mr. Banres requested information on the Captain Cook Cruise Boat.

The President replied that the Lady Hawkesbury will be handed over to the Company on 24th December. Promotion has already commenced in America, New Zealand and Japan. Captain Cook promotion teams are utilising Hawkesbury Shire Council literature to promote the tour.

Mr. Barnes asked if any further information had been received from the State Rail Authority regarding steam trains to Windsor/Richmond.

Mr. Weatherstone replied that an acknowledgement had been received but no definite statement regarding possible steam train operation.

Mr. Hendrikson suggested Council contact Blacktown City Council regarding the rubbish in "Vinegar Bush" area.

Mr. Hendrikson asked if Council had received further information on the Cannon.

The President replied that no new information was to hand at this time.

Councillor Stanley stated there appeared to be a major problem regarding lack of toilet facilities at the top end of Windsor Pedestrian Mall.

Mrs. Overmyer suggested people are able to use toilet at the Museum.

Mr. Sullivan stated criticism had been noted in the local paper regarding the McDonald "I" sign and is Council happy with the arrangement.

President Michael replied that Council are pleased with the sign.

DATE OF NEXT MEETING

The next meeting of the Committee is to be held on Tuesday, 17th June, 1986 at 7.30pm.

The meeting terminated at 6.55pm.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 10TH JUNE, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

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

Willoughby Council requests a donation of \$1,000 towards the establishment of a Community Switchboard Scheme. Establishment costs are estimated at \$160,000 to cater for 100 elderly or disabled residents within the Municipality. Participants are issued with an emergency calling mechanism which alerts a central switchboard through the normal telephone network.

Enquiries show that a private organisation, Vital Communications Pty Ltd based at Artarmon, offer a similar service which would be open to residents of the 045 telephone district. Their costs initially are \$190 for a pendant control alarm plus \$50 Telecom fee to modify the household telephone. Their service charge is \$72 a quarter. They provide a daily check on both the equipment and subscriber, as well as redirect emergency calls to alert a nominated number or numbers. It is doubtful that Hawkesbury Shire would benefit from the Willoughby scheme.

IT IS RECOMMENDED 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

Advising that it wishes to nominate the following new members for Council approval:- Mr Brian Giffiths, Ms Sue Oldfield, Mr Gerald Pearson, Mr Geoff Trowbridge, Mr Graham Edds and Mr John Meere. Mrs Gladys Farrell has resigned from the Committee.

IT IS RECOMMENDED 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

Advising that the 1986 Annual Conference will be held at Lismore from 27th to 29th October and that the closing date for the receipt of motions, delegates and observers' nominations and Office-Bearer nominations (with biographies) is 14th July.

(S.C. - Would members wishing to attend the Conference please advise Mrs Pyle as soon as possible in order that the necessary arrangements can be made. The Council is entitled to three (3) delegates. In accordance with the Ordinary Meeting on 8th July, as Orders of the Day. These will include the question raised by Councillor Sheridan regarding increase in penalties for vandalism.

Councillor Horrex has submitted a nomination for Country Member of the Executive of the Association.)

IT IS RECOMMENDED that Council support the nomination.

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

On behalf of the Metropolitan West Regional Bicentennial Committee advising of a scheme being developed by Farramatta City Council to include school students in Council's Bicentennial celebrations.

The project involves giving the opportunity to local students of conducting a Council meeting and acting as Council during Education Week of the Bicentennial Year.

Asking Council to sponsor a similar scheme for secondary schools within this area.

(S.C. - This project would benefit students participating and also those at participating schools by making them aware of Council activities.)

IT IS RECOMMENDED 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

Advising that the above proposal was notified in Government Gazette of 9th May, 1986 and enclosing a copy of the prescribed notice for Council's information.

Requesting that Council give as much publicity as possible to the proposal and exhibit a copy of the notice in a prominent position for public information.

Further advising that any objection to the proposal must be submitted to the Minister by 16th June, 1986.

(S.C. - The proposal is to transfer part lots 1 and 2 DP 580911 currently contained within Penrith City Council to Hawkesbury Shire Council. The land has an area of approximately 480 square metres.

The proposal is also to transfer part lot 6 DP 615639 and part lot 2 DP 232093 which are currently within Hawkesbury Shire Council to Penrith City Council. This land has an area of approximately 1750 square metres.

The proposed boundary alteration is aimed at rectifying anomalies which have existed at Agnes Banks for a number of years. The properties in question are partly contained within each Council area, and as such, are levied rates by the two local government authorities.

It is not proposed to object to the proposal.)

IT IS RECOMMENDED 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.

FINANCE AND ADMINISTRATION

REPORTS

1. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

- Lease - Flat 2 "Toxana", Windsor Street, Richmond to Ms Lexie Rae 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. Mathew, Cnr. Groves Avenue, Windsor Road, McGraths Hill (Tourist Centre Complex).

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

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

Date of Engagement	Purpose	Person or Body Responsible
3rd	Wedding	* G. Bonnet
5th, 8th, 14th, 19th, 28th	Masonic Club Deb. Practice	* Masonic Club
8th	Immunisation Clinic	Hawkesbury Shire Council
9th	Presentation/Supper	* Hawkesbury Cricket Club
10th	Wedding	* V. Younger
12th	Meeting	Hawkesbury Co-ordinating Group for Handicapped
14th	Meeting	* A. Fountain
15th	Luncheon - Tamba Delegates	* Hawkesbury Shire Council
16th	Dinner	* Hawkesbury Cricket Club
17th	Ball	* Macquarie Young Lib's
18th	Meeting	* Hills Christian Assoc.
20th	Music Practice	Macquarie Junior Orchestra
21st	Meeting	* A. Fountain
22nd	Heritage Meeting	Hawkesbury Shire Council
23rd	Country and Western Night	* F. Horan
24th	Dance	* Macedonian Society
27th	Music Practice	Macquarie Junior Orchestra

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
28th	Meeting	* A. Fountain
30th	Blue Light Disco	* Windsor Police
31st	Masonic Deb. Ball	* Windsor Masonic Club
		* Paying Functions

IT IS RECOMMENDED THAT the report be received.

3. STAFF MATTERS - RESIGNATIONS. S1/8P

Michelle Melvin - Records Clerk

Mrs Melvin has resigned from 4th July, 1986.

(S.C. The service of this employee has been satisfactory.)

Hilton John (Bill) Riley - Carpenter

Tendering his resignation from 4th July, 1986.

(S.E. - Bill Riley commenced work for Windsor Municipal Council on the 25 May, 1969, and has been involved in numerous projects throughout his 17 years' service. He has carried out his duties in a most satisfactory manner.

IT IS RECOMMENDED 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

At a public meeting chaired by the Deputy Shire President, Councillor A.B. Sheridan, the following were elected as members of the Management Committee: Isabel Ricketts, Chris Chaseling, Colin Draper, Ken Bolton, Virginia Stewart, Nola Tanner, Alex Lockley. A standard constitution was adopted. The first meeting for election of office bearers is to be held on 16th June.

IT IS RECOMMENDED THAT the report be received.

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

Major activities for the children in May were play sessions, a visit to the R.A.A.F. Base to see the guard dogs, fire engines and inspect a plan and ten pin bowling excursion during the school holidays. A family disco was held at Grose Vale Community Halls on a Saturday evening.

The Co-ordinator and Administrative Officer attended a Funding Seminar at the Blacktown Office of the Department of Social Security to learn the new guidelines on funding which became effective on 1st April, 1986.

OCCASIONAL CARE MONTHLY REPORT - MAY, 1986

No. days Centre open	15
No. children enrolled in Centre	210
Fees collected	\$926.20
No. volunteers	14
Visits from V.A.C.S. Advisor	1

IT IS RECOMMENDED THAT the report be received.

6. WORKERS' COMPENSATION. 1112/1

Since Council obtained a licence to act as a Self Insurer for Workers' Compensation from 20 August, 1983, 216 claims have been received. Of these, there are 12 claims which are currently the subject of applications to the Compensation Court.

In a number of cases it is anticipated that Council can substantially reduce or negate its liability by obtaining certain information about the claims and the claimants. However, it is obvious that in the majority of cases Council will be obliged to make some payment to the claimant.

The Compensation Court has only limited authority to award lump sum payments. These are on a predetermined scale for specific items such as the loss of an arm. The only other form of order it can make is for weekly payments. In some cases, it is in Council's best interests to make an offer for a lump sum settlement rather than to take on the liability for weekly payments and medical expenses for an indefinite period.

Discussions in relation to lump sum settlements are normally carried out between the legal representatives of both parties shortly before the hearing, and in some cases, while the hearing is actually in progress.

Prior to these discussions, Council receives advice from the barrister briefed on that claim on the range he considers payable in relation to that claim. Presently, the Shire Clerk authorises negotiations up to an agreed amount which must then be ratified by a full Council meeting. That is, any settlement offer on Council's behalf has always been subject to this approval.

This has two major disadvantages:

1. It would not be difficult for a claimant, or his legal representatives, to find out what Council has approved. This effectively prevents any possibility of settlement at a lower amount.
2. The time factor involved in gaining such approval may be unsatisfactory to the claimant as he has to take his matter out of the list while waiting for Council approval of the settlement. If it is not approved, he would have to wait approximately nine months before the matter can be re-listed and he is more likely to decide to take his chances in court.

