

DSP

Denise Rodwell

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 11 MAR 1986

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

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

Canon L.M. Abbott, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

Apologies for absence were received from Councillors F.Y. Denne and S.E. Durrington.

- 47 **RESOLVED** on the motion of Councillor Rotherham seconded by Councillor Stanley that the apologies be accepted.

CONFIRMATION OF MINUTES

The Shire President advised that Minute No. 1 of the Ordinary Meeting of 14th January, 1986 should read "RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the apologies be accepted", and the last Question Without Notice on Page 9 - Lines 1 and 2 should read "The Shire President stated that the Shire Clerk had discussed with Dr. Peter Crawford, General Manager, shortly before the Christmas..."

- 48 **RESOLVED** on the motion of Councillor Sheridan seconded by Councillor Horrex that the Minutes of the Ordinary Meeting of Council held on 14th January, 1986 having been circulated amongst the members of Council, be confirmed, subject to the above amendments.
- 49 **RESOLVED** on the motion of Councillor Horrex seconded by Councillor Rotherham that the Minutes of the Special Meeting of Council held on 28th January, 1986, having been circulated amongst the members of Council, be confirmed.

GENERAL PURPOSE COMMITTEE - 28TH JANUARY, 1986

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS - ITEM 5 - GREGG RITCHIE & PARTNERS - LOT 1, DP 598169 BOSWORTH STREET, RICHMOND - REFURBISHMENT & REDEVELOPMENT OF HISTORIC BUILDING FOR USE AS COMMERCIAL OFFICE SPACE. DA 514/85.

SHIRE CLERK/GENERAL MANAGER'S SUPPLEMENTARY REPORT - ITEM 4 - PLANNING REPORTS - COMMERCIAL DEVELOPMENT OF LOT 1, DP 598169 BOSWORTH STREET, RICHMOND DA 514/85

- 50 **RESOLVED** on the motion of Councillor Stubbs seconded by Councillor Rotherham that the revised plans as submitted by Gregg Ritchie and Partners and marked "Issue C" be approved subject to the following conditions :

1. Standard Conditions (DA) 1 and 2 (10 vehicles)
2. That car space No. 3 indicated on the plan submitted to Council and marked "Issue C" be deleted. This area shall instead be landscaped.
3. Consideration be given to use of masonry pavers for driveways and parking areas. A sample of the masonry paver to be used be submitted to Council for approval with the Building Application.
- 4-9. Standard Conditions (DAs) 5 (\$15,400) (\$3,850 per space), 7, 9, 18, 19 and 21.
10. A detailed plan of landscaping be submitted and approved by the Shire Planner prior to approval of the Building Application. Landscaping be completed to the Shire Planner's satisfaction prior to occupation of the building.
11. A schedule of proposed external finishes including sample materials be submitted for approval by the Shire Planner in conjunction with the Building Application.
- 12-13. Standard Conditions (DAs) 28 and 34.
14. Applicant to confirm location of sewer from Metropolitan Water Sewerage and Drainage Board and also provide Board's consent to building over sewer.
15. Compliance with the following conditions of the Heritage Council of N.S.W. :
 - a. Restoration of the existing building and the construction of the new building be carried out in separate stages.
 - b. The applicant to consult with the Heritage & Conservation Branch of the Department of Environment and Planning in relation to details of restoration work and the proposed new building.
 - c. Working drawings, details and specifications to be approved by the Manager, Heritage & Conservation Branch prior to any work being commenced on site for either stage.
 - d. Demolition of the rear service wing not to commence until the proposed restoration of the existing building has been completed to the satisfaction of the Heritage Council of New South Wales.
16. Car spaces marked 4-6 inclusive be moved 1 metre towards Bosworth Street.

SECTION 3 - FINANCE

DEPUTY SHIRE CLERK'S REPORT - ITEM 1 - AUSTRALIANA PIONEER VILLAGE C52 C52/4

The Shire President advised the meeting that the Committee established by Council to investigate and determine the proposals and applications expressing an interest in the Australiana Pioneer Village, was to have met yesterday. However as two of the four Councillors on the Committee were not available, he cancelled the meeting until such time as others are available, or alternatively Council would like to re-nominate one other Councillor, at least, so that the matter can be proceeded with.

The Shire President stated that the matter would be given further consideration at the end of the Committee Meeting.

DEPUTY SHIRE CLERK'S REPORT - ITEM 5 - CHILD CARE CENTRES -
CAPITAL WORKS PROGRAM.

Councillor Sheridan sought an assurance that the current pre-school at Wilberforce will be maintained at its present level and that a Long Day Care Centre will also be established at Wilberforce in due course.

The Shire Clerk outlined the original proposal for a community hall which was to have been established in the old Council Chambers which is currently occupied by the Pre-School. He stated that a report from the Architect and a draft plan had been received, there will be further negotiations with the existing local committee at Wilberforce and hopefully a report will be submitted to the next Committee Meeting.

ENVIRONMENTAL NOISE POLLUTION COMMITTEE MEETING - 4TH DECEMBER, 1985.

Councillor Stubbs stated that the recommendation in respect of Clause 4.5 on Page 2 of the report should read :

"That the Housing Commission be approached to either look at the practicality of improving the soundproofing of the aged units on the corner of Cox and Cambridge Streets, Windsor, or alternatively to look at their long term relocation".

- 51 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that the report of the General Purpose Committee Meeting held on 28th January, 1986 as recorded on Pages 1 to 25 of the Minutes of the General Purpose Committee be adopted with the exception of :

Section 2 - Development

Development Applications - Item 5 - Gregg Ritchie & Partners -
- Lot 1, DP 598169, Bosworth Street, Richmond - Refurbishment
& Redevelopment of Historic Building for Use as Commercial Office
Space. DA 514/85

Clause 4.5 - Environmental Noise Pollution Committee Meeting.

which has already been considered by Council - Minute No. 49.

AUSTRALIANA PIONEER VILLAGE C52 C52/4

- 52 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stevens that an additional Council delegate be appointed to the Committee established for the selection of the future management of the Australiana Pioneer Village.

- 53 RESOLVED on the motion of Councillor Stevens seconded by Councillor Nicholson that Councillor Stanley be appointed the additional Councillor on the Committee.

HAWKESBURY SHIRE BICENTENARY COMMUNITY COMMITTEE MEETING -
28TH JANUARY, 1986.

- 54 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the report be received and the recommendations adopted.

HOLLANDS PADDOCK DEVELOPMENT COMMITTEE MEETING - 4TH FEBRUARY, 1986.

- 55 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the report be received and the recommendations adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

FINANCE AND ADMINISTRATION

CORRESPONDENCE

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

- 56 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the offer be accepted and an application be made to the Minister for approval to raise the loan and the seal of Council be affixed to the application and mortgage documents.

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

- 57 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the offer be accepted and an application be made to the Minister for approval to raise the loan and the seal of Council be affixed to the application and mortgage documents.

3. AUSTRALIAN NUCLEAR FREE ZONES SECRETARIAT. M135

- 58 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that Council indicate that it agrees that the Secretariat should seek incorporation as an association.

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

- 59 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that Council consent to the lease of Lot 35 Ti Tree Place, Wilberforce to Mr. W. Batson and Mr. T. Mahon, with all necessary documents to be completed under Seal of Council.

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

- 60 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the revised fees for casual use on Saturday night be endorsed and changes to the Constitution, as detailed in this report, be approved.

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

- 61 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that Council agree to assign the lease for Shop 1 Glossodia Shopping Centre to Momoto (Printing) Pty.Ltd., with all necessary documents to be completed under Seal of Council.

REPORTS

1. STAFF MATTERS - RESIGNATIONS. S1/8P

- 62 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the resignations be received and that references be provided under the Seal of Council.

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

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

3. STAFF EXAMINATION RESULTS. S1/8P

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

4. BICENTENARY LOCAL GOVERNMENT INITIATIVE. C40/13

- 65 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Horrex that :

1. The report be received.
2. Council promote the Bowman Flag as part of the Shire's Bicentenary promotions.

5. BICENTENARY COMMUNITY COMMITTEE. C40/13

- 66 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Mrs. Carole Burrell be appointed to the Bicentenary Community Committee.

6. COMMUNITY ARTS OFFICER'S REPORT - JANUARY

- 67 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that the report be received.

7. PROPOSED ACQUISITION OF SCHOOL SITE BY THE DEPARTMENT OF
EDUCATION - GLOSSODIA. F160/18; S196/9

- 68 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that Council reaffirm its offer to sell Lots 464 and Part Lot 457 of DP 214756 for \$115,000, with Council to be liable for construction of the entry off Spinks Road, subject to exchange of Contracts taking place prior to 30th April, 1986. All necessary documents to be completed under Seal of Council.

8. 49 RICHMOND ROAD, WINDSOR. 3825W

- 69 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that Council offer No. 49 Richmond Road, Windsor for lease at a rental of \$100.00 per week for a period of twelve (12) months and all necessary documents to be completed under Seal of Council.

9. PRE-POLL VOTING BOOTHS EXTRAORDINARY ELECTION 5TH APRIL, 1986.
E73

- 70 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that pre-poll voting booths be established at the Windsor and Richmond Libraries.

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

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

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

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

12. INSPECTION - MUSHROOM GROWERS ASSOCIATION

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

13. REPORTS REQUESTED BY COUNCILLORS

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

14. DELEGATE - HAWKESBURY RIVER COUNTY COUNCIL. H102; C50/6

- 75 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Horrex that Councillor Stevens be appointed delegate to the County Council.

15. DELEGATE - HERITAGE ADVISORY COMMITTEE - C50/6

- 76 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that an additional Councillor be appointed to the Committee and that Councillor Rotherham be nominated.

16. AUSTRALIANA PIONEER VILLAGE. C51/54

- 77 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that Council acquire the Aiken cottage for \$200 and relocate it for inclusion in the Australiana Pioneer Village at an estimated cost of \$3,000.

ENGINEERING

REPORTS

1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

2. PUBLIC WORKS

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

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS. B25

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

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

- 81 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Association be advised of Council's opinion relating to the matters detailed in the report in respect of the draft Caravan Park Code for Tourist Parks.

PLANNING

REPORTS

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

- 82 RESOLVED on the motion of Councillor Dunn seconded by Councillor Rotherham that the application be approved subject to the following conditions:

- 1-8. Standard conditions (DAs) 1,3,9,18,21,26,28,34.
9. Access track to be widened to at least 5 metres with existing scours made good with shale/sandstone and upgraded to an all-weather standard to the satisfaction of the Shire Engineer.