For example: a claimant expects to receive \$75,000 for a serious injury, but Council obtains information which indicates that his disabilities are not as great as he maintains. Council's barrister recommends that \$45,000 is the maximum value of the claim on a lump sum settlement basis. During negotiations the claimant agrees to settle for \$50,000 if settled immediately. The barrister advises that it is better to settle on that figure than take a risk that the claimant receives an award that may result in the claimant getting the full amount over a period of time. It should be noted that an order for weekly payments carries with it an automatic order for ongoing medical expenses which could be substantial and unpredictable. A lump sum settlement will conclude the claim forever. It should also be noted that a lump sum settlement should only be agreed to when it is obvious that savings to Council will result.

To eliminate the present delays and to reduce potential cost it is considered that the following procedure should be implemented:-

1. The Shire Clerk 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.
2. The Shire Clerk be advised by Council's legal representatives of the range appropriate for settlement of each claim which proceeds to litigation.
3. A Council Officer, as appointed by the Shire Clerk, accompanies the barrister to court and authorises the final settlement of the claim.

Enquiries with three other Local Government Authorities who are licensed self-insurers have indicated that they follow the procedures listed above. This has resulted in substantial savings on claims.

IT IS RECOMMENDED 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

Macquarie Towns Festival Committee

Minutes of the May meeting and Parade sub-committee are included in supplementary reports.

The RAAF have appointed a new representative, Flying Officer, Rosemary Fisher to replace Flying Officer, Geoff Patchett who has been transferred.

Negotiations are still taking place with the Kuring-gai Philharmonic Orchestra.

The Festival Committee has lodged all documents necessary for incorporation.

Bicentenary Art Commissions

The three designers chosen to submit further designs and costings have been informed, and the unsuccessful entrants have been advised.

Macquarie Towns Acquisitive Art Exhibition

The exhibition this year will take the form of an exhibition of the entire Council collection. Opening night will be 11th July and the exhibition will remain open on 12th and 13th July. A catalogue is being written and invitations are being prepared and minor repairs are being made in preparation for the exhibition.

Office of the Minister for the Arts

A grant application for the 1987 Festival artists project has been prepared, requesting \$4,920. A co-funding application to the Australia Council will be prepared later in the year.

Colo Wilderness Mobile Resource Unit

The Resource Unit ran vacation care centres from the 12th to 16th May, 1986 at Blaxlands Ridge, Colo Heights and Bilpin. Attendances were high, with a total of 136 children. The Department of Youth and Community Services supplied the funding for these centres.

The Unit has been supporting the Colo Heights and Bowen Mountain Playgroup. 25 to 30 parents and children have regularly attended.

Kurrajong Playgroup will be visited in June and other venues are being investigated.

Pre-school attendances have risen, with enrolments at Blaxlands Ridge Pre-school numbering 26 and Bilpin 21.

A Clowning Workshop was held in the Bilpin Hall for schoolchildren as part of the Unit's after school activities. 30 children attended.

A Baby Health Clinic will be held in the Blaxlands Ridge Community Hall on Thursdays.

The Blaxlands Ridge Hall Committee was elected at a public meeting held on 29th May, 1986.

IT IS RECOMMENDED THAT the report be received.

8. UNEMPLOYMENT STATISTICS. S207/11

The Commonwealth Employment Service has provided the following unemployment figures for the quarter ended 31st March, 1986.

Number and Percentage of Total Unemployed by
Total, Sex, Age, Duration and Special Groups

		<u>Numbers</u>	<u>Percentage</u>
Total:		2176	100
Sex:	Male	1408	65
	Female	768	35
Age:	15 - 19 years	551	25
	20 - 24 years	511	23
	25 - 44 years	868	40
	45 + years	246	12
Duration:	Less than 3 months	1189	55
	3 - 6 months	455	21
	6 - 9 months	158	7
	9 - 12 months	84	4
	12 months or more	290	13
Aboriginal:		9	0
Disabled:		310	14

Based on an estimated workforce for the area of 20,000 the total unemployed represents 10.9% indicating an increase of 1.1% on the December quarter figure.

The national unemployment figure for the March quarter was 9.5%.

IT IS RECOMMENDED THAT the information be received.

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

Council borrowed the above loan in 1981 to be renegotiated on 1st July, 1986, with principal outstanding of \$197,000.00.

The Commonwealth Bank of Australia has offered Council a loan of \$197,000.00, repayable over five (5) years by ten equal half-yearly instalments. The interest rate to apply is 13.9%p.a.

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.

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

Grants for the year 1985/86 have been announced by the Department of Environment and Planning.

Hawkesbury Local Government Area will receive the following:-

\$ 4,000	Stimulus Early Intervention Group
\$ 5,500	Community Aid, Emergency Transport Scheme
\$ 26,963	Hawkesbury Co-op Society, Community Housing Worker
\$ 2,645	Hobartville Family Support Network
\$ 11,050	Hawkesbury Shire Council for Community Work -
	Option Programme
	(Equipment purchases)
\$ 50,158	Total Allocation

The Forgiven Valley Mobile Resource Unit which operates in both Baulkham Hills and Hawkesbury Local Government Areas also received a grant of \$28,246.

Application for grants in the 1986/87 financial year will be announced during the week commencing 15th June, 1986.

Identified Areas of Need

- Children's and Youth Facilities and Services.
- Recreational, Leisure, Sporting and Cultural Facilities and Activities.
- Health.
- Social Development and Community Welfare.
- Environmental Improvements.

IT IS RECOMMENDED THAT the report be received.

11. COMMUNITY HALL - WISEMANS FERRY. C45

Council resolved on 12th February, 1985, to support the provision of a community hall for Wisemans Ferry, subject to satisfactory arrangements being made with the three adjoining Councils.

A Committee was established for the investigation of an appropriate community hall. The Committee comprised of representatives from each local government area and local interested people representing the Senior Citizens Club, Forgiven Valley Mobile Resource Unit and the Community Centre/Pre-school Committee. The need for the construction of a community hall at Wisemans Ferry was detailed in the submission to the Council on the 12th February, 1985. This need was further demonstrated to the Hornsby Shire Council when they carried out an inspection of the privately owned buildings which were determined as being completely inadequate and unsafe for the purposes for which they were being used.

Meetings have been held with representatives of the four Councils and the community groups concerning the proposal. As a result of these meetings, there is an agreement on the type of building and a suitable floor plan. Hornsby Shire has allocated a suitable flood free site for the construction, prepared plans for a building, and estimated site preparation and carpark construction costs as follows:-

. Building (Estimated)	\$ 100,000
. Access road/car parking (Est.)	\$ 41,000
. Land	\$ 35,000
. Site Preparation/P.C. Items (Est.)	\$ 10,000
	\$ 186,000

Hornsby Shire Council has now requested that the cost of \$186,000 be shared equally between the four Councils involved. Of the total estimated cost, Council is required to contribute \$46,500 towards the project, being one quarter of the cost.

The preparation of the financial details has been delayed by negotiations between Hornsby Shire Council and the Department of Main Roads. This resulted from the investigation of the road works and proposed bridge over the Hawkesbury River which may have conflicted with the site provided by Hornsby Shire Council. This matter has been clarified to the satisfaction of that Council.

An amount of \$35,000 has been provided in the overall detailed cost of the project for the land component provided by Hornsby Shire Council. Following discussions with officers of that Council, the residue of land not required for community purposes may be suitable for future residential subdivision. This would enable the Council to recoup the original capital costs and it is felt that the land value should be reduced from the amount required to be contributed by each of the Councils.

Subject to the four Councils agreeing to the proposal, Hornsby Shire Council intends to prepare a suitable deed of agreement which will detail each Council's contribution and the division of any proceeds in the event that the demountable building is sold in the future. It is also intended that the community hall will be managed by a community base committee.

IT IS RECOMMENDED 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

At the Ordinary Meeting of Council held on 13th May, 1986, it was resolved to call a public meeting to create a Management Committee for care, control and management of the Blaxlands Ridge Community Hall.

A draft constitution was prepared by Council officers and a meeting was held at the hall on Thursday, 29th May, 1986 at 7.30pm.

The following persons were elected:

Isabel Ricketts - Blaxlands Ridge Bush Fire Brigade
 Chris Chaseling - Colo Wilderness Mobile Resource Unit
 Colin Draper - Resident ratepayer
 Ken Bolton - Blaxlands Ridge Pre-school
 Virginia Stewart - Comleroy Road School
 Noela Tanner - Comleroy Road School P & C
 Alex Lockley - Resident ratepayer

Arrangements have been made for the first meeting of the Committee, at which time the office bearers will be elected.

IT IS RECOMMENDED THAT the elected representatives of the Blaxlands Ridge Community Hall Management Committee be endorsed.

13. REPORTS, MINUTES ETC., OF OTHER COMMITTEES AND ORGANISATIONS.

CSO/3

The following reports, minutes etc. are submitted for Council's information.

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

IT IS RECOMMENDED THAT the information be received.

14. REPORTS REQUESTED BY COUNCILLORS

Set out on the attached pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

PAGE 1

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 10-JUN-86

FILE NO REP DATE	SUBJECT REFERRED TO	ACTION	COMMENT	COMP DATE
8 13-Mar-84	Bicentenary SP	Discussion	Under investigation	
64 14-May-85	Swimming Centres SHS	Further report on Option 2 for provision of pool heating	Further information being obtained following earlier report	
11-June-85	Waste Disposal SHS	Report	Under consideration for report	
90 13-Aug-85	Educational Tapes Lib	Report	Under consideration for report	
94 13-Aug-85	Boat Ramp SE	Report	Report to June G.P.C.	
96 10-Sep-85	Archives LIB	Report	Under investigation for report	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 10-JUN-86

FILE NO REP DATE	SUBJECT REFERRED TO	ACTION	COMMENT	COMP DATE
102 08-Oct-85	SES Road Rescue SE	Report Further report on the implications of Local SES involvement in Road Rescue	Report to June G.P.C. Meeting	
103 08-Oct-85	Amenities R'mond SE	Report Report on public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities	Plans nearing completion for report	
108 11-Nov-85	Grose Vale Site DSC	Report Further report on the management of the former Grose Vale School building once Council has obtained ownership	Awaiting ownership	
112 12-Dec-85	Car Park S.R.A. SE	Report Report on carrying out some works to improve the car park on S.R.A. property at Richmond	Report to June G.P.C.	
14-Jan-86	Power Boats HS	Investigation Investigation of safety aspects of power boats moving upstream of the Windsor Bridge	Investigation being carried out	
11-Feb-86	Hollands Paddock SE	Plan Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street	Report to June G.P.C. Meeting	
11-Feb-86	Australiana Village Treasurer	Report Further report on discussions with Mr. Theo Dykgraaf regarding promotion and operation of Australiana Village	Referred to Aust Pioneer Village Committee - Plan of Management being prepared	

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 10-JUN-86

FILE NO REP DATE	SUBJECT REFERRED TO	ACTION	COMMENT	COMP DATE
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 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 to be prepared following construction of Long Day Care Centre	
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 to June G.P.C. Meeting	
11-Mar-86	Industrial Use 43 Mileham St SP	A further report, including erection of proposed storage shed/workshop, be submitted to June GP for consideration	Report to June G.P.C. Meeting	
13-May-86	21 Baker Street SP	Further report with a view to making the area a car park	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 to July G.P.C. Meeting	
13-May-86	Richmond Park SE	Report on funds allocated for Richmond Park	Lighting costs being obtained from Prospect County Council	

ENGINEERING

REPORTS

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

In 1985, Council submitted two applications to the Department of Sport and Recreation for Capital Assistance under the programme for sporting and recreation projects as follows:-

1. Amenities block at Woodbury Estate, Glossodia.

2. Floodlighting for Icely Park, Richmond.

Unfortunately, Council was unsuccessful with both applications. More than 900 applications requesting assistance in excess of \$27million were received in relation to projects.

However, the No.4 priority, being an application from the Hawkesbury District Netball Association, was successful in receiving a grant of \$62,500 for the construction of eight additional netball courts and improvements to the existing clubhouse/amenities block. As adopted by Council on 10 December, 1985, a contribution of \$12,740.00 will be allocated by Council to the project.

Application for the 1986/87 programme will be issued to Local Government Authorities later this year.

Should Council wish to have a project reconsidered, a revised application should be prepared and submitted at the appropriate time.

(S.E.- Council in consideration to the Parks Improvement Programme provided an amount of \$18,000 as Council's contribution towards the amenities block at Woodbury Estate. It is proposed that a re-application be submitted for this project.

Council also resolved that any surplus funds be allocated to Bowen Mountain Park.

It is therefore necessary to revise the programme as follows:

Item 4 - South Windsor Park

Construction of eight (8) netball courts & building improvement

Council Contribution:

\$12,740

Item 9 Bowen Mountain Park

Council Contribution:

\$ 5,260

This will allow the Park Committee to commence the improvement work listed in its application to Council.)

IT IS RECOMMENDED 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

As a result of the close down of operations of the Cordners Corner Flood Mitigation Project, this source of continuing funding in relation to the programme of improvement at the Village will cease.

As a result, notification of suspension has been issued to Mr A. Hawthorne and Mr M. McErlene who were employed specifically to undertake improvement work on the buildings at the Village.

The work undertaken by these staff members has been supplemented through Stage 1 of the CEP programme for the Village which was orientated to the building restoration programme. This scheme is scheduled for completion at the end of the month.

IT IS RECOMMENDED 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

ROAD CONSTRUCTION

Fisher Road, Maraylya

Cement stabilisation of the pavement has been completed and the pavement sealed.

Reedy Road, Maraylya

Cement stabilisation of the pavement with application of the bitumen seal has been attended to on the section from St. Johns Road through to the point where re-alignment of the approach to Fisher Road is waiting completion of the land resumption.

William Street, North Richmond

Strengthening and sealing of the road shoulders adjacent to the new kerb and gutter has been completed with sealing of the pavement arranged for 4th June.

MR 181 St Albans Road - 7.54 km - 9.70km

Work has recommenced on the reconstruction with drainage and earthworks in progress.

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

Work has commenced with the kerb and gutter in place along the northern shoulder with placement of the pavement materials well advanced.

JOBS ON LOCAL ROADS

Work has commenced under the Commonwealth Employment Programme with staff undertaking maintenance improvement on West Portland and Greens Roads.

ROADS RESEALING

Settlers Road at St. Albans end
Boundary Road at Maraylya end

Patching, gravelling and grading included attention to East Kurrajong Road, Freemans Reach Road, Pitt Town Bottoms Road, Yarramundi Lane, Kurmond Road, Tennyson Road, Wire Lane, Mitchell Park and Pebbly Hill Roads, Maraylya; Portland Head Road, Sackville; Tizzana Road, The Driftway; Laws Farm Road, Kolara Road, Brenmans Dam Road, Old Hawkesbury Road, Vineyard; Settlers Road, Upper Colo Road, Burralow Road, Kurrajong Heights; Mt. Toote Road and the Loop Road at Bilpin and streets Pitt Town, Kurmond and North Richmond.

Repairs to footpaths Lennox Street, Bourke Street and March Street, Richmond.

Extension of the culvert Oakville Road to provide for foot traffic along the roadside verge.

PARKS AND GARDENS

Powell Park - Tennis Courts

Construction of the court is now complete and quotations will be invited for construction of the new shelter shed.

Bicentenary Park

Work has commenced on the pathways in the garden for Disabled under the Commonwealth Employment Programme grant.

Planting of the plane trees along Windsor Road through to Clarendon.

Other

Cleaning of the lake, McQuade Park.

Work has commenced on the pruning of street trees.

BUILDINGSAustraliana Pioneer Village

External painting of Perrys Cottage has been completed with minor repair to the interior. The smoke house has been relocated in preparation for the resiting of Mangolds Cottage to the Village.

Work has commenced on Stage 2, Community Employment Programme Development and improvement of the lake as a feature of the area will be undertaken.

Other

In addition to attention to vandalism, maintenance was undertaken at McGraths Hill Neighbourhood Centre, Bilpin Hall, Freemans Reach toilet block, water wheel the Mall, Hobartville shops, Maraylya Park toilets, North Richmond Park toilets and tennis shed, Cultural Centre and the Council Chambers, including display cabinet for foyer.

SEWERAGE

Daily flow for May was 2,201kl/day.

Replacement of sections of the trickling filter arms was attended to.

Clearing of seven main line blockages and three chokes in service lines to Council property.

IT IS RECOMMENDED THAT the report be received.

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

Tenders for Contract 1313-BP1 were advertised in the Sydney Morning Herald on Tuesday, 22nd April, 1986 and closed at Council's offices at 3.00pm on 19th May, 1986.

Tenders Received

Tenders were received from three companies as follows:

Water Treatment Pty.Ltd	\$136,134.00
William Boby & Company Pty.Ltd	\$161,579.00
Aquatec-Maxcon Pty.Ltd	\$168,710.00

Tender Evaluation

a. General

This contract is for the design, manufacture, supply, delivery, installation, commissioning and maintenance of mechanical equipment for the Bligh Park Sewage Plant. The Contract was divided into six parts, with the proviso that Parts of the Contract could be awarded singly or in combinations. The six parts were as follows:

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- Part 1 - Milliscreen
 Part 2 - Open Channel Flow Meter
 Part 3 - Mixer and Mechanical Surface Aerator
 Part 4 - Clarifier Equipment
 Part 5 - Pumps
 Part 6 - Chemical Dosing Equipment

All the tenders received quoted for all six parts of the Contract. Each Part has been evaluated separately on the basis of compliance with the Specification and price, generally to be awarded to the lowest acceptable tender, unless a more costly offer contains significant overall advantages to the Council, or a single contractor could provide a price close to these minimum.

b. Part 1 - Milliscreen

The unit prices for this Part of the Contract were (in ascending order of price):

Water Treatment	\$21,000.00
William Boby	\$27,056.00
Aquatec-Maxcon	\$31,200.00

The Water Treatment offer was for a Passavant Rotopass with a maximum capacity of 120/140 l/s, which is not to the specified value of 215 l/s. Also, their offer did not include the two discharge hoppers so should not be considered further.

William Boby and Aquatec-Maxcon have offered an identical unit (manufactured by William Boby), which is to specification. Hence Part 1 of the contract could be awarded to William Boby.

c. Part 2 - Open Channel Flow Meter

Prices for this part of the contract were:

Water Treatment	\$3,928
Aquatec-Maxcon	\$5,410
William Boby	\$5,889

The lowest offer, from Water Treatment, was \$1,482 less than the next lowest, and equipment was to specification.

Therefore, Part 2 of the Contract could be awarded to Water Treatment.

d. Part 3 - Mixer and Aerator

Prices for this Part were:

Aquatec-Maxcon	\$29,800
Water Treatment	\$34,142
William Boby	\$36,360

The mixer offered by Water Treatment was a submersible type and not to specification, so cannot be accepted. Other items in the tender were generally to specification, as was William Boby's offer.