10. The water tank for bushfires to be at adequate elevation and provided with fittings compatible to fire brigade tankers to the satisfaction of the Shire Health Surveyor.
11. Prior to any construction, approval under Section 17K of the State Pollution Control Act is required for drainage and treatment facilities on site. Subsequently it will be necessary for the proponent to obtain a licence for the disposal of the effluent from the sewage treatment plant.
12. A "package" sewage treatment plant is to be installed and operational to the satisfaction of the Shire Health Surveyor prior to the occupation of any buildings.
13. Compliance with the requirements of Council's bush fire policy.
14. Stormwater runoff originating upslope of the development site shall be diverted away from cleared areas.
15. A contribution of \$50,000 towards the maintenance and reconstruction of Upper Colo Road.
16. Access to the site to be via the Singleton Road and Upper Colo Road only.

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

The Shire Planner stated that he would like to add a couple of points to the report. He stated that the report briefly mentions the Windsor Varying Scheme in 1976 proposing to rezone the land for light industrial purposes. At that time the Council did an assessment and felt that that would be the best use for that particular piece of land along with other pieces of land on the same side of the road. Inherent in that Council decided that the land was low lying but there were not the same flood criterias in the Planning Scheme at that stage. Council at that time when resolving the Varying Scheme knew that it would have to be filled for subsequent development. Unfortunately the subsequent rezoning of the land did not take place until the major planning scheme in 1984.

He also referred to the second last paragraph of his report on Page 21 referring to the indication by the then landowner that the land was at approximately 12.2 metres in April, 1984 and undertook to investigate this further and report back to the next Committee Meeting.

- 83 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that Council inspect the property at the earliest possible opportunity.

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

- 84 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the information be received.

SECTION B - LETTERS FOR INFORMATION

1. METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD - RICHMOND & NORTH RICHMOND SEWERAGE SCHEMES. S200/1; S200/2.
2. THE HON. R.J. DEBUS, MINISTER FOR EMPLOYMENT - YOUTH EMPLOYMENT SCHEME. G95/35
3. HOBARTVILLE LONG DAY CARE CENTRE - APPRECIATION. C51/48
4. DEPARTMENT OF LOCAL GOVERNMENT - LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) AMENDMENT ACT, 1985. C44/1.
5. DEPARTMENT OF LOCAL GOVERNMENT - TRAVELLING ALLOWANCES PAYABLE TO MEMBERS OF COUNCILS. C44/1.
6. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF N.S.W. - NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE (NILGF). C44/2; L128
7. DEPARTMENT OF HEALTH - SUBMISSION FOR FUNDING. C45/23
8. W.S.R.O.C. - COUNCIL'S REPRESENTATIVE ON THE WSROC GROUP APPRENTICES BOARD. W275/9.
9. THE RETURNED SERVICES LEAGUE - SISTER CITY RELATIONSHIP WITH TAMBA. KURRAJONG-COLO SUB BRANCH. C50/10
10. THE RETURNED SERVICES LEAGUE - SISTER CITY RELATIONSHIP WITH TAMBA. WINDSOR SUB-BRANCH. C50/10.
11. SENATOR BRUCE CHILDS, PARLIAMENT OF AUSTRALIA - SPONSORING NUCLEAR DISARMAMENT RALLY. M135.

Councillor Stevens asked if a copy of this letter could be forwarded to the Hawkesbury Branch of the Nuclear Disarmament organisation.

12. A.R. WALMSLEY & CO. S205/1.
 13. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION - NEIGHBOURHOOD WATCH SCHEME. A7/34; C45/31.
 14. MACQUARIE TOWNS SCOTTISH SOCIETY - APPRECIATION. C40/8; A5
 15. ALASDAIR WEBSTER, M.P. - NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE. L128
 16. PROFESSOR MANNING CLARK - APPRECIATION. C40/4.
 17. MRS. MANNING CLARK - APPRECIATION. C40/4
 18. MINISTER FOR LOCAL GOVERNMENT & ADMINISTRATIVE SERVICES - MEDIA STATEMENT - COMMONWEALTH ASSISTANCE FOR LOCAL PROJECTS. F182; G95
 19. W.S.R.O.C. - CIRCULAR RE DISTRIBUTION OF GRANTS TO COUNCILS W275
 20. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF N.S.W. - GENERAL CIRCULAR NO. 1/1986. C44/2
 21. A.R. BLUETT MEMORIAL TRUST. A9/1
 22. HAWKESBURY BRANCH L.G.P.A. - RURAL RATES. R186/2
- 85 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.

QUESTIONS WITHOUT NOTICE

Councillor Stubbs referred to the meeting last night of the Pitt Town Progress Association in regard to sand extraction at Pitt Town. He stated that a letter had been received requesting that certain members of the Association be allowed to have input into the land use management plan being prepared. He asked if there is any objection to this happening.

The Shire Planner stated that he did not see any objection.

Councillor Stubbs referred to this year's rate notice and asked in relation to the landowners in Pitt Town if the Windsor Sewerage Rate is the general Sewerage Rate and the Pitt Town Rate is the loan repayment rate. He stated that it was expressed in different terms last year. The terms which have been expressed this year are causing some concern and asked if a more careful explanation could be given next year.

The Treasurer advised that the Pitt Town Sewerage is the loan repayment and the Windsor Sewerage Local Rate is the normal Windsor Sewerage service. He stated that the matter would be looked into in regard to next year's rate notice.

Councillor Stubbs asked if the Local Traffic Committee could look at the possible erection of "Give Way" signs on Scheyville Road at its intersection with Old Stock Route Road.

Councillor Stubbs stated that he had had approaches from the Clark family at Oakville who donated the land on the Clark Reserve opposite the School, and asked when a sign would be erected.

The Deputy Shire Engineer stated that he believed a sign has been ordered and undertook to check the matter out and let Councillor Stubbs know.

Councillor Stubbs stated that Council voted the sum of \$1200 for the construction of steps between the Mall and the new Shopping Centre. He asked if he could have the final cost of these steps and by whom the work was carried out.

Councillor Stubbs asked when the final cost of the Tourist Information Centre would be available.

The Deputy Shire Clerk advised that a report would be submitted possibly to the March General Purpose Committee Meeting as the work has not been finalised as far as landscaping and some other works have to be carried out.

Councillor Stanley asked if there is some delay concerning the McDonald's Restaurant, and if so, what is the status.

The Treasurer advised that there is no delay. The Company expected to break soil on the 24th February and the final negotiations with the lease and where the sheds would be placed, etc, took place approximately a week ago.

The Shire President advised that the Company had indicated taking 18 weeks to completion.

Councillor Stanley stated that he had been advised that the old Scheyville Officers Unit has been included in a short list of sites being examined by the Government for the establishment of a minimum security prison, and asked if this could be further confirmed and if the Shire Clerk could take on board the fact that it is possibly on the way and take whatever steps are necessary to protect the Council's interests and those of the local environment.

The Shire President stated that Council would be seeking confirmation.

Councillor Stevens stated at the last Committee Meeting he sought details of the costing of the expenditure on Sister City relationships.

The Shire President stated that these would be coming before the next Committee Meeting.

Councillor Sheridan asked when the sealing of the road shoulders along Kurmond Road, Freemans Reach - the section between Graeme Place and Marlene Street - would be carried out.

The Deputy Shire Engineer advised that as far as he is aware it has not been included in a programme at this stage.

Councillor Sheridan stated that he understood it was mooted for 1986 and was on a priority rating. He asked if he could be advised further on this.

Councillor Sheridan stated that he had received representations from people residing in the near vicinity of Gosper Street on Richmond Road as to when kerbing and guttering might take place.

The Deputy Shire Engineer advised that it is in the 1985/86 County of Cumberland Construction Programme funded by the Department of Main Roads and will be undertaken this year.

Councillor Sheridan asked if tar patching could be carried out along Tizzana Road, Ebenezer, together with some slashing, as it is in a very overgrown state.

Councillor Sheridan asked if the Librarian could give an estimation as to the number of new books the Library might purchase this year for borrowing purposes.

The Librarian advised that it would be very difficult to give an accurate estimation. However approximately 3,500/4,000 books were purchased during the last year.

Councillor Dunn asked if more attention could be given to the work carried out in Smith Park. The grass has been mown but there is still long grass under the logs. He referred also to the area past the Windsor High School and on the western side of Hobartville. He stated that he felt that every effort should be made to tidy up the main arteries leading to the Shire.

Councillor Dunn referred to the number of potholes in the area and suggested that the staff concentrate on getting around the principal streets within the Shire and cleaning up the potholes.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the Gallery.

The Meeting terminated at 8.45 pm.

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

.....President

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 25th February, 1986, commencing at 8.30am.

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

Apologies for absence were received from Councillor S.E.Durrington and from Councillor C.J.Stanley, who would be arriving late, and were accepted.

Councillor Stanley arrived at the meeting at 11.48 a.m.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

CORRESPONDENCE

ITEM 1: (File 569W)

CORRESPONDENT: MR T. BOOKS

SUBJECT: LANEWAY - REAR OF 20 CHURCH STREET, SOUTH WINDSOR

Regarding the condition of the laneway at the rear of his property and the drainage problems during periods of high rainfall intensity. He refers to previous representations made to Council on this matter.

D.S.E. REPORT

This laneway is between George Street and Church Street, South Windsor extending from Argyle Street in a northerly direction towards Bell Street.

Runoff from properties fronting George Street on the western side flows into the laneway and depending upon the intensity of the storm and the condition of the table drain may flow across the lane into the properties on the lower side causing minor flooding.

Work has been carried out previously by Council to raise the crown of the laneway and deepen the table drain on the eastern side in an effort to confine the flow of water to that side of the lane, however, with no piped drainage system to relieve the flow the build up of water in the table drain is too great and still overtops the crown of the roadway causing flooding.

The ideal solution to this problem would be to fully reconstruct the laneway complete with kerb, gutter and piped drainage. The estimated cost of these works is \$45,000.

As a more economical alternative, significant relief could be gained by regrading the laneway to achieve a one-way crossfall from west to east to confine the stormwater flow to the eastern side of the lane. Further improvements can be achieved by the construction of a piped drainage system for a length of 150 metres thus reducing the build up of water in the table drain.

Funds have been provided for resealing of the laneway within the current resealing programme adopted by Council at its February meeting. Regrading of the laneway could be carried out with maintenance funds at a estimated cost of \$5,200. The extension of the drainage is estimated to cost \$14,250 and consideration should be given to including this work as part of the 1985/86 drainage construction programme.

Recommendation

That regrading and sealing of the laneway between George and Church Street from Arygle towards Bell Streets be carried out within the current maintenance and resealing votes and consideration be given to extending the drainage system as part of the current drainage construction programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File A7/17, 665-1321)
CORRESPONDENT: MOUNTAIN LAGOON ROAD PROGRESS ASSOCIATION
SUBJECT: MOUNTAIN LAGOON ROAD, BILPIN

Referring to representations made over the past 14 years to have the entire length of the road sealed, the lack of maintenance to the first 2 km of sealed road and requesting the remaining 5.1 km of unsealed road be included as a firm commitment in the 1987 estimates.