Aquatec-Maxcon offered equipment to Specification, and were 18% lower in cost than the next tender to Specification.

Therefore, Part 3 of the contract could be awarded to Aquatec-Mexcon at a cost of \$29,800.

e. Part 4 - Clarifier Equipment

Prices for this part of the Contract were:

William Bobby	\$40,131
Water Treatment	\$42,889
Aquatec-Maxcon	\$54,435

The tender of Bobby was the lowest in price, had equipment to Specification and all items would be manufactured/sourced from Sydney, NSW. Therefore, Part 4 of the Contract could be awarded to William Bobby at a cost of \$40,131.

f. Part 5 - Pumps

Prices for this part of the Contract were:

Water Treatment	\$10,350
Aquatec-Maxcon	\$13,975
William Bobby	\$16,315

The equipment offered by all tenderers was to specification. Supply and Installation by Water Treatment of the chain hoist (which was omitted from their tender) would cost an extra \$400, bringing their total to \$10,750, which is still below the other offers. Hence, Part 5 of the Contract could be awarded to Water Treatment, at \$10,750.

g. Part 6 - Chemical Dosing Equipment

Prices for this part of this Contract were:

Water Treatment	\$23,825
Aquatec-Maxcon	\$33,880
William Bobby	\$35,829

The provision and installation of a 4 pin plug as per 8.2.2 of the Specification should have been included in Water Treatment's offer, at a cost of \$350, bringing the total cost of \$24,175. The revised tender of Water Treatment is substantially less than the other two tenders and the equipment offered is to Specification. Therefore Part 6 of this Contract could be awarded to Water Treatment, at \$24,175.

h. Overall Evaluation

The relative Contract values to each supplier as outlined above are:

William Bobby	49.5%
Water Treatment	28.6%
Aquatec-Maxcon	21.9%

for a Total Contract Value of \$135,840. It must be evaluated whether the cost savings due to splitting of Parts of the Contract between three tenderers negates the increased costs for Contract supervision and administration. The alternatives, to restrict supply to one or two tenderers (and be to Specification) are:

The lowest alternative is still \$14,412 above the Total Contract Value as recommended. This saving would amply cover the costs associated with extra Contract supervision and administration.

IT IS RECOMMENDED THAT:

- i. Award all Parts to William Bobby
- ii. Award all Parts to Aquatec-Maxcon
- iii. Award Parts 1 and 4 to Bobby, Parts 2, 3, 5 and 6 to Aquatec

\$161,579.00
\$168,710.00
\$150,252.00

1. the information in respect of tenders for contract 1313 BPL 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

Precinct 4 of Bligh Park Estate was released for sale on 26th April, 1986. Of the 70 lots released, 62 have been reserved for sale and proceeding to exchange of contracts.

With the release of Precinct 4 the total number of lots released is 279, of these, 93 homes have been completed and 34 homes are under construction.

Road and drainage works together with the sewer reticulation have reached practical completion in Precinct 5 one month earlier than the anticipated contract completion date. The completion of these works will allow the release of Precinct 5, comprising 88 lots, in early July, 1986.

It is anticipated that Precinct 6 comprising 83 lots will proceed to tender in July with release in October 1986.

A total of 450 lots will have then been made available for development within the Estate.

IT IS RECOMMENDED THAT the information be received.

6. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

Date	Application	Date	Received	Approved
Applicant:	Champion Real Estate P/L	1/4/86	27/5/86	
Owner:	P.J. McMahon & M Seehusen			
Land:	For. 66 Par. Kurrajong			
	Blaxlands Ridge and			
	Kentoolen Roads			
	Subdivision creating 3 lots			

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			Date Application Received	Date Approved
S85/114	Applicant: Owner: Land:	D. Matthews and Associates D. MacDiarmid Lot 2 DP 580502 Blaxlands Ridge Road, Kurrajong Subdivision creating 3 lots	1/11/85	29/5/86 Amendment of plans required. Approval under SEPPI
S86/32	Applicant: Owner: Land:	D. Matthews & Associates B.E. & B.K. Sheppard & P.J. & J. Rutter Lot 2 DP 22461 & Lot E DP 373372 Greggs Road, Kurrajong Subdivision creating 2 lots	13/3/86	13/5/86
S86/4	Applicant: Owner: Land:	D. Matthews & Associates Broadway Properties P/L Lot 1 DP 585062 East Kurrajong Road, East Kurrajong Subdivision creating 4 lots	17/1/86 2/6/86	21/2/86 Conditions varied
S86/24	Applicant: Owner: Land:	G.S. Williams G.S. Williams & B.J. & Y.M. Calvert Lot 7 DP 229641 Bellbird Ave & Lot 5 DP 240753 Clyde Lane, Kurrajong Heights Subdivision creating 2 allotments	3/3/86	14/5/86 Original applicat- ion incomplete
S86/50	Applicant: Owner: Land:	D. Matthews & Associates G.J. Helme Lot 17 DP 571488 East Kurrajong Road, East Kurrajong Subdivision creating 2 allotments	6/5/86	16/5/86
S86/34	Applicant: Owner: Land:	Ms. P.R. Collier P.E. Collier Pt. Lot 62 DP 14736 Kurrajong Road, Kurrajong Subdivision creating residential lot and a rural residue	27/3/86	26/5/86
S86/47	Applicant: Owner: Land:	D. Matthews and Associates J. Lindsay & R.G. Hartley Lots 1 & 2 DP 633592 Cedar Ridge Road, Kurrajong Subdivision creating 3 lots	22/4/86	29/5/86 Variation under SEPPI

IT IS RECOMMENDED THAT the information be received.

HEALTH AND BUILDINGCORRESPONDENCE1. PUBLIC ACCOUNTS COMMITTEE - BUILDERS LICENSING BOARD. B25/8

"The Public Accounts Committee has received a reference from the Minister for Consumer Affairs, the Honourable Bob Carr, M.P. to inquire into the operations of the Builders Licensing Board.

The Terms of Reference also require the Committee to specifically address the following issues:-

- a) the operations of the Board's insurance funds including the appropriateness of current premium levels;
- b) whether client needs are being met in a satisfactory manner;
- c) the adequacy of the Board's information and control systems and performance monitoring practices; and
- d) any other aspect which impinges on the efficiency or effectiveness of the Board's operations.

In view of the fact that local government bodies are closely involved with building regulations, and collect fees for the Board, the Committee has decided to invite all Councils to make submissions to it on any aspects relevant to the inquiry.

Should your Council wish to make a submission, please be sure that it is received by 22nd June, 1986.

For further information contact Frank Sartor on 230 2629 or Sue Chapple on 230 2630."

(S.H.S. - The Builders Licensing Act was gazetted in 1971 and its provisions apply to any domestic building work which is valued at over \$1000. The obvious intent of this figure was to apply to provisions to relatively major work. Due to inflation which has occurred during this period, the provisions of the Act apply now to all but the very smallest domestic construction work involving the owner in significant additional costs for an owner/builder's permit or alternatively the B.L.B. insurance premiums. In order to maintain the intent of the original legislation, it is believed that this figure should be increased to say, \$10,000 and re-assessed periodically.

Insurance premiums and the limitations regarding the maximum amount payable in respect of a claim are also of concern. With the increasing rate of building costs, this aspect needs regular careful assessment in order to maintain the value of the Builders Licensing Board Insurance Scheme.)

IT IS RECOMMENDED THAT the Public Accounts Committee be advised accordingly.

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

Forwarding a copy of their correspondence to the Minister for Education regarding the very poor condition of the major playground area at the Glossodia School and seeking Council's support in having the facilities upgraded.

(S.H.S. - The condition of this facility is indeed very poor. There is virtually no grass cover nor paving and the area is extremely dusty in dry weather and slippery and muddy during wet periods. The area is also very uneven with rocky outcrops and covered with loose stones giving rise to many minor accidents.)

IT IS RECOMMENDED THAT Council support the Association by written representation to the Minister and the Member for Hawkesbury, Mr. K. Rozzoli.

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HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS B25

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

No.	Type of Building	Estimated Value
34	New Dwellings	\$2,213,462 (\$3,437,447)
57	Additions to Dwellings	383,045 (421,010)
-	Residential Flat Buildings	- (155,000)
7	New Buildings other than Residential	940,000 (1,069,399)
6	Additions to Buildings other than Residential	49,500 (71,500)
7	Swimming Pools	45,615 (45,130)
-	Additions to Dwellings - Dual Occupancy Unit	-
111		\$3,631,622 (\$5,199,486)

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

No.	Type of Building	Estimated Value
196	New Dwellings	\$10,692,139 (\$11,407,710)
291	Additions to Dwellings	1,950,591 (\$1,753,962)
3	Residential Flat Buildings	251,000 (432,000)
19	New Buildings other than Residential	4,141,000 (\$3,117,886)
25	Additions to Buildings other than Residential	470,398 (692,680)
51	Swimming Pools	373,051 (368,652)
1	Additions to Dwellings - Dual Occupancy Unit	10,000 (197,250)
586		\$17,888,179 (\$17,970,140)

IT IS RECOMMENDED that the report be received.

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

Recent investigations of premises within the Shire, particularly in regard to complaints of offensive odours, has highlighted the need for authorisation of officers of the Health and Building Department under the provisions of the Clean Air Act. Such authorisation will facilitate entry to the premises concerned, will allow the service of Statutory Notices under the Act in regard to premises other than "Scheduled Premises" and facilitate the requirement of remedial work being carried out.

Any subsequent legal proceedings will only be instigated following report to, and specific resolution of Council.