D.S.E. REPORT

Mountain Lagoon Road is approximately 13.6 km in length consisting of 9.1 km of sealed surface and 4.5 km of unsealed surface. Maintenance patching of the sealed surface has been carried out and as with maintenance grading of the unsealed section along with Sams Way will be carried out on an as needs basis.

Housing development along Mountain Lagoon Road consists of 21 houses on the sealed section and 14 houses on the unsealed section of road. The road does continue on to a fire trail however, traffic generally would be limited to those vehicles attending properties off Mountain Lagoon Road and Sams Way.

Reconstruction and sealing of the road to its present state was carried out by Colo Shire Council over a number of years and it will be necessary to appraise the earlier sealed sections with a view to having maintenance resealing carried out.

In view of the amount of development in the area and the major cost which would be involved in the reconstruction and sealing of Mountain Lagoon Road, it is considered that there are other roads within the Shire which should receive a higher priority when consideration is being given to road construction and reconstruction programmes.

Recommendation

That the Mountain Lagoon Road Progress Association be informed that maintenance patching of the sealed section of Mountain Lagoon Road has been attended to and further maintenance patching and grading will be carried out on the respective sealed and unsealed surfaces as necessary.

Further that in relation to the reconstruction and sealing of the unsealed section of Mountain Lagoon Road, there are many other roads within the Shire which have a higher priority on a needs basis and this must be taken into account when determining road construction and reconstruction programmes.

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. PROSPECT COUNTY COUNCIL - STREET LIGHTING, LUKIS AVENUE. E74/1

Advising that as P.C.C. distribution network is extended to provide for additional customers, street lighting will be included as an integral part of the extension works.

B2. DEPARTMENT OF EMPLOYMENT AND INDUSTRIAL RELATIONS - NATURAL AREAS ENHANCEMENT SCHEME. G95/37

Advising that approval is given to extend the project until 28/2/86.

(D.S.E. - An extension of time was requested to allow for the lost time due to wet weather and absenteeism.)

B3. TRAFFIC AUTHORITY OF NSW - LOCAL AREA TRAFFIC MANAGEMENT SCHEMES.
R190, T225

Forwarding a brochure "Local Area Traffic Management Schemes - a simple guide to their planning an implementation" and a video film of the same subject.

(D.S.E. - The brochure will be handed out at the meeting and the video will be available for viewing at the end of the meeting.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

DEPUTY SHIRE ENGINEER'S REPORT

ITEM 1: (File S85/11)

SUBJECT: REPRESENTATION AS TO COMPLIANCE WITH CONDITION
NO. 10 OF SUBDIVISION APPROVAL - D. MATTHEWS &
ASSOCIATES

Condition No. 10 is:

"The construction of all-weather access to serve the main body of lots 195 and 196 with surface material selected to resist scour."

The description "all-weather" above is an abbreviated, broadly based performance specification generally applied to rural accesses, as opposed to "dust-free" accesses which are relevant to urban areas and new rural accesses close to existing residences where traffic dust would be a nuisance to owners.

Prior to condition 10 being set, the site was visited by the Executive Engineer in company with Mr. Matthews. At that time the access ramp was impassible even for four wheel drive vehicles, the potential gradient being limited by the slope of an old crib block retaining wall on the outside of the ramp. The Executive Engineer advised Mr. Matthews that in order to create permanent trouble-free access the ramp should be concreted. On the plea of expense, it was agreed to word the condition such that a ramp of natural material would be accepted if it could be shown by practical test to be satisfactory for passage of a conventional drive sedan.

Prior to this test there had been sufficient rain to bind the sandstone surface and it was as good as could be obtained with natural materials.

The test was carried out on a dry day but a commodore lost traction when the rear wheels were approximately half way up the ramp - it is clearly not fit for all-weather service.

Possible remedial action.

1. Extend the crib block retaining wall to reduce the gradient, but this will seriously encroach on the hair pin turn area.
2. Construct a concrete surface to the ramp with textured surface to promote tyre adhesion.

Council should be aware that, under imminent changes to the Conveyancing Act, a vendor has a responsibility to disclose faults.

If the subdivision is approved with the existing ramp, then the developer is entitled to assume that there is no fault so far as Council is concerned. However, if a purchaser is unable to take building materials onto the site, nor drive himself off the land onto the public road, then he will take the view that there is a real fault and may look to Council for compensation or rectification.

Mr Matthews has indicated he wishes to address the Committee on this matter.

Recommendation

Council adhere to the requirement for an all-weather access without fault.

Mr.D.Matthews addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

The Shire Clerk referred to changes in the Conveyancing Act and Councillor Stubbs asked if there was any additional information which could be brought before Council at the next Ordinary Meeting in this regard.

The Shire Clerk stated that details of the provisions of the road changes in the Conveyancing Act would be submitted to the next meeting of Council.

ITEM 2: (File E74/8, DA 27/85, BA 1366/85)

SUBJECT: PROPOSED PADMOUNTED SUBSTATION - BLACKMAN
CRESCENT, SOUTH WINDSOR

The Prospect County Council has submitted plans (E77392A) showing a proposed site for installation of a padmounted substation on Lot 41 DP 263025 owned by Memtec Ltd., requesting Council's agreement to the location.

The location as submitted would eliminate two parking spaces, but discussion with a Prospect County Council officer indicates that the location should have been on the Lot 40 adjoining, which is also owned by Memtec Ltd. The alternative location on Lot 40 would be adjacent to the parking area and would not appear to conflict with future development of the lot. It is understood that the Prospect County Council will submit an amended drawing.

Recommendation

Approval be given to the Prospect County Council for the installation of a padmounted substation on Lot 40 DP 263025 Blackman Crescent, South Windsor, in the same relative position to the boundaries as indicated on Drawing E77392A.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 665-1604)

SUBJECT: DRAINAGE RESERVE - PECKS ROAD TO ELIZABETH STREET,
NORTH RICHMOND

The existing drainage consists of an open channel approximately 2.5 metres deep, having side slopes almost vertical within a 20m wide drainage reserve. The invert of the channel consists of a half 450mm diameter pipe with nominal concrete benching, connecting twin 1650mm diameter pipes leading to Elizabeth Street and twin 1500mm diameter pipes under Pecks Road. There is a bridge constructed from twin reinforced concrete box culverts approximately 250m downstream from Pecks Road allowing access to a reserve with play equipment.

There have been representations made concerning safety aspects of the drainage channel due to the steep banks and the possibility of children falling into the drain and being swept into the pipe system downstream during periods of heavy rainfall. An additional problem due to the steepness of the batters is that maintenance is extremely difficult and long grass and weeds look untidy and detract from the area generally.

Consideration has been given in the past to piping the channel with pipes large enough to take the full storm flow however at current rates this is estimated to cost in excess of \$350,000. An alternative to this would be to lay a smaller diameter pipe (450mm) to take the lesser flows, with an outlet structure at Pecks Road and an inlet structure prior to the existing pipes at the downstream end. The drainage reserve could be regraded so as to allow maintenance with a tractor slasher and when grassed would act as a retardation basin in times of high runoff. The estimated cost of these works are listed hereunder:-

1. Supply and lay 450mm diameter pipes	\$24,750
2. Construct pits	5,000
3. Regrade reserve	6,000
Total	<u>\$35,750</u>

Recommendation

Construction of a 450mm diameter pipe through the drainage reserve from Pecks Road to the existing pipes leading to Elizabeth Street, complete with regrading of the reserve and construction of the necessary pits be given a high priority when consideration is being given to drainage works as part of the 1985/86 drainage programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 665-1810)

SUBJECT: KERB, GUTTER AND DRAINAGE - RIVERVIEW STREET,
NORTH RICHMOND

Representations have been made regarding the state of the road shoulder and footpath in Riverview Street adjacent to the proposed parking area at the intersection of Grose Vale Road and at the rear of the hardware store, in Riverview Street.

The problem in relation to the rear of the hardware store is that vehicles park at 90 degrees to the street, across the footpath, thus precluding the passage of pedestrians who then have to make their way on the roadway to pass the obstructions.

With regard to the proposed car parking area, stormwater runoff from the northern half of Riverview Street is collected in the existing kerb and gutter, runs almost the full length of Riverview Street and discharges at the rear of the hardware store. The water then cuts across the footpath area into the proposed car park, scouring the surface as it passes over this land and discharges onto Grose Vale Road.

Both these problems could be alleviated by the construction of kerb and gutter from the end of the existing kerb and gutter adjacent to the hardware store to Grose Vale Road, a distance of approximately 104 metres. It would also be necessary to construct a drainage line across Riverview Street from an existing pit on the southern side of Riverview Street at the intersection with Grose Vale Road to pick up the flow from the gutter on the northern side prior to its reaching Grose Vale Road. The length of drainage line would be approximately 15 metres. Some footpath adjustments would be necessary adjacent to the hardware store.

The estimated cost of these works is:-

Kerb and gutter	\$7,000
Drainage	2,500
Footpath adjustments	5,000
Total	<u>\$14,500</u>

To include these works in the current kerb and gutter construction programme, alterations to the existing programme may be necessary. A further report in this regard will be submitted for Council approval.

Recommendation

That the proposed kerb and gutter, drainage and footpath works be included in the kerb and gutter construction programme.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File S200/5, M134/12)

SUBJECT: WATER SERVICE - OLD SANITARY DEPOT, RACECOURSE ROAD, CLARENDON

There is an existing 32 mm polyethelene water service which supplied the old sanitary depot in Racecourse Road, Clarendon. The service which has not been used by Council since 1981 runs from a meter in George Street, South Windsor, down the northern boundary of Lot 21 DP 518147, across Rickabys Creek, around the rear of the old tip site and along Racecourse Road where two private services are connected. The remainder of the line in Racecourse Road to the old Sanitary Depot has been disconnected beyond the two private services. A plan will be exhibited at the meeting.

The water service is old and splits occur in the pipe regularly and may go undetected for some time. The cost of repairs to the service and the resultant excess water used is borne by Council and whilst the repairs are usually carried out relatively cheaply, the excess water charges over the past twelve months alone have amounted to over \$2500, with no water actually being used by Council.

The private services are separately metered and accounted by the M.W.S. & D.B. however the Board will not take over the responsibility of the service as they say it consists of materials not up to Boards standards.

It is felt that the service should be disconnected and the two private users be given notice of Council's intention to allow them to provide an alternative service.

Recommendation

That Mrs P. and Mrs D. Chami and Everlast Concrete Tanks be given 90 days' notice that Council intends to disconnect the existing private water service from George Street, South Windsor to the old sanitary depot which also currently serves their respective properties and they be requested to effect an alternative supply within that period.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held at the Council Chambers, Windsor, on Monday 17th February, 1986 at 2.30pm.