IT IS RECOMMENDED 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

REPORTS

1. MAY VACATION ACTIVITIES

All activities conducted during the May school holiday period were successful.

Five Vacation Play Centres were conducted in conjunction with the Department of Sport & Recreation. The venues and attendances were as follows:

Venues	Gross Enrolment	Average Daily Attendance
Windsor South Primary	153	51
Richmond High	195	64
McGraths Hill Community Centre	65	33
Nth Richmond Chas Perry Hall	47	26
Glossodia Community Ctr (12-17yrs)	31	16

All attendances were excellent with a total of 491 children attending five Play Centres as compared to 359 attending six Centres during the May holidays last year.

Play Centres offered a wide variety of activities for children 5 to 15 years.

Seven handicapped children attended the Centre at Richmond High where a specialised integrated handicapped programme operates.

Clowning workshops sponsored by the Department of Sport & Recreation were conducted for up to five hours per day at each Play Centre.

Children also attended excursions to Warragamba Dam, viewed the 'Black Cauldron' at Richmond Regent and visited the bond Alrship at Schofields.

Two additional activities were organised outside of Vacation Centres for the general community. A total of 55 parents and children explored Sydney's Museums being the Power House and Australian Museums along with a guided bus tour of Sydney's sites. Eighty-five people officially toured Warragamba Dam and viewed a film before having a picnic in the grounds of the area. Forty of those who attended were from Vacation Play Centres.

Overall, the Vacation Programme was excellent, with a greater number of parents and children becoming aware of the activities and participating in them.

IT IS RECOMMENDED THAT the information be received.

M. 11/12/86

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. P160/69

Council is referred to Item 3 of the Shire Planner's Report to the General Purpose Committee of 27th May, and to the sub-heading "Miscellaneous Matters" which indicates that a power of entry onto land has been included to cover persons authorised by the Director or a Council.

The specific provisions of this new power are as follows:

- Section 117A (1) - The Director or a Council may authorise a person in writing, to carry out inspections for the purposes of this Act, the Regulations and any Environmental Planning Instrument.
- (2) - A person authorised under sub-section (1) may enter any land or any place on any land and may thereon or therein carry out such inspections and surveys and take such measurements and such photographs as the person considers necessary in connection with the administration of this Act, the Regulations and any Environmental Planning Instrument.
- (3) - Sub-section (2) does not authorise a person to enter that part of any premises being used for residential purposes without the consent of the occupier of that part of the premises.
- (4) - A person authorised under sub-section (1), in exercising a function conferred by sub-section (2) in relation to any land or any place on any land, shall, if so required by a person apparently in charge of that land or place, produce the instrument of his or her authority to that person.

As indicated Section 117B provides that it is an offence to hinder, obstruct or interfere with the person authorised under this section in that person's exercise of their functions.

The section provides that Council has to authorise in writing, any persons it may decide should have power to carry out inspections for the purposes of the Act, the Regulations and any Environmental Planning Instrument. It is proposed that the following persons should be provided with such authorisation as they are involved in property inspections on a regular basis:

Alice Brandjes - Town Planner
 Michael Coulter - Deputy Shire Planner
 Sharon Cooper - Trainee Town Planner
 Glenn Falson - Shire Planner
 Phillip Johnston - Draftsperson
 Elizabeth Hanlon - Trainee Town Planner
 Robert Lenton - Draftsperson
 Vic Petersen - Town Planner
 Judith Portelli - Trainee Town Planner
 Gareth Ponton - Executive Planner

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In many instances Council's planning staff are able to carry out inspections without entering private property. However, there are occasions when a use or development cannot be viewed from an adjoining road, in which case the matter can only be resolved by entry onto private property.

It is recommended that a policy document accompany the written authorisations indicating the procedures to be adopted by authorised persons in carrying out inspections. These procedures should be as follows:-

1. Entry onto private property to occur only where the inspection could not be satisfactorily carried out from a public road or public lands.
2. Authorised persons are to enter private property only when they have their instrument of authority available for inspection.
3. Upon entering private property the authorised person is to make reasonable endeavours to introduce himself or herself to any person present and to state the reason for the inspection.
4. If in the course of carrying out an inspection on private property any person attempts to obstruct, hinder or interfere with the authorised person, then that authorised person should immediately leave the property.

Accordingly, it is recommended that the persons named above be given authorisation in accordance with Section 117A and subject to the policy outlined above.

IT IS RECOMMENDED 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 Hanton, 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

Reference is made to Item 11 of the Shire Planner's Report to the General Purpose Committee of 27th May, 1986 and to questions at that meeting concerning the status of bush rock removal in relation to the draft plan.

The removal of bush rock is a prohibited use in all rural zones under Hawkesbury Local Environmental Plan, 1984. The Planning Department is unaware of any existing consents under previous planning orders. Certainly there have been no approvals within the past thirteen (13) years and any approvals given prior to that date would be exhausted.

*Michael Coulter
Sharon Cooper
Judith Portelli
Gareth Ponton
Elizabeth Hanton
Phillip Johnston
Vic Petersen
Robert Lenton
Alice Brandjes
Michael Coulter
Sharon Cooper
Glenn Falson
Phillip Johnston
Elizabeth Hanton
Robert Lenton
Vic Petersen
Judith Portelli
Gareth Ponton*

In relation to Crown lands, there are no leases for the removal of bush rock in New South Wales, these having been extinguished in the the past few years.

Consequently the removal of bush rock from any land within the Shire whether public or private, is prohibited and illegal.

Bush rock removal seriously and irreparably damages the ecosystem of rural areas. There is no justification for its removal for use as retaining walls, etc., given the ready availability of other equally attractive and structurally sound material e.g. sandstone, logs, etc.

While any bush rock removal within the Shire is illegal there are obvious policing problems in the outlying areas.

The matter will be brought to the attention of Council's Ordinance Inspectors with a view to giving it a high priority.

IT IS RECOMMENDED THAT the information be received.

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

Council will be aware of action instituted to have the above illegal use terminated. Injunction action was undertaken with the matter being heard on 22nd May, before Justice Bignold of the Land and Environment Court.

The decision of the Court was that declarations for the injunction be made however, that a period of suspension of injunction operate for five (5) months from the 22nd May, subject to compliance with the following:-

1. that there be no more than two trucks at any time on the premises;
2. maintenance and refrigeration be not carried out outside the hours of 8.00am to 6.00pm and not on Sundays;
3. that there be liberty for both parties to reapply at any time; and
4. the respondents to pay Council's costs.

The suspension of injunction is to enable the Taylors adequate time to relocate. It is understood that an industrial lot has been purchased in Mulgrave for this purpose.

IT IS RECOMMENDED THAT the report be received.

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

The Heritage Council have advised that the Minister for Planning and Environment has made an Interim Conservation Order (ICO) over most of the Riverstone Meat Works land within the Shire. The land excluded from the ICO is that area recently approved by Council to be subdivided into 44 x 2ha lots and that part generally flood liable adjacent to South Creek.

*Glenn letter
to minister
13/6/86*

It would appear, although it is not clear from the notice, that the reason for the ICO is to protect part of the Riverstone Wildlife Refuge. If this were the situation, it is not clear why the ICO did not include the flood land adjacent to the Creek, as this has long been identified as an important part of the Refuge.

The area is generally all of that supported by Council in 1981 as being capable of urban development. Indeed, this aspect has been planned for in the collection roads in the adjacent Bligh Park which have been designed to also serve the Riverstone land at a later stage. It is known that the NSW Department of Housing (recently Landcom) are of the opinion that the land should be developed in the future for urban purposes. It is known that the National Parks and Wildlife Service want to see no development on the land with the Department of Environment and Planning tending to the remainder to be developed for housing purposes. This later view is the one promulgated by the Riverstone Company as per their consultants report of approximately twelve months ago.

Council is now in the position of having no firm guidelines as to the ultimate end use of the Riverstone Company land. This causes considerable difficulty in designing subsequent stages of Bligh Park, particularly with regards to roads and servicing. Additionally, the rural/residential subdivision which is seen as undesirable on general planning principles as well as being undesirable if the intent of the ICO is to preserve the refuge with no subsequent development.

The attitude of the interested government bodies with respect of the property are, as reported by the Shire Planner to the Special Meeting of Council on 6th November, 1985, when the subdivision proposal was considered. The resolution at that time was as follows:-

"That the Department of Environment and Planning and National Parks be advised that Council is prepared to convene a meeting between them and Council, that Council realises their concerns to the development of the property, however, foresees a need to resolve the tenure of the land and that if such matters are not resolved within six months, that Council is prepared to consider other applications for the development of the property in accordance with the current zoning."

The current zoning provides for the majority of the land to be subdivided into 10ha lots. Whilst such could still happen, any proposal would first require the approval of the Heritage Council. The meeting referred to in Council's resolution did take place. At the time, it was indicated by the DEP and National Parks that any decision would involve and be conveyed to Council, prior to implementation. Despite a number of follow up letters, nothing has been heard except for the ICO notice.

It is considered that Council's concern should be expressed to the Minister in the circumstances.

IT IS RECOMMENDED 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.

LIBRARYREPORTS1. CHILDREN'S BOOK WEEK 1986. L125/15

Children's Book Week will be celebrated from 19th to 26th July, 1986. The slogan for this year is "Key into Books".

The Windsor Central Library and Richmond Branch Library will be using computers and the library computerisation as their interpretation of the slogan. Both libraries will have a display of all books on the shortlist for awards during Children's Book Week.