PRESENT: Councillor J. Nicholson, Chairman
Sgt. P. Biscoe, Police Dept.
Sgt. R. Pakes, Police Dept.
Mr. G. Smith, Department of Main Roads
Mr. W. Readon, Department of Motor Transport
Mr. C.S. Daley, Deputy Shire Engineer
Mr M. Coulter, Deputy Shire Planner

APOLOGIES: Mr. K. Rozzoli

DEVELOPMENT APPLICATION

ITEM 1: (File DA 657/85)
APPLICANT: BENNETTS REAL ESTATE
LAND & LOCATION: LOT 2, DP 579885 BELLS LINE OF ROAD, KURMOND
SUBJECT: SUBDIVISION CREATING 2 ALLOTMENTS OF APPROXIMATELY 4.1 HA & 8.6 HA.

Committee's Recommendation

The Committee does not object to the proposal.

CORRESPONDENCE

ITEM 1: (File S207/5)
CORRESPONDENT: TRAFFIC AUTHORITY OF N.S.W.
SUBJECT: ACCIDENT STATISTICS FOR QUARTER ENDING 30TH JUNE, 1985

Committee's Recommendation

The information be received.

ITEM 2: (FILE T225; 665-2343)
CORRESPONDENT: HAWKESBURY SHIRE COUNCIL
SUBJECT: REQUEST FOR REMOVAL OF PEDESRIAN CROSSING IN WINDSOR STREET, RICHMOND FROM THE MIDDLE OF THE BLOCK TO A POSITION NEARER THE POST OFFICE

Committee's Recommendation

The crossing be left in its present position.

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ITEM 3: (File S196/17)

CORRESPONDENT: MRS. M. DUNN

SUBJECT: PEDESTRIAN CROSSING AT MARAYLYA PUBLIC SCHOOL
IN NEICH ROAD

This request is made to help school children to cross this road and it is proposed that "Lollipop" people will supervise this crossing.

Committee's Recommendation

The matter be referred to the Department of Main Roads for a traffic count to ascertain the warrant required for this area.

ITEM 4: (File A7/5; 665-1513; R190/10)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: SPEED ADVISORY SIGNS IN OLD PITT TOWN ROAD

Requesting speed advisory signs from Scheyville Road to Pitt Town, especially on the sharp bends.

Committee's Recommendation

The matter be referred to Council for implementation.

ITEM 5: (File A7/5; 665-1513; R190/10)

CORRESPONDENT: PITT TOWN PROGRESS ASSOCIATION

SUBJECT: SPEED LIMIT IN OLD PITT TOWN ROAD

Requesting that the speed limit be reduced from 100 km/h to 80 km/h.

Committee's Recommendation

The matter be referred to the Department of Main Roads for its consideration and report back to the Traffic Committee.

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ITEM 6: (File T225)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: "NO STANDING" SIGNS - RIVERVIEW STREET

Request for "No Standing" signs to be placed adjacent to shopping centre ingress and egress on Riverview Street, North Richmond.

To improve sight distance for vehicles leaving the shopping centre via Riverview Street.

Committee's Recommendation

That NO STANDING SIGNS with an area of 6 - 10 metres be erected adjacent to both entrances to Shoey's Carpark in Riverview Street, North Richmond.

That NO STANDING SIGNS be also erected adjacent to the entrances of the carpark of the Shopping Centre at the corner of Riverview Street and Pitt Lane, North Richmond.

The Department of Main Roads be requested to erect these signs.

ITEM 7: (File T225, 665-243)

CORRESPONDENT: RICHMOND HIGHWAY PATROL

SUBJECT: 60KPH SPEED LIMIT SIGNS AT KURRAJONG HEIGHTS

Request for 60kph speed limit signs on Bells Line of Road, near the Lookout at Kurrajong Heights to alert traffic of vehicles coming from the Lookout onto road.

Committee's Recommendation

The existing 60kph signs at Kurrajong Heights near the Lookout be replaced with larger signs.

ITEM 8: (File T225, 665-1936, 665-1515)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: GIVE WAY SIGNS - INTERSECTION OF SCHEYVILLE
AND OLD STOCK ROUTE ROADS

Committee's Recommendation

The matter be referred to the Department of Main Roads for a traffic count and report back to the Traffic Committee on the most suitable location.

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ITEM 9: (File 665-301)

CORRESPONDENT: DEPARTMENT OF MOTOR TRANSPORT

SUBJECT: CABBAGE TREE ROAD - ENTRY AND EXIT BY BUSES

Regarding extension of the school bus service along Cabbage Tree Road and in particular ingress and egress at Grose Vale Road.

Committee's Recommendation

The matter be referred to the next meeting following inspection by the N.S.W. Police Department.

ITEM 10: (File 665-1117)

CORRESPONDENT: N.S.W. POLICE

SUBJECT: ANGLE PARKING OUTSIDE SHOPPING COMPLEX IN KABLE STREET, WINDSOR.

It was advised that an on-site inspection had taken place with the N.S.W. Police Department, the Department of Main Roads and the Shire Engineer regarding non-standard signs at the location and the need to formalise parking arrangements.

Committee's Recommendation

That the Department of Main Roads prepare a plan and report back to the next meeting of the Traffic Committee.

ITEM 11: (File T225)

CORRESPONDENT: DEPARTMENT OF MAIN ROADS

SUBJECT: CHANGE OF DATE FOR FUTURE TRAFFIC COMMITTEE MEETINGS

The Department of Main Roads advised that due to a commitment with Penrith City Council on the 3rd Monday of every month, it was requested that Hawkesbury Shire Local Traffic Committee change their dates to the Fridays before.

Committee's Recommendation

The request be granted and the meetings for the balance of 1986 be held on the following dates:

Friday	14 March	15 August
	11 April	12 September
	16 May	17 October
	13 June	14 November
	11 July	12 December

The meeting terminated at 3.05pm.

ITEM 5 - SPEED LIMIT IN OLD PITT TOWN ROAD. A7/5, 665-1513, R190/10

Councillor Stubbs referred to the gradual changes in speed limits from 100 to 80 kph throughout the Oakville/Maraylya area and asked if the Department of Main Roads could consider imposing a blanket 80 kph throughout the area.

The Shire President stated that the matter would be referred to the Local Traffic Committee for consideration.

Councillor Stevens asked if the Local Traffic Committee could examine the reduction of speed in Francis Street. He referred in particular to the intersection of Francis Street, Paget Street and Bensons Lane, and to the increase in traffic that would generate from the Bensons Lane complex.

The Shire President stated that the matter would be referred to the Local Traffic Committee for consideration.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

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

B. ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

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

*Consent to Advice
for change 18/1/86.*

SECTION 2 - DEVELOPMENT

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 547/85)
APPLICANT: ROB JOHNSON AUTOS PTY LTD
OWNER: ROB JOHNSON AUTOS PTY LTD
LAND & LOCATION: LOT 1 DP 541106 BELLS LINE OF ROAD, KURMOND
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
RURAL 1(b2) ENVIRONMENTAL PROTECTION
APPLICATION: EXTENSIONS AND IMPROVEMENTS TO SERVICE STATION
INCLUDING EXTENSION TO SHOP AND UNDERGROUND
INSTALLATION OF 55,000 LITRE FUEL TANK AND 2
PETROL BOWSERS
ADVERTISING: NOT REQUIRED

S.P. REPORT

The subject land is zoned Rural 1(b2) Environmental Protection pursuant to Hawkesbury Local Environmental Plan 1984 and is 1560m² in area. As the existing service station is a nonconforming use within the zone the applicant requested Council to vary the provisions of the Plan and the Environmental Planning and Assessment Act 1979 under State Environmental Planning Policy No. 1 - Development Standards.

The application involves 15m² extension of the existing shop area and the underground installation of 55,000 litre fuel tank and 2 petrol bowsers. In view of the minor nature of the proposal the application was not advertised. As required by Traffic Authority Guidelines the application was referred to the Local Traffic Committee for comment. The Committee recommended that provision would be needed for separation between the two driveways. Accordingly a condition is imposed requiring ingress and egress to be a minimum of 10m in width and separated by a physical barrier a minimum of 10m in length.

As the proposal is of a minor nature and will result in improved development on the site it is considered that the development should be approved subject the imposition of appropriate conditions.

Recommendation

- A. 1. That Council exercise its delegation pursuant to State Environmental Planning Policy No. 1 Development Standards and grant consent subject to the following conditions:

Standard conditions (development applications) 1, 3, 19, 21, and 34.

2. Ingress and egress driveways shall be a minimum of 10m in width and constructed to the satisfaction of the Shire Engineer.

3. Ingress and egress driveways shall be separated by a physical barrier and spaced a minimum of 10m apart in accordance with Traffic Authority Guidelines, such separation to be of kerb and gutter construction.
 4. Petrol bowzers shall not be located closer than 4m from the Bells Line of Road boundary.
 5. Inlets to bulk storage tanks shall be so situated that when tankers are discharging fuel, they stand completely on the site so as not to obstruct entry and exit by other vehicles.
 6. Existing signage shall be incorporated into one sign which shall be approved under Ordinance 55 of the Local Government Act and to the satisfaction of the Shire Health and Building Surveyor.
- B. That the Department of Environment and Planning be advised of Council's decision as required by State Environmental Policy No. 1.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 620/85)
APPLICANT: STATE RAIL AUTHORITY
OWNER: STATE RAIL AUTHORITY
LAND & LOCATION: 23 MORAY STREET, RICHMOND
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
2(a) RESIDENTIAL
APPLICATION: TO DEMOLISH AN ITEM OF ENVIRONMENTAL HERITAGE
ADVERTISING: ADVERTISED, WITH ONE OBJECTION BEING RECEIVED FROM
MACQUARIE TOWNS PRESERVATION SOCIETY

19/3/86
ALICE
See
Ordinary
P. 28.

S.P. REPORT

The proposal is to seek Council consent to the demolition of the Gatehouse at 23 Moray Street, Richmond. The Gatehouse is identified pursuant to Hawkesbury Local Environmental Plan, 1984, as an item of Environmental Heritage and is accordingly listed in Schedule 11 of the Plan. Under the provisions of Clause 37 of the Plan, a person shall not demolish an item listed in Schedule 11 without the consent of the Council. Until recently a Section 130 "Demolition" order made under the Heritage Act, 1977, protected the Gatehouse. However, the Minister allowed the order to expire on the 24th November, 1985. The Minister's concurrence with the Heritage Council's recommendation to allow the order to expire was made with regard to fire damage of the building and the difficult prospect of achieving suitable re-use of the building.