The Children's Librarian, Mrs Cheryl Harris, will be conducting a programme for schools and children's groups throughout Book Week. A talk will be given about the library service, the Book Week books and an appropriate film will be shown.

The Children's Librarian will be forwarding letters to schools and children's organisations stating that both libraries will be accepting class bookings on the following days and times:

Monday 21st July:	Windsor Central Library - Bookings 10.00am, 11.00am, 12.00 noon, 1.00pm and 2.00pm
Tuesday 22nd July:	Richmond Branch Library - Bookings 10.00am, 11.00am, 12.00 noon, 1.00pm and 2.00pm
Wednesday 23rd July:	Windsor Central Library - Bookings 10.00am, 11.00am, 12.00 noon, 1.00pm and 2.00pm
Thursday 24th July:	Richmond Branch Library - Bookings 10.00am, 11.00am, 12.00 noon, 1.00pm and 2.00pm
Friday 25th July:	Windsor Central Library - Bookings 10.00am, 11.00am, 12.00 noon, 1.00pm and 2.00pm

The programme will last approximately 30 minutes and will include a talk, story and film suitable for the grade attending. Numbers will have to be restricted to sixty children at Windsor and forty at Richmond.

IT IS RECOMMENDED THAT the report be received.

2. AACOBS - ANNUAL REPORT 1984/85. L125

Report of the Australian Advisory Council on Bibliographical Services, published by the National Library of Australia on behalf of AACOBS in 1986.

This body was formed thirty years ago and until the past five years was a voluntary organisation but now has subscribing members. The report highlights some of the major areas of concern such as information technology, cataloguing, bibliography information resources, research and development and user needs.

AACOBs presented a submission to the National Inquiry into Local Government Finance and is involved - C.A.P.L. (Campaign for Increased Commonwealth Assistance to Public Libraries), it also opposed any imposition of sales tax on books, newspapers and other printed material and forwarded its views to the Taxation Review Committee in March 1985.

Some of the achievements of AACOBs include:

- * A Standard Inter-Library Loaning Form
- * A Standard Inter-Library Code (many countries still do not have a code)
- * Establishment of S.T.I.S.E.C. (Scientific & Technological Information Services Enquiry Committee)
- * Provision of a forum for libraries of all kinds to work together
- * Work in relation to the Copyright Act.

As well as the Annual Report, minutes of the regular meeting of AACOBs are reviewed and include a diverse range of subjects from National Information Policy which was canvassed in a "Discussion Paper; a National Information Protection of Movable Cultural Heritage Bill 1985; Freedom of Information to Oral History Collection and Preservation in Australia and the Impact of Devaluation on Library Resources.

IT IS RECOMMENDED THAT the report be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. RICHMOND NEIGHBOURHOOD CENTRE - HAWKESBURY COMMUNITY SERVICES CONSULTATIVE COMMITTEE. C45/34.

Advising that Mr. Lachlan Ryan from C.Y.S.S. Richmond, was nominated as the Interagency representative on the Hawkesbury Community Services Consultative Committee.

2. NORTH RICHMOND COMMUNITY CENTRE - OFFICE BEARERS. C51/45.

Advising of retirement of Chairman, Mr. Kinsella and newly elected Chairman, Mr. Ian McEwan. Also advising that Mrs Pat Crew and Mrs Jeanette Dubber replaced P. Kinsella and Mrs D. Ellis.

3. DEPARTMENT OF SPORT AND RECREATION SUBJECT - CAPITAL ASSISTANCE GRANTS 1985/86. G95/15.

Advising that the Hawkesbury District Netball Association is to receive \$62,500 under the Department of Sport and Recreation's 1985/86 Capital Assistance Scheme.

4. AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION - ANNUAL CONFERENCE. C48/3.

Thanking Council for its participation in the Association's (NSW & ACT Branch) 33rd Annual Conference.

Advising that Alderman J.L. Barber was elected State President of the Association for the ensuing two years at the Annual General Meeting held in conjunction with the Conference.

5. INTERAGENCY - MINUTES. C45/1.

Forwarding Minutes of Meeting of Interagency held at the Richmond Neighbourhood Centre on Tuesday 6th May, 1986 at 12.30pm.

6. MUSEUM & TOURIST CENTRE COMMITTEE - ANNUAL GRANT. T220/2

Requesting that the Museum and Tourist Centre Committee, Windsor be given the annual grant as provided for in the Estimates, to assist in operating the Museum and Centre.

(S.C. - Provision was made in the 1986 Estimates for a donation of \$500 to the Museum and the amount has been paid.)

7. MINISTER FOR CORRECTIVE SERVICES - DUMPING TYRES - DARUK TRAINING CENTRE. B27/2.

Referring to Council's letters regarding the dumping of tyres on part of the site of Daruk Training School.

Advising that the Minister is seeking advice from the Minister for Planning and Environment, regarding the conditions specified by the Metropolitan Waste Disposal Authority for the operation and any action that may be taken by the authority to ensure that the area is restored. Also advising that 24 hour security is being maintained on the site.

8. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 5/1986. C44/2.

1. Burials in Private Land

The Department of Local Government has written:

Since 1971 a number of requests have been received to give Councils some control over the burial of persons in private land.

As the Associations will be aware, there is no legal obligation to bury a deceased person in an established cemetery and subject to certain limitations (eg. the provisions of Clause 59(d) of Ordinance No.45 and Section 449 of the Local Government Act) interment may take place on privately owned land.

Invariably cited preservation of public health as the main reason for their concern. Particularly the prospect of burials in the backyards of properties in urban centres is not looked upon favourably.

The Department has resisted any curtailment of burials in private land in the past but is prepared to re-examine this issue provided local government generally wants some measure of control and the reasons put forward are convincing.

2. Review of Local Roads Formula

Councils have received a copy of the Association's submission to the Minister for Public Works and Roads, the Hon Laurie Brereton MP, concerning the review of the local roads formulae.

The Minister has written in reply:

"The changes proposed as an interim measure for 1986/87 are concurred in, as they will in time assist in achieving my objectives for reform. I have written to the Commonwealth Minister for Transport seeking his approval to new principles being adopted for 1986/87 as follows:

- . retention of the 1985/86 proportions for the Urban and Rural segments.
- . retention of the 1985/86 principles for distribution of funds for Rural roads.
- . amendment of the 1985/86 principles for distribution of funds for Urban roads by -
 - increasing the proportion for Special Works from 9% to 18%;
 - abandoning the limits on variations in grants to individual councils from one year to the next.

The proposal for a final report to be prepared by the end of 1986 and the additional areas to be covered are satisfactory. These aspects include:-

- . development of criteria to determine needs;
- . maintenance of up-to-date statistical information;
- . use made of funds allocated to State Instrumentalities.

There is one point which I would like to re-affirm. Irrespective of the formula finally adopted, I shall still expect councils to apply their shares to areas of greatest need as determined by the same factors as will be applied to special works.

So that State-wide relative needs can be assessed, I have asked the Commissioner to obtain 5 year Forward Programmes for each council. This assessment could lead to further changes in the distribution of funds if it identifies areas where needs will not be met for a lengthy period."

(S.E. - Action is being taken to prepare the five year programme for Council's consideration. Year by revision is considered essential.

The proposed alteration could affect Council's grant. It will be essential to allocate funds to projects of greatest need to obtain grants under the allocation for Special Works.)

3. Appointment of Grants Commission Members

The Minister for Local Government has announced the composition of the Local Government Grants Commission.

The members are: the Hon Eric Bedford - Chairman; Professor Cyril Renwick; Cr Allan Fifield. A Deputy Chairman and full-time Director is to be appointed shortly.

4. Revision of Ordinance 26

Councils will know that the Department of Local Government has been re-writing Ordinance 26, and that the 1985 Shires Conference resolved that the draft be circulated to all councils so that comment could be made.

The Department has written:

Due to constraints placed on our resources, the Department will not be proceeding with a wholesale revision of Ordinance No.26. Instead, continuing but ad hoc amendments will be made where necessary.

5. Naturalisation

The Minister for Immigration and Ethnic Affairs has drawn attention to the proposed changes to the Australian Citizenship Law. The Government proposes to delete the "Renunciation of all other allegiances" clause in the oath or affirmation taken by new citizens on naturalisation.

6. Review of Cemetery Fees

The Department of Local Government has advised that these are currently under review and that the question of them being indexed is also under consideration.

7. Costs for Provision of Legal Opinions

The Executives have reviewed the cost of provision of in-house and external legal advisings.

The Executives have determined that fees will be charged on the following basis:

1. In-house - by telephone - no charge
- in writing - \$60.00
2. By Panel Solicitors - \$100.00

8. How To Teach Your Baby to Swim - Request for Finance

The Associations have received from Mr. C. Hayward, Producer/Director with the Independent Film and TV Company, Aptos Entertainment a proposal to produce a Video from the book "How to Teach Your Baby to Swim" by Claire Timmermans. Mr. Hayward has requested a modest donation from councils to finance the project.

The proposed video envisages a total budget of \$50,000 and hopefully a competitive final retail price of \$19.95. The Associations endorse this project as worthy of consideration of an appropriate financial contribution from local governments.

9. Marking of Fire Hydrants

The Australian Institute of Health Surveyors has asked if councils would consider the adequacy of marking of fire hydrants within their areas. Concern has been expressed that these are not always adequately or prominently marked, and in emergency situations, delays could be caused to fire service personnel.

The Association's Executives have considered the matter and resolved to invite councils to consider adoption of a system which will readily identify fire hydrants and thereby assist fire brigades.