The Gatehouse is located adjacent to the Richmond-Riverstone Railway Line and is in close proximity to a number of other items of environmental heritage. As the interior of the Gatehouse was extensively fire damaged three months ago, conservation of this building, if undertaken, would involve considerable expense.

The proposal was exhibited in accordance with the provisions of Hawkesbury Local Environmental Plan, 1984, and Council's advertising policy. During the exhibition period, Council received one objection from the Macquarie Towns Preservation Society.

The objection states, in part,..."that in the North West Sector Heritage Study prepared for the Department of Environment and Planning, the cottage is a twin to the Railway Keeper's Cottage at Bourke Street level crossing and represents the only era of railway expansion in Australia. The railway cottage is pleasantly scaled and assists in the preservation of the 19th century character of Richmond".

In accordance with the requirements of the Heritage Act, 1977, the State Rail Authority gave the Heritage Council notice of its intentions and obtained approval to demolish on the condition that the Gatehouse was recorded in measured drawings and photographs prior to demolition. In view of the considerable expense involved in the restoration and conservation of the Gatehouse and the difficulty of determining a viable use of the building, it is considered that approval should be granted, subject to the imposition of appropriate conditions.

Recommendation

Approval for demolition be granted subject to the following conditions:

1. That prior to demolition, the State Rail Authority record the Gatehouse in measured drawings and photographs for archival purposes in accordance with the resolution of the Heritage Council of New South Wales.
2. That prior to demolition the State Rail Authority submit a copy of the measured drawings and photographs. Such to be to the satisfaction of the Shire Planner.

COMMITTEE'S RECOMMENDATION

A REPORT BE prepared on the possible future community use of the building, possible means of restoring the building by community groups, and the matter be taken up with the State Rail Authority as to whether it would make the building available free of charge for community purposes.

ITEM 3:	(File DA 212/85)
APPLICANT:	J. LEVEN
OWNER:	B. DUNBAR
LAND & LOCATION:	LOT A DP 359072, MOUNTAIN AVENUE, YARRAMUNDI
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL 1(b1) - ENVIRONMENTAL PROTECTION
APPLICATION:	SUBDIVISION TO CREATE TWO ALLOTMENTS EACH CONTAINING 10 HECTARES AND 8.27 HECTARES RESPECTIVELY
ADVERTISING:	NOT REQUIRED

GARSTH -
19-3-86.
LETTER TO
APPLICANT
(Letter to DEP
required)

S.P. REPORT

This application involves the subdivision of a parcel of land comprising 18.27 hectares into two allotments, each containing an area of 10 hectares and 8.27 hectares respectively. As such, one allotment is below the prescribed minimum area of 10 hectares as required by Clause 14(2)(a)(i) of Hawkesbury Local Environmental Plan, 1984.

The applicant has accompanied his application with an objection against the 10 hectares minimum pursuant to Clause 6 of State Environmental Planning Policy No. 1 (SEPP1). Reasons for objection to the prescribed development standard include:

- * Only one allotment is diminished in area below 10 hectares;
- * The deficiency in area of the proposed allotment containing 8.27 hectares would not be detrimental to the basic objectives of the development standard in question nor would the planning objectives of the locality in question be undermined;
- * Inspections of Council's cadastral map for the area generally will show that considerable subdivision has taken place in the past, and that use of SEPP 1 in this instance is unlikely to create a demand for similar applications;
- * Each allotment has an acceptable depth/width ratio, reticulated electricity is available, access is satisfactory and suitable dwelling sites are contained within each allotment.

Whilst it is recognised that there are a number of allotments containing less than 10 hectares in the subject area, there are also a number of holdings comprising approximately 16 to 19 hectares, all of which could be the subject of applications for subdivision pursuant to SEPP1 should Council resolve to support this application and seek the concurrence of the Director of the Department of Environment and Planning.

In this instance the development standard in question, viz, 10 hectares minimum area for allotments created by subdivision, is considered reasonable necessary. This matter was fully addressed by Council's Rural Lands Assessment of 1982, with the result being that Council resolved to retain a 10 hectare minimum for the Yarramundi area. Support for this application would undermine the orderly release of land for rural/residential development within the Shire and will also create an undesirable precedent for applications of a similar nature.

Council is not empowered to approve of the application without the concurrence of the Director of the Department of Environment and Planning.

Recommendation

That Council not support a variation to the 10 hectare minimum area requirement to enable Lot A DP 359072 to be subdivided into two allotments each having areas of approximately 10 hectares and 8.27 hectares for the following reasons:

1. The further subdivision of land in the Yarramundi area was carefully considered within the context of Council's Rural Lands Assessment Report with the result being that Council resolved to retain the 10 hectare minimum area requirement. Support for this application would undermine the procedure for the orderly release of land for rural/residential development within the Shire and the Yarramundi area in particular.
2. The proposal is contrary to the provisions of Clause 14(2)(a)(i) of Hawkesbury Local Environmental Plan, 1984, and support of the application would set an undesirable precedent for similarly sized allotments in the vicinity and within the Shire.

COMMITTEE'S RECOMMENDATION

COUNCIL SUPPORT THE proposal and request the concurrence of the Director of the Department of Environment and Planning pursuant to SEPPl and that should concurrence be forthcoming, the application be approved subject to the following conditions :

- 1-6. Standard Conditions (DA Subdivisions under EPA Act) 2, 4, 9, 12, 14(b) (\$725).

ITEM 4:	(File DA555/85)
APPLICANT:	I. & V. MITCHELL
OWNER:	I. & V. MITCHELL
LAND & LOCATION:	LOT 10 DP 245757 UWORRA ROAD, EAST KURRAJONG
ZONING:	HAWKESBURY LEP, 1984 - RURAL 1(b1) ENVIRONMENTAL
APPLICATION:	CONSTRUCTION OF 4 DOG KENNELS FOR THE KEEPING OF 12 DOGS.
ADVERTISING:	ADJOINING OWNERS NOTIFIED WITH ONE LETTER OF OBJECTION RECEIVED FROM: MS. C. WEBB & MR. G.L. JONES, LOT 12 UWORRA ROAD, TWO LETTERS OF SUPPORT RECEIVED FROM: MR. MUIR & MR. CASTLE, LOT 11 UWORRA ROAD MR. & MRS. SNEDDEN, LOT 6 UWORRA ROAD
AREA:	4047 SQ.METRES (1 ACRE)

S.P. REPORT

The application was received as a result of a complaint received and subsequent site inspection by Council's Health and Building Inspector. The existing kennels were located under the house and of substandard condition. The applicant has now lodged plans to construct a kennel block on the property.

Adjoining owners were notified with three letters being received. Two letters were from adjoining owners, who raise no objection and state in part:

"We have found these dogs to be under full control by their owners, kept very clean with no noise".

One letter of objection was received, but not from an adjoining owner.

The proposal falls short of the setback from front and side boundaries required by Council's Code for the keeping of dogs. This may be justified for a number of reasons, including:

1. The dwelling screens the kennels from the road.
 2. Proposed setbacks of 22 metres and 16.25 metres from side boundaries are considered to be sufficient given that adjoining owners raise no objection.
 3. Existing water tank will screen kennels from one side boundary.
- The construction of the kennels comply with the Code except for the materials, which are currently shown to be colourbond. The matter has been discussed with the applicant, who raises no objection to the use of bricks instead, and to screening the development with a dense form of landscaping.

It is considered that the proposal satisfies the objectives of Council's Code and based on the merits of the application should be approved with appropriate conditions.

Recommendation

The application be approved subject to the following conditions :

- 1-5. Standard conditions (DA's) 1,18,21,25 and 34.
6. The enclosures and shelters shall be constructed in approved sound attenuating materials of masonry or brick to the satisfaction of the Shire Health Surveyor.
7. The development is to comply at all times with the requirements of Council's Code for the housing and keeping of dogs.
8. Approval is given for the keeping of 12 dogs only and extension beyond this number requires further consent of Council.
9. The provision of runs for the proposed kennels to the satisfaction of the Shire Health Surveyor.
10. The dogs to remain at all times within the kennels or runs unless under supervised exercising.

Supplementary Report No. 10 was considered at this stage.

10. PROPOSED DOG KENNELS - UWORRA ROAD, EAST KURRAJONG. DA 555/85 DA43/86

The Committee is referred to Development Application No. 4 in this business paper.

An additional two objections have been received concerning this proposal. The objectors are Mr. W. and Mrs. O. Bowden owners of Lot 8 Uworra Road and R.J. Craft, Davies and Co., Solicitors, on behalf of Dancraft Industries Pty. Ltd., owners of Lot 7 Uworra Road. The objections are on the basis of the proposal being out of character with the rural/residential nature of the locality; localised flooding in the

504/12/3/86

vicinity of the proposed kennels; the proximity of a number of small residential lots; the possible damage of the proposal on known wetlands to the rear of the land and the possibility of damage to the range of breeding and feeding fauna as a consequence; noise and waste water pollution; the conflict in the number of dogs applied for and those kept on site in the past; increase in traffic; emission of odours; and the diminution of property values.

Additionally, since the receipt and report of the proposal, there has been another application received over the adjoining land (Lot 11) for the same purposes. The additional points of objection raised and the increase in intensity of overall dog numbers due to the second application being lodged raises some points which should be addressed prior to the applications being determined. The objectors have been notified that the applications will not be determined at this meeting.

Recommendation

The consideration of the application for the erection of dog kennels on Lot 10 Uworra Road be deferred pending further investigations on the environmental effect of the proposal and of the adjoining proposal on Lot 11 and the reporting of the investigations to Council.

COMMITTEE'S RECOMMENDATION

THE CONSIDERATION OF the application for the erection of dog kennels on Lot 10 Uworra Road be deferred pending further investigations on the environmental effect of the proposal and of the adjoining proposal on Lot 11 and the subsequent reporting of the investigations to Council. Further that the site be inspected before a final decision is made.

ITEM 5:	(File DA627/85)
APPLICANT:	MANNA CHRISTIAN CENTRE
OWNER:	MR. P. COMITO
LAND & LOCATION:	1ST FLOOR, 487, LOT 1 DP 550145 GEORGE STREET,
ZONING:	SOUTH WINDSOR
APPLICATION:	PLACE OF PUBLIC WORSHIP - USE OF EXISTING
	COMMERCIAL PREMISES
ADVERTISING:	NOT REQUIRED

*JUDY 19-3-86
consent for
checking*

S.P. REPORT

The application seeks Council approval for the use of the existing first floor commercial premises as a place of public worship. The property is located towards the northern end of the South Windsor Commercial Area. The floor area of the proposed site will be occupied by a caretaker's office, kitchen, two offices and a meeting hall.

The shopping centre of South Windsor is of a neighbourhood type, with few uses outside the hours of 8.00am to 6pm. The uses that extend to late night hours are the Chinese and Pizza Restaurants and the TAB.

The premises will be mainly operating outside normal business hours, except for one Thursday a month, therefore, additional requirements for parking are not considered to be required as there is adequate parking provided for the existing commercial use of the building in the rear laneway carpark.

Recommendation

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

- 1-6. Standard Conditions (DA's) 1 (for any alterations) 18,19,21,34,28.
7. The doorway to the storeroom under the central stairs shall be fitted with a self-closing one hour fire rated door fitted to a metal joint.
8. The timber framed section between the ground floor female toilet air lock and the central stairway landing shall be sealed using 110mm solid brickwork.
9. The sliding door unit leading from the central stairway to the arcade shall be adjusted to provide a clear 920mm opening.
10. A handrail shall be fitted on the southern side of the emergency exit stairway.
11. Illuminated exit signs complying with the provisions of Part 24.29 of Ordinance 70 shall be provided in the following locations:
 - (a) on the wall above the doorway leading from the Meeting Hall to the central stairway;
 - (b) on the wall above the head of the emergency exit stairway.
12. The door at the foot of the emergency exit stairway shall comply with the requirements of Part 24.20(5) and (7) of Ordinance 70.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File DA 636/85)
APPLICANT: STRASBURGER ENTERPRISES
OWNER: G. & N. JOHNSON
LAND & LOCATION: LOT 1 DP235303 WINDSOR ROAD, MCGRATHS HILL
ZONING: 3(B)2 AMENDMENT NO. 13 HLEP 1984
APPLICATION: TO ERECT A ROADHOUSE/SERVICE STATION AND CAR WASH
ADVERTISING: NOT REQUIRED

S.P. REPORT

The proposal is permissible with consent as the subject land is zoned Special Business (Restricted) 3 (b2) pursuant to amendment 13 of Hawkesbury Local Environmental Plan 1984. The subject land is situated at the corner of Park and Windsor Roads and is traversed by two natural water courses and affected by flood inundation at the 1 in 100 year 16m AHD level.

The proposal involves the construction of a cafe/roadhouse building; a single unit car wash and the installation of six dual petrol pumps on land situated above the 1 in 100 year flood level. The cafe/roadhouse building will contain associated sales area, takeaway food bar, office, store and amenities. The proposal included the provision of 13 car parking spaces which is five spaces above the requirement specified by Council's Parking Policy.

*Allocated
Consent
14/2/86*

The application was referred to the traffic authority for comment in accordance with State Environmental Planning Policy No. 11 Traffic Generating Development. The following comments were offered by the Authority:-

- "1. Windsor Road and Park Road intersection should be upgraded to type 3 NAASRA standard at no cost to the Department of Main Roads, NSW.
2. Parking bays 8, 12 and 13 should be eliminated so that the internal flow traffic is not disrupted.
3. With the elimination of the already mentioned car parking spaces, inadequate parking would be available for the Service Station and Road House. However, with the driveway described in paragraph 5 not incorporated, it is possible to locate alternate sites for the shortfall of spaces.
4. The filling point for submerged tanks should be indicated.
5. The Service Road driveway nearest to Park Road should not be incorporated.
6. One way circulating traffic movement is preferred within the development with ingress from Park Road and egress via the Service Road.
7. The driveway in Park Road should be no closer than 100m from Windsor Road."

Item 1 of the Authority's comments should be considered in terms of the development of the motor village as a whole. Currently the cost of a type 3 intersection at this location is in the vicinity of \$70,000. As all future participants in the motor village will benefit from this intersection, its cost should be apportioned on an area basis, over all of the holdings. The appropriate mechanism for recovering this expenditure is via Section 94 of the Environmental Planning and Assessment Act. Council would undertake construction of the intersection when the motor village is substantially complete and when sufficient monies are available from development consents to fund the work. Section 94 should also be used to cover the cost of half road construction for Park Road between the Windsor Road intersection and the proposed service road.

The application is generally in conformity with Council's concept plan for the development of the area, with provision of a 25m wide landscape buffer and a 20m wide service road parallel to Windsor Road. Allowance has also been made for a 4.76m widening of Park Road as required by Amendment 13 of Hawkesbury LEP, 1984.

The proposed location of the fuel pumps and canopy does infringe on the proposed 14m building line for the whole of the motor village. This infringement can be justified as they are not related to the main building and their location is a function of achieving an efficient traffic circulation pattern.

Currently, the Motor Village Area along with the Mulgrave Industrial Area has a reticulated water supply but no reticulated sewer. This is of particular significance to this application, which provides for a car wash. It is considered that this facility should be deleted from any approval and be subject to a further development application when sufficient information is at hand to resolve the sewer issue for the locality.

The proposal is a permissible use of the land with consent and should be approved subject to necessary conditions.

Recommendation

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

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

21. That a schedule of external finishes, materials and colours be submitted for approval with the building application. Such schedule to be to the satisfaction of the Shire Planner.
 22. A section 94 contribution of \$5,500 towards the construction of a type 3 intersection at Park and Windsor Roads as required by the Traffic Authority of New South Wales.
 23. *\$3280 for drainage.*
- Councillor Horrex declared an interest in this application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*Given to John (to be reviewed)
19-3-86*

SUBDIVISION APPLICATION

ITEM 1: (File S85/123)
APPLICANT: P.S. GRAHAM & ASSOCIATES
OWNER: I.W. & J.M. SETON
LAND & LOCATION: LOT 1 DP 536092 DOUGLAS FARM ROAD, KURRAJONG
APPLICATION: SUBDIVISION TO CREATE TWO LOTS FRONTING TO AN
EXTENSION TO DOUGLAS FARM ROAD AND THE OPENING
OF SUCH EXTENSION

D.S.E. REPORT

This subdivision seeks to create a common boundary approximately in line with the dead end of Douglas Farm Road. At this point, the existing road is a ledge cut into land with a substantial cross fall. If the existing gate is locked a motorist has to reverse some distance on a very narrow all-weather track to a widened area where it is possible to turn around.

Each of the proposed lots have legal frontage to the end of existing Douglas Farm Road. The owner is aware of problems for motorists if the gate is locked and on many occasions has opened the gate to permit vehicles to be turned. He has verbally agreed to move the gate and fencing and dedicate an area approximately 15m x 10m as an extension to Douglas Farm Road provided that Council grade the surface of the turning area at a convenient time.

Recommendation

The application to subdivide Lot 1 DP 536092 Douglas Farm Road, creating two lots having areas of approximately 6.7ha and 6.7ha generally in accordance with the plan together with the opening of an extension of Douglas Farm Road approximately 15m x 10m be approved subject to:

- 1-3. Standard conditions (Subdivision) i, iii and v.
4. The dedication of an area 15m x 10m as an extension of Douglas Farm Road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

CORRESPONDENCE

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - MEDIA
RELEASE. P182

*Michael
19/3/86*

Objecting to the decision of the Department of Planning and Environment to remove the planning powers of two shire councils, Sutherland and Byron.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File W275/14)

SUBJECT: WEST SYDNEY 2000 STUDY

West Sydney 2000 is a Regional Planning Strategy prepared from funds allocated by the Commonwealth Government through the Department of Local Government and Administrative Services, under the Local Government Development Programme.

The W.S.R.O.C. Secretariat has now made available a number of copies for reference and discussion.

Western Sydney faces massive population growth in the next fifteen (15) years, mainly as a result of its relatively young population. During this period, the population is expected to grow from one million to 1.5 million people and there will also be important changes in the age structure of the population.

Broadly the Study identifies five priority objectives for Western Sydney. These have been summarised as:

1. Creating employment through economic development.

It is estimated that the labour force in Western Sydney will increase by 270,000 (66%) and a rate higher than population growth (51%) to the year 2001.

The Study advocates the development of a regional economical development strategy based on the manufacturing sector together with policy actions to enable existing enterprises to locate and reorganise their activities on larger sites in Western Sydney.

2. Increasing access to education and training.

Increases in the number of people in the region in the adult age groups together with changes in the structure of employment and technological change, will increase the demand for adult education and training. Not only will increased growth have to be catered for, but also the existing inequality of access to tertiary education facilities.

3. Urban Development and Human Services.

The provision of sufficient residential land to meet the forecast demand has been aided by the N.S.W. Government's Urban Development Programme. However, there has been less success in co-ordinating the activities of Government Departments and Authorities in providing services, especially human services to new residents of release areas.

4. Improving Transport.

The existing transport system in the region has grown incrementally, on a radial pattern, with Sydney as the centre. However, the region has become much more self-contained and the requirement for intra regional travel is well established. The preparation of a regional strategic transport plan is recommended.

*Michael
19-3-86
for action*

5. Parramatta as a Viable Second Central Business District.

Western Sydney has developed into a distinctive and significantly self-sufficient region. One of the main implications of this is the need to develop Parramatta into a viable second central business district for the Sydney Metropolitan Region.

The Director of W.S.R.O.C. indicates that the Report represents a significant advance to planning the future of the region. To this end W.S.R.O.C. will be using this Report as a basis for a concerted approach on future specific requirements for Government policies in Western Sydney.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 446/84)

SUBJECT: BOUNDARY ADJUSTMENT LOTS 21 & 22 DP 523119 AND
LOT 1 DP 584594 VINCENT ROAD, KURRAJONG
(TAYLOR AND JONES)

*Michael - 19/3/86
for action*

This matter was considered by Council at its meeting of 15th January, 1985, (page 12 - Development) and it was resolved that Council support the objection against the provision of Clause 16 of Hawkesbury Local Environmental Plan, 1984, and that the application be forwarded to the Department of Environment and Planning for determination in accordance with State Environmental Policy No. 1.

The matter concerned the existing Lots 21 and 22 which contained a dwelling built across the common boundaries, the proposal being to relocate that boundary to overcome the encroachment and in the process to create a more viable allotment.

The proposal was considered reasonable in terms of Clause 16 of Hawkesbury Local Environmental Plan, 1984, the intention of which is to facilitate minor adjustments to overcome encroachments or to deal with topography differences, access and the like. This instance was clearly a case of an encroachment and should have been dealt with under State Environmental Planning Policy No. 1.

The Department has now re-affirmed previous advice that it is not prepared to concur with Council's request for the boundary adjustment.

This determination highlights the inflexibility of the provisions relating to subdivision by boundary adjustment, where there will be no effect on the planning aims and objectives for a particular locality.

Accordingly, the reassessment of the Shire's rural planning provisions which is currently being undertaken will seek to incorporate provisions to enable the Council to approve boundary adjustments where they will not conflict with the planning provisions for the area.

Recommendation

That the information be received and that the applicant be advised of the Department's determination.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C43/8)

SUBJECT: YOUTH RECREATION OFFICER'S REPORT -
VACATION ACTIVITIES, JANUARY 1986

A variety of activities and programmes were organised for school aged children during the January Vacation period.