10. Street Numbering

Councils will be aware of the need for properties to be easily identified. There are a number of means by which this may be done. One which has been brought to the attention of the Association is the "Nite-Bright" reflective house number display system which is affixed to the gutter slope in urban areas.

11. Review of Road Vehicle Limits

9. STIMULUS EARLY INTERVENTION GROUP - DONATION TO FUN RUN. C45/26.

Thanking Council for generous donation towards Fun Run.

10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - RESIGNATION - MR. HOWARD FOX. C44/2.

Advising Council of the resignation of Mr. Howard Fox, Secretary, Department of Local Government.

(S.C. - A letter of appreciation for his assistance to Council has been forwarded to Mr. Fox.)

11. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - GRANTS COMMISSION APPOINTMENTS. P182 & G95/1.

Forwarding copy of media release advising appointment of the Hon. Eric Bedford, as Chairman of the restructured New South Wales Local Government Grants Commission.

Also advising of two part-time Commission members, being Cr. Allan Fifield and Professor Cyril Renwick.

12. MRS ROSE TAYLOR - APPRECIATION. C56.

Expressing appreciation for sympathy extended in the loss of ex-Councillor Ralph Taylor and thanking Council for flying the flag at half mast as a mark of respect to her late husband.

13. TOWN CLERKS' SOCIETY - ANNUAL CONFERENCE 1986. S205/1/B.

Advising that the Annual Conference of the Institute of Municipal Management (New South Wales Division) and the Town Clerks' Society of New South Wales, will be held in Sydney from the 28th July to 1st August, 1986.

14. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - UNIVERSITY IN WESTERN SYDNEY. W275 & E70.

Acknowledging letter from Council which supported the establishment of a University in Western Sydney and proposed to WSROC that member councils support or endow a chair in the new university. WSROC advised that it would continue to support proposals for the establishment of the university.

Shire Clerk/General Manager's Report

Ord. 10/6/86

15. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - CONTRIBUTION. W2/75.
Thanking Council for its contribution of \$14,400 to the Regional Organisation for 1986, and expressing appreciation for Council's continued support to WROC.

16. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - FUNDING FOR PUBLIC LIBRARIES. W2/75 & L125.
Acknowledging Council's letter of 11th April, 1986, which expressed Council's concern at the small increases which have been made available in the subsidy paid to local government authorities for the provision of public library services.

Advising that WROC has written specifically on this issue to the Premier of New South Wales.

17. DRAG BOAT RACERS OF AUSTRALIA LIMITED - NATIONAL POINT SCORE SERIES. 625-205.
Forwarding cheque for \$1,074.00 being 40% of nett gate receipts collected at Windsor Marine Stadium in regard to the Drag Boat Racers of Australia National Point Score Series Round Seven, held on Sunday, 6th April, 1986.

Also thanking Council for its assistance in this matter.
18. INTERAGENCY MEETING. C45/1
Forwarding Minutes of the Meeting held on Tuesday, 6th May, 1986.

19. COMMONWEALTH REVENUE SHARING GRANTS FOR 1985/86: ADDITIONAL ALLOCATION TO ALL COUNCILS. G95/1
Advising that as outlined in the Commission's 1985/86 Annual Report (page 19), the Commonwealth changed the basis of determining government's entitlement for revenue sharing grants for 1985/86.

Also advising that an amount of \$195,252,913 was recommended for distribution to councils in N.S.W. by the Commission under the Local Government (Personal Income Tax Sharing) Amendment Act, 1985. It was based on the estimated Consumer Price Index (C.P.I.) movement for the twelve months to March, 1986 (which was announced in August 1985) and a further 2% real increase. The recommendations were approved by the former Minister for Local Government on 1/9/85 and paid to councils on 11/9/85. The amount represented an increase of 9.96% over the 1984/85 amount and an amount of \$362,250 is being made available for distribution to councils in N.S.W. Cheques payable to each council will be distributed in the near future.

(S.C.- Of the amount of \$362,250 available for distribution, Council should receive \$3437.)

20. RICHMOND NEIGHBOURHOOD CENTRE. C45/1 C51/10

Advising that the Management Committee of the Neighbourhood Centre is becoming increasingly alarmed by the incidents of vandalism happening around and to the Centre. Almost every weekend recently there has been problems and, unfortunately, the Committee feels that part of this continuing battle with vandalism is associated with the Youth Club.

21. GEORGE PACIULLO, NEW SOUTH WALES MINISTER FOR POLICE AND
EMERGENCY SERVICES - INCIDENCE OF ROBBERIES AND ACTS OF VANDALISM.
P176

"I refer to your letter (reference P176:lab), to my predecessor and subsequent communication with me dated 10th March, 1986, concerning the incidence of robberies and acts of vandalism in the Shire and seeking a meeting with me to discuss issues of concern to your Council and the community.

Regrettably, due to Ministerial commitments, I am unable to accede to your request to meet. However, following your approach, this matter was raised with the Commissioner of Police, Mr Avery. The Commissioner has advised me that Richmond Police Station is manned from 8.00am to 4.30pm each day. In addition, 13 highway patrol units operate 2 shifts, 7 days per week from the station. Windsor Police Station, with a strength of 35 general duty units, operates on a 24 hour basis. The Windsor/Richmond area is covered by two mobile police patrols 24 hours per day.

The highway patrol police who were originally based at Windsor, now operated out of Richmond Police Station. This is more centrally located to the Bells Line of Road, Putty Road, Richmond Road and Windsor Road. This initiative, together with an increase in the highway patrol strength there to 13 units, is providing more effective policing of those thorough-fares.

Richmond Police Station is equipped with an 'Eaglefone'. This device automatically diverts incoming telephone calls to Windsor Police Station, on any occasion when Richmond Police Station is unattended. The system also enables members of the public calling there personally at such times to speak directly with police at Windsor. Any calls for assistance are then relayed by radio to the police car crew patrolling the Richmond area, for prompt attention.

Police attached to Windsor Police Station are aware of the recent upsurge in the number of break, enter and steal offences in the Hawkesbury Shire. As a result of this upsurge, which occurred during a four week period between 6th October and 2nd November, 1985, additional patrols of both uniformed and plainclothes police were introduced. These resulted in a number of arrests being made. Police also took other measures designed to reduce the incidence of break, enter and steal offences and vandalism in the local area.

These two initiatives were successful in halting the sudden upsurge in burglaries in Windsor.

At this point I would like to mention that with the full implementation of the Anti-Theft Programme throughout the metropolitan area on 1st November, 1984, 6 additional police were provided to your local police district to form an Anti-Theft Squad. This squad maintains patrols of both uniformed and plainclothes police in marked and unmarked police vehicles throughout the district. In addition, foot patrols by these police are carried out in shopping centres and carparks in the Richmond/Windsor area.

The basic function of the squad is to suppress property crime including armed hold-ups, breaking and entering offences, motor vehicle thefts and vandalism. The squad normally operates between the hours of 10.00am and 6.30pm, Monday to Friday. However, when circumstances permit, additional patrols are carried out during other hours and at weekends to suppress crime in specific trouble areas as the need arises. Since its formation, the squad has been extremely active throughout the district including the Windsor/Richmond areas and has been responsible for the apprehension of a substantial number of persons for criminal offences.

On 30th September, 1984, approval was given for a further 6 police to be allocated to the Anti-Theft Squad. This is a reflection of the Government's satisfaction with the success of the squad to date and its determination to assist the New South Wales Police Force to further reduce the burglary rate.

I would also like to mention that approval has recently been given for the allocation of 150 police for formation of foot patrols in certain police districts in metropolitan and country areas. The police stations concerned have each been allocated 10 uniformed officers who will carry out patrols on foot and also patrol public transport. They will concentrate on known 'trouble spots' and on areas of high public usage where street crime, vandalism and hooliganism are evident. They will provide a highly visible police presence for the deterrence of street crime.

I am sure that members of Council will be pleased to know that the North Western District Foot Patrol with headquarters at Ermington Police Station, became fully operational on 1st December, 1985. The boundaries of its patrol encompass the Windsor/Richmond area.

Mr Avery is satisfied that Richmond is receiving an adequate level of police protection with the existing arrangements and he does not intend to revert Richmond Police Station to its former operating role. However, you may be assured that the needs of the Windsor/Richmond area will be kept well in mind when it comes to the allocation of additional police units, should they be made available.

I would also like to take this opportunity to highlight the fact that this Government, since coming to office in 1976, has continued its firm commitment to the provision of a strong and viable Police Force supplied with adequate resources to fight criminal activity in New South Wales. In this regard the authorised strength of the New South Wales Police Force has increased by 30% from 8,274 in 1976 to 10,743 in 1985/86. As the strength of the Police Force has been substantially boosted so too has the Police Department's budget. The budget for police accommodation, for

example, has been increased from \$3.5 million in 1976 to \$34.7 million in 1985/86. Since this Government was elected to office the annual allocation for police services in New South Wales has more than trebled from \$131 million to \$423 million this year.

The Government recognises the right of all citizens to an adequate level of police protection and I can assure you of the Government's commitment to the fight against crime in our State."

22. THE AUSTRALIAN BICENTENNIAL AUTHORITY - PLANNING OF THE REGIONAL GAMES IN 1988. C40/13

Expressing appreciation on Council's early planning for the Regional Games in 1988. Advising that the Minister for Sport and Recreation, and Tourism has agreed to the Department of Sport and Recreation assuming responsibility for the overall development and management of the Regional Games.