Vacation Play centres were again conducted in conjunction with the Department of Sport and Recreation for children 5 to 15 years. The venues and attendances were as follows:-

<u>Venues</u>	<u>Gross Enrolment</u>	<u>Average Daily Attendance</u>
Windsor South Primary	70	28
Richmond High (new venue)	81	44
Chas Perry Hall, North Richmond	27	15
Glossodia (5-12 years)	30	17
McGraths Hill (new venue)	35	21
Glossodia (12-17 years)	35	20
McMahons Park	12	6
Total	290	151

All attendances were satisfactory, however, the low numbers at McMahons Park, North Richmond and Glossodia will be subject to the approval of the Department of Sport and Recreation for their continued operation.

The Department of Sport and Recreation organised special workshops in aboriginal mask making at Richmond and South Windsor Play Centre.

A Play Centre activity day conducted in conjunction with Penrith City Council was held at Cattai State Recreation Area where children took part in boomerang throwing, clay work, didgeridoo playing, making a spiders web, exploring nature and planting trees. Sixty four children attended from the Hawkesbury area with numbers totalling over 160 from the Penrith Vacation Centres.

Other activities that were organised for the general public included:-

Cricket Coaching Clinic - conducted by Bob Whellan and attended by 15 young people.

Cooking Lessons - for young people 8 to 13 years at the Prospect County Council. Thirty attended the classes.

Excursion to Featherdale Wildlife Park - Twenty two children and their parents participated.

The January Bus to Mona Vale beach was cancelled due to wet weather.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File T225, P155)

SUBJECT: PROCEDURES FOR DEALING WITH PARKING STATION DEVELOPMENTS

The Traffic Authority of N.S.W. has forwarded new administrative procedures for dealing with parking station applications. Specifically, the procedures require the submission of a report to the Traffic Authority on each parking station, at the same time that the application is submitted to the Authority.

Parking stations as defined mean any land or building used for the purpose of accommodating vehicles upon payment of a fee or charge but does not include metered spaces.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File P160-71)

SUBJECT: OUTSTANDING REPORT NO. 00028

In July 1985, the Minister for Planning and Environment announced that the Department of Environment & Planning (DEP) would prepare a Regional Environmental Plan (REP) for the Hawkesbury/Nepean River Valley.

The Minister decided, in view of the large number of relevant reports already published, that a Regional Environmental Study would not be required.

Michael - 17/3/86

Michael - 17/3/86

The general aims and objectives of the draft plan are to provide a broad strategy to guide planning and management decisions in the Hawkesbury/Nepean River Valley, such that the integrity of the river is maintained, appropriate development is facilitated and resources utilised. In so doing, the plan should achieve a balance between environmental and economic demands.

In particular, the aims are to:

- a. establish a set of planning objectives for the river valley;
- b. provide for development which recognises the importance of the river valley for recreation and agriculture (including fisheries);
- c. increase access to and use of the river;
- d. identify environmentally sensitive and significant areas, both land and water based and establish strategies for their conservation;
- e. ensure that extractive operations are compatible with river management and incorporate appropriate rehabilitation;
- f. establish water quality objectives and provide a strategy for their achievement; and
- g. promote the co-ordination of public authorities so they are compatible with the objectives of the plan.

To implement these aim, it is intended that the REP will:

- i. provide a planning strategy for the river valley which makes provision for subsequent unit management plans and indicates to public authorities and the private sector future development opportunities, and service or infrastructure requirements, and to guide local planning;
- ii. establish certain standards and controls to protect the plan's objectives when consent authorities are considering development applications or proposing activities;
- iii. provide a programme for the acquisition, development and management of regional open space; and
- iv. establish a strategy for implementation of the plan and co-ordination of public authorities.

To assist the DEP with the preparation of the Plan, a submission covering the following topics is currently being prepared:

1. objectives for the Shire;
2. recreational opportunities, use and demand;
3. open space opportunities, use and demand;
4. environmental amenity;

5. scenic amenity;
6. definition of the river 'corridor'; and
7. priorities for action.

In respect of item (3) above, particular emphasis will be placed on the demand for and provision of open space in the North Richmond area.

Recommendation

That the information be received as a progress report on outstanding report No. 00023.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

*SEE ORDINARY
Mtg ①*

ITEM 6: (File DA/387/84)

SUBJECT: INDUSTRIAL DEVELOPMENT - 43 MILEHAM STREET WINDSOR
APPLICANT - P. O'HANLON

Council is referred to the Shire Clerk/General Manager's Report Item 2 in the Planning Section of the Ordinary Meeting 11th February, 1986 and to the resolution of Council that the site be inspected.

The relevant issues in this matter were reported in full at that meeting with the only change being that as indicated by the Shire Planner indicating that Mr W. Collier was not the land owner in April 1984 with in fact his daughter, Mrs P. O'Hanlon, having purchased the property in June of that year. The land ownership at the time does not alter the substantive content of the Report.

It was indicated that the inspection would take place at this meeting.

Recommendation

That the information be received.

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

A FURTHER REPORT be submitted to the next Ordinary Meeting.

Michael - 19/3/86

ITEM 7: (File C44/7)

SUBJECT: DEPARTMENT OF ENVIRONMENT & PLANNING - REVIEW OF
RESIDENTIAL DEVELOPMENT STANDARDS IN LOCAL
GOVERNMENT AREAS IN THE SYDNEY REGION

The DEP has issued this Council, along with others in the Sydney Region, with a circular seeking to encourage Councils to critically assess and review their standards for residential development. In part, the DEP's Circular is as follows:

- * In endeavouring to implement the Government's policy on urban consolidation, the Department is anxious to remove any unnecessary constraints to the construction of town and villa houses and flats. Clearly, many factors affect the construction of multi-unit housing, and planning regulations make up only one of them. According to the information the Department has received, however over a stringent development standards are among the factors which impede development. In particular, in some areas permissible densities are sometimes set at such low levels and setbacks, parking and landscaping requirements at such high ones, that they render any proposed development unviable.
- * The purpose of this circular is to request local councils to review their development standards under both statutory planning instruments and residential flat and villa codes, bearing in mind the effect these standards have on the financial viability of development.

Council will beware of another Circular by the DEP in relation to standards for residential flat developments where it was reported that Council's own planning scheme and residential flat code is generally along the line of Government Policy and not too restrictive. Similar comments will apply to the subject Circular however should the Department be advocating any major differences from Council's own policies the matter will be further reported to Council.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Glen - 19/3/86

ITEM 8: (File P160)

SUBJECT: THE AUSTRALIAN MUSHROOM GROWERS
ASSOCIATION LIMITED - COUNCIL INSPECTION

Council would be aware of the number of complaints received over recent years, particularly concerned with the composting content of mushroom production. These complaints are almost always on the basis of odour

associated with the production. As part of the Mushroom Growers Association Public Relation's exercise the Council has been invited to inspect some of the production areas in the Hawkesbury Region which will also entail addresses from notable experts in the field.

By way of information the Council is advised that mushroom production is rapidly increasing throughout the world with Hawkesbury being no exception. Generally, mushroom production requires only a relatively small area of land, unlike most other rural pursuits within the industry, as well as providing a food source, providing by-products for ongoing soil conditioning.

Farms in the Hawkesbury District provide a significant proportion of the Australian mushroom crop and are both directly and indirectly a significant employment generator.

Continuing changes in technology within the industry and the increasing consumer demand for mushrooms presents a possible need for an update of Council's existing code for the control of mushroom growing operations.

Such a need will be assessed following the inspections with subsequent reporting to Council.

Recommendation

That the information be received.

The Committee inspected Elf Farm Supplies Pty.Ltd., Mulgrave; Mannings Mushroom Spawn Laboratories, McGraths Hill; Johnson Brothers, McGraths Hill; and Brian Carroll Mushroom Farms, Oakville.

Councillor Horrex declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9 : (File Pl60)

SUBJECT : MOTOR VILLAGE - WINDSOR ROAD

At the time of Council's resolution to prepare a special zone for motor oriented uses it was Council's intention, as well as the rezoning, to have a Control Plan to adequately cover subsequent co-ordinated development.

While the plan has been adopted by Council it has not been through the statutory requirements to become a development control plan in accordance with the EPA Act 1979. It is evident that statutory controls are required with development programmes having been received or expected to be received in the near future.

minutes 19/3/86

A copy of the control plan will be exhibited for the further information of Council.

Recommendation

That Council initiate statutory steps to have the plan adopted as a Development Control Plan under the Environmental Planning and Assessment Act 1979.

Councillor Horrex declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File DA555/85, DA 43/86)

SUBJECT : PROPOSED DOG KENNELS - UWORRA ROAD, EAST
KURRAJONG.

See Development Application Item 4.

1094 - 19/3/86

SECTION 3 - FINANCE1. ACCOUNTS PAIDCOMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

<u>Fund</u>	<u>Voucher Nos.</u>	<u>Total</u>
General	48604 - 49545	\$5,694,534.82
Trust	3412 - 4505	\$ 110,713.70
Main Roads Trust	-	-
		\$5,805,248.52

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

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

3. CORRESPONDENCE

ITEM 1: (File M134)

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

SUBJECT: CONSTRUCTION OF NEW SPILLWAY - WARRAGAMBA DAM

"You would be aware of a recent announcement by the former Minister for Natural Resources, Mrs. Janice Crosio, to undertake construction of a new spillway at Warragamba Dam.

The completion of the new spillway will have a two-fold purpose in terms of the announcement by the Minister, firstly, an increased safety component based on mathematical calculation of the greatest possible stress under which the dam could be put by peak flooding and secondly, a considerable increase in the storage capacity of the dam thus further securing water supply requirements for the Sydney/Metropolitan area.

I believe, however, there are three matters not mentioned by the Minister in her policy statement which are of vital importance to those living below the dam.

I have made representations to the Minister seeking both clarification and a detailed announcement in respect of each of the three matters and I seek council's support in my efforts to obtain such assurances.

My first concern is for the general riparian rights of those living below the dam in terms of access to the benefits of a continual flow of water in the river."

"Secondly, a commitment to adequate supplies of water to service the urban reticulation systems presently supplied by the North Richmond Water Treatment Works, and thirdly, an increased Flood Mitigation role for the dam in terms of moderating the present incidence of flooding in the Hawkesbury.

I believe, therefore, that the following initiatives should be undertaken in regard to the three matters I have raised. Firstly, in regard to riparian rights there should be a properly researched and formulated policy for the regular release of water from the dam, particularly during periods of low rain falls. Regular releases of water should be guaranteed and the intention of the Board in this regard should be spelt out.

As to the second, there should be immediate planning for, and the earliest implementation of the work necessary to connect the reticulation system presently served by the North Richmond Treatment Works to the Warragamba supply system. Although the cost of this is considerable it is not unreasonable in terms of the total cost of the works which you have projected for upgrading Warragamba Dam.