23. COUNTRY WOMEN'S ASSOCIATION OF N.S.W., RICHMOND BRANCH - WORK OPTION CENTRE. C45/1

The following letters have been received from the Association:

1. Letter dated 8th April from Mrs. S. Lenton, Hon. Secretary:-

"Please accept my apologies for not writing to you sooner to thank you for addressing our February meeting.

Our members were very interested to hear of Council's plans for the complex in West Market Street and will appreciate being kept up to date on the matter. We appreciate your courtesy in keeping us informed of future developments.

Thanking you for your time and interest."

2. Letter dated 20th May from Mrs. M. Walsh, President, and Mrs. L. Parkes, Vice President:-

"In the last issue of the 'Hawkesbury Gazette' it was announced that a 'Work Option Centre for Handicapped and disabled people will soon be built in Richmond....in West Market Street next to the Neighbourhood Centre....by Hawkesbury Shire Council'. The narrow piece of land involved lies between the Police Station fence and C.W.A. rooms.

The members of Country Women's Association are in no position to object to the further encroachment of the land they have occupied for over 40 years, as the building, which comprises the Baby Health Centre and C.W.A. meeting rooms, was sited on Crown land with the permission of the then Richmond Council, when built in 1944-45. However, with regard to Council's previous annexation of land, and that currently proposed, we do feel that consultation all along the line should have been the honourable course for Council to take. Certainly we have been happy to have a visit on two occasions from Mr Atkinson, when requests were made for an interview with Council - but that did not represent any consideration of our wishes in the matter.

Shire Clerk/General Manager's Report

Ord. 10/6/86

Richmond Branch of Country Women's Association of N.S.W. has been in existence for 55 years and members resent this pushing aside of a women's organisation which has worked well with local government and served the people in this area for so many years.

For your information, a copy of this letter has been forwarded to the 'Hawkesbury Gazette', hopefully for publication."

24. DEPARTMENT OF HOUSING AND CONSTRUCTION - ROADS OF ACCESS TO COMMONWEALTH GOVERNMENT PROPERTIES. G95/24

Inviting applications for the year 1987/88 for financial contributions from Commonwealth Government Departments and instrumentalities towards the cost of essential maintenance of roads used as access routes to particular Commonwealth Government Properties.

(S.E. - This programme is for the maintenance of Burralow Road, Kurrajong Heights and Mt. Tootie Road, Bilpin, with the contribution being based on the percentage of Commonwealth Government vehicles using the roads.

The application has been forwarded.)

25. PETITION CONTAINING 5 SIGNATORIES - UNAPPROVED LAND FILL TO FLOOD PRONE PROPERTY OWNED BY MR TERRY ALLEN IN GREENWAY CRESCENT, WINDSOR. DAB5/86

"We request that this letter be read to Council at the time of the discussion of Mr Allen's application.

We the undersigned residents of Windsor wish to bring to Council's notice that fill has been placed on the land in question, to a depth of approximately three metres, and that this fill has been in progress for a period of over two years.

A search of Council records has shown that this fill has not been approved and as such is illegal.

We request that Council intervene and ask Mr Allen to cease his filling activities, the noise of which we have patiently endured over this period, and that he be requested to remove the existing illegal fill from this section of the flood plain. It should be noted by Council, that an existing survey shows that normal drainage may be altered and flood risk to neighbouring properties increased if this fill is allowed to remain."

26. A.R. WALMSLEY & CO - COUNCIL -V- CARUSO. 4242W

Advising that action taken on Council's behalf against N. Caruso regarding outstanding notices on his property in Toxana Street, Richmond, has resulted in fines being imposed totalling \$929.

Action was taken against Mr. Caruso on three separate occasions, being the 1st February, 1985, the 13th September, 1985, and the 22nd May, 1986, with fines and costs totalling \$184, \$374 and \$371 being imposed respectively.

Further advising that these fines have not been paid and recommending Council pursue the only available remedy at law, ie the issue of a warrant for the arrest of the defendant.

(S.H.S. - Mr. Walmsley has been advised to undertake the necessary procedure.)

27. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - MEMBERSHIP OF LOCAL GOVERNMENT BUILDING SURVEYORS QUALIFICATIONS COMMITTEE. C44/2, S205/5

Advising that the Department of Local Government has invited the Associations to nominate a panel of names from which an appointment to the Local Government Buildings Surveyors' Qualifications Committee can be made. Stating that nominations are invited from elected members who feel they have suitable qualifications and interests in this area.

Advising that the Department requires the Associations' nominations not later than 27th June, 1986.

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

Forwarding two letters enclosing information relating to the Annual General Meeting of the Secretariat to be held on 13th and 14th June, 1986, in the N.S.W. Institute of Technology, Sydney. Also details of the State Plenary Meeting to be held prior to the Annual General Meeting on 13th June - the main purpose of this meeting is to elect delegates to the National Executive.

Asking Council to inform the Secretariat as soon as possible of the names and addresses of its new delegates to the Secretariat.

(S.C. - Council is entitled to two delegates.)

G.M. McCully,
Shire Clerk/General Manager

HAWKESBURY SHIRE COUNCIL

BUSINESS PAPER

GENERAL PURPOSE COMMITTEE MEETING - TUESDAY, 3RD JUNE, 1986



HAWKESBURY SHIRE COUNCIL

Council Chambers, George Street, Windsor N.S.W. 2756

All communications to be addressed to The Shire Clerk
Office Hours: Monday-Friday 8.00 am to 4.30 pm

Phone: (045) 77 4822
Telex: 122336
DX 8601 Windsor

30th May, 1986

Mr. G. Falson
Shire Planner
Hawkesbury Shire Council
Council Chambers
WINDSOR. N.S.W. 2756

Dear Mr. Falson,

A meeting of the GENERAL PURPOSE COMMITTEE will
be held in the Council Chambers, Windsor on TUESDAY, 3RD JUNE, 1986
commencing at 9.00am for the following inspections :

WORKS SECTION - ITEM 6

9.20

1. M. & C.A. PETROW - ROAD CLOSURE/PURCHASE APPLICATION - R190/13/19.

DEVELOPMENT SECTION

9.50

2. D.A. ITEM 20 - INTERNATIONAL PROTEIN SUPPLIERS - PORTION 162 PARISH ST. MATTHEW, MULGRAVE ROAD AND CUNNEEN STREET, MULGRAVE - INSTALLATION OF KIX ORGANIC DEHYDRATOR MODEL VH60 FOR PRODUCTION OF HIGH PROTEIN AND VITAMIN MEALS FOR STOCK FEED INDUSTRY IN EXISTING PREMISES. DA15/86.

10.20

3. SHIRE PLANNER'S REPORT - ITEM 5 - LOCATION OF TEBBUTT TELESCOPE - INSPECTION OF TEBBUTT'S OBSERVATORY & MUSEUM. H105/16.

11

4. SHIRE PLANNER'S REPORT ITEM 4 - ESTATE LATE D. ARNOLD, "THE DOCTOR'S HOUSE" THOMPSON SQUARE - REMOVAL OF TREES FOR ACCESS PURPOSES. 4231, H105/1 & H105/15.

not agree to removal of trees.

Tebbutt

*Shire - Tebbutt report on a more serious
development site by Cts. Officer - weight
of 1st available opportunity - cost of moving
library
Land info.*

Rec 24/5/86

11.10

5. D.A. ITEM 17 & SHIRE PLANNER'S REPORT - ITEM 13 - R. PONT - ERECTION OF A RESIDENTIAL FLAT BUILDING CLASS "A" - SITE INSPECTION AND DISCUSSIONS TO TAKE PLACE WITH MR. PONT ONSITE. DA 170/86.

Rec

11.40

6. D.A. ITEM 19 - BRICKSANDS PTY.LTD. - LOT A (RESUB. OF PORS. 245/246 PARISH WILBERFORCE), DP 381021 SACKVILLE ROAD, EBENEZER - MOTEL COMPLEX INCLUDING CABINS, RESTAURANT AND TENNIS COURTS. DA 120/86.

12.15

7. ORDINARY MEETING - 13TH MAY, 1986 - COUNCILLOR SHERIDAN REQUESTED THAT THE BLAXLANDS RIDGE COMMUNITY HALL BE PLACED ON THE LIST FOR SITE INSPECTION.

12.30

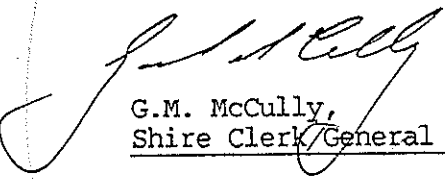
8. D.A. ITEM 5 - D.J. SANDRIN - PART PORTION 16 PARISH MERROO, BLAXLANDS RIDGE ROAD, BLAXLANDS RIDGE - TWO LOT SUBDIVISION WITH AREAS OF APPROXIMATELY 2HA AND 4.6HA AND GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED. DA 209/86.

1.00

9. D.A. ITEM 10 - C. CAMPBELL - LOTS B & D DP 9148 VINCENTS ROAD, KURRAJONG - TO ESTABLISH A GOAT DAIRY TOGETHER WITH THE PROCESSING OF MILK TO PRODUCE YOGURT AND THE PACKAGING OF MILK AND YOGURT. DA 148/86.

Your attendance would be appreciated.

Yours faithfully,


G.M. McCully,
Shire Clerk/General Manager

Note: Would Councillors please bring with them their Business Paper for the General Purpose Committee Meeting of 27th May, 1986, in which the above reports are contained.

Mand Dem
Dem

support the application

Modular Kit - Long Design