Whilst every endeavour is made by the Board's staff at the North Richmond Works to maintain a good standard of potable water, the condition of the river often makes this difficult and at times almost impossible. The only satisfactory solution is to connect the district directly to the Warragamba supply. I understand this is in accord with the Board's long term policy but it should be brought forward to coincide with the construction of the new spillway. Even in the event of a satisfactory formula for the regular release of water from Warragamba into the river system, there may well be times when the release of water has to be curtailed.

In relation to the third matter, I would suggest there should be an increased flood mitigation component in the management of the dam. Although the Board has in recent years adopted a more comprehensive flood mitigation plan than existed when the dam was built, the vastly increased capacity envisaged by the new initiative demands that a larger reserve be maintained so that a greater volume of flood rain can be held back at critical times."

".... it is surely not too much to expect that within the huge increase in storage capacity which will result from the construction of the new spillway a flood mitigation capacity should be a major component in the functioning of the dam. By this I mean that the highest level of water in the dam should not be maintained beyond a point which would allow the retention of sufficient flood rain to relieve the burden of those rains which so drastically amplify the effects of flooding caused by rainfall within the Hawkesbury catchment below the dam.

I trust Council shares my concern and will give me its support in the matter.

I look forward to your advice and comments as to Council's attitude."

(S.H.S. - The matters raised by Mr. Rozzoli are certainly of vital importance to the people of the area. The establishment and maintenance of riparian rights would, as Mr. Rozzoli points out, enhance the quantity and quality of this resource for its various uses be it domestic supply, stock watering and irrigational purposes or recreational uses. This proposal of course needs to be rationalised with the other important function of this storage structure being the water supply needs of the major part of the Metropolitan area. The proposal, however, recently announced to vastly increase this storage capacity would, it would seem, give the opportunity to seriously consider these matters raised.

While it is understood the Metropolitan Water Sewerage and Drainage Board is already contemplating some relatively minor flood mitigation role of the existing dam the proposed greater capacity of the storage again will give more opportunity to increase this role. Even though it is understood the proposed major works are not planned to be commenced for some years, it is believed timely to bring these matters to the fore for two reasons.

Firstly, that these very real needs may be planned into the structure's design with appropriate operational procedures determined and secondly to reinforce to the Board the importance of these matters now in order that serious consideration can be given to cater as far as possible to these needs with the existing structure.

Whether or not this area's reticulated supply is connected directly to the Warragamba storage, Council will no doubt agree that a continuous supply of high quality water for domestic purposes is essential).

Recommendation

Mr. Rozzoli be advised that Council shares his concern and gives its support in the terms above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C44/1; C40/13)
CORRESPONDENT: DEPARTMENT OF LOCAL GOVERNMENT
SUBJECT: BICENTENNIAL COMMUNITY COMMITTEE

Advising that it will be necessary to ensure that each Bicentennial Community Committee has proper authority and legal status, by delegating to the Committee under Section 530A (2) of the Local Government Act, the relevant part of its power to promote the Bicentenary.

(S.C. - This power contained in Section 530A of the Act is a power to spend funds for the purpose of promoting events of national or historic importance. In this regard it is understood that it is the present intention of the Australian Bicentenary Authority to send any funds to be spent by the Committee, first to the relevant Council.)

Recommendation

That the Hawkesbury Shire Bicentennial Community Committee be delegated authority under Section 530A (2) of the Local Government Act, 1919 as amended.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File Pl60/18)

CORRESPONDENT: DEPARTMENT OF EDUCATION

SUBJECT: PROPOSED GLOSSODIA SCHOOL SITE

Advising that the Department had been informed by the Valuer General's Department that Council is not prepared to accept the conditions set out in that Department's letter of 1st March, 1985. Pointing out that it is the policy of the Department of Education only to acquire sites where appropriate access and services are available at the time of purchase.

Requesting Council to reconsider the position as the amended proposal is not acceptable to the Department.

(S.C. - A report was submitted to the Ordinary Meeting of Council held on 11th February, 1986 and it was resolved to reaffirm Council's offer to sell Part lot 457 and Lot 464 for \$115,000 and, further, that Council would be responsible for the construction of the access road from Spinks Road.

It was anticipated that this would then provide a nett sale price to Council of \$70,000.

Additional works referred to in the letter from the Department are estimated to cost a further \$120,000 and a reply has been forwarded advising that the matter would be reconsidered in terms of Council undertaking the necessary works, but that a purchase price in the vicinity of \$200,000 would be envisaged).

Recommendation

The Report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File C48; L128)

CORRESPONDENT: AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT
ASSOCIATIONS REVIEW

SUBJECT: ANNUAL GENERAL MEETING IN NOVEMBER, 1985.

Advising that at the Annual General Meeting in November, 1985, the following motion was passed:

..."That this Conference agree to a review of the objectives, structure and resources of the ACLGA to determine what changes, if any, are necessary to enable the ACLGA to keep abreast of the increasing number of issues with which it has to deal and that an ACLGA review project be drafted by the ACLGA Secretariat for consideration, if possible, at the next Executive meeting and that a special conference be called mid 1986 to consider the review report..."

Stating that all Councils in Australia would be advised of the Review and offering the opportunity for the Council to forward a written submission and requesting Councils to ensure that any submission is received by 28th February.

(S.C. - The Australian Council of Local Government Associations is the Federal counterpart of the Associations at a State level.

Its role and objectives are currently to:

- watch over and protect the interests, rights and privileges
- take action in relation to any subject or legislation
- promote effective Local Government.

Part of the Committee task will be to review these roles and objectives and the matter was discussed at a meeting of the W.S.R.O.C. Administrative Committee on 13th February, 1986. It was generally felt that the Association could place more emphasis on:

- a) Strengthening research facilities to respond to federal initiatives.
- b) Reaching agreement with Associations at a State level to reinforce approaches to the Federal Government.
- c) Reviewing representation on a per capita OR number of Local Government Authorities basis. (eg Currently the Northern Territory has three representatives out of a total of five Local Government Authorities.)

A submission would need to be prepared for forwarding immediately following this meeting in order to comply with the 28th February deadline.

Recommendation

A submission in terms of the report be forwarded to the Review Committee following the General Purpose Committee Meeting of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (FILE 3837-2W)

CORRESPONDENT: THE HON. JANICE CROSIO, MINISTER FOR NATURAL
RESOURCES TO MR. K.R. ROZZOLI, M.P.

SUBJECT: GRANT TOWARDS THE DEVELOPMENT OF THE NEW
HAWKESBURY SHOWGROUND.

"You will be pleased to know that I have approved a grant of \$10,000 and loan of \$10,000 to Hawkesbury Shire Council towards the development of the new Hawkesbury Showground. Provision of the grant is subject to acceptance of the loan which is offered on the following terms:

- (a) repayment by ten annual instalments of principal with interest at 5% per annum on the outstanding balance, interest to commence from the date the loan is advanced; and
- (b) the first instalment to fall due one year from the date the loan is advanced.

It is a Treasury requirement that loans to Councils be matched but in view of the extent of funds being channelled into the development of the new Showground by Council, this requirement is seen as being met. The funds are available on the understanding that all development is in accordance with the plans approved by the Metropolitan Regional Manager.

Should Council decide to take up the offer it is required to indicate its acceptance in writing, within one month from the date of this letter, to the Metropolitan Lands Office. The offer will lapse if not accepted within that time. If the offer is accepted a cheque will be forwarded to Council".

(S.C. - The letter was forwarded to Mr. Rozzoli on 5th February and was not received by Council until the 11th February. The offer is subject to acceptance by 5th March. This is the second loan of \$10,000 offered to Council, on a similar repayment basis, for the development of the Hawkesbury Showground. The repayments in 1986 total \$3,000.)

Recommendation

Authority be delegated to the Shire Clerk to accept the offer prior to the Ordinary Meeting of Council on 11th March and the relevant documents be completed under Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 6: (File Pl60/56)

CORRESPONDENT: DENNING PROPERTIES PTY LTD (FORMERLY TORTUGA PROPERTIES PTY LTD)

SUBJECT: WINDSOR TOWN CENTRE

"We refer to our recent meeting with Councillor Michael concerning the above centre, and in particular problems that have arisen with regard to Council's position as the vendor of part of the development site.

It was always our understanding that interest was to run at an agreed rate of 14% per annum from the date of completion of the contract between Tortuga Properties Pty. Limited (now Denning Properties Pty. Ltd.) and the Hawkesbury Shire Council. After the completion of the contract, interest would accrue for an 18 month period, at which time a principal repayment of \$200,000 would be due and payable to the Council, upon payment of which the interest accrued would be waived. A further repayment of the balance, being \$399,000, would be due and payable three years after the initial principal repayment, with interest accruing at 14% per annum and payable quarterly. Furthermore, this was the understanding on which Custom Credit Corporation agreed to fund the project.

As advised to Councillor Michael, there appears to be some conflict between the legal parties as to the exact legal position. However, we were in receipt of a letter from Council's solicitor dated 8th February, 1985, stating: 'It is agreed that interest will run from completion, rather than contract, and we also imagine that the time for repayment of principal will run from the same date although we are yet to obtain confirmatory instructions in this regard'. We assumed therefore that our interpretation was correct.

Notwithstanding the above, as mentioned to Councillor Michael, the commercial realities are these:-

- 1) The Windsor Town Shopping Centre opened on schedule and is trading as a viable operation, although due to certain problems the leasing has not been as successful at this point in time as previously hoped for. However, we expect the centre will be fully leased within a very short period, and the benefits to the residents of the Shire are obvious.
- 2) Movements in interest rates have severely squeezed the profit margin in the project from a development point of view. While readily admitting that this is one of the hazards of developing, and while not looking for sympathy in this area, it is a fact of life that interest rates are currently running at levels of 20%, which is considerably in excess of prudently budgeted interest costs, at the commencement of development.
- 3) We feel it is a real possibility that unless we can clarify the above situation to our mutual satisfaction, a foreclosure by the first mortgagee, Custom Credit Corporation, is a distinct possibility. This would result in a very unpleasant result from everyone's point of view.

We realise that Council has an obligation to protect the interests of ratepayers. Additionally, we do not at all wish to back away from our obligations to Council to repay the principal outstanding in full. It is a question of the date of repayment and accrual of interest. We would therefore request that Council give consideration to the following compromise:-

- 1) Assuming settlement takes place within a period of say one month, the date for repayment of the initial \$200,000 be designated as 18 months from that date, say August, 1987.
- 2) On the same assumption the balance of \$399,000 would be payable 4 years and 6 months from the date of completion, say August, 1990.
- 3) Bearing in mind that Council was expecting the repayment of the initial \$200,000, to take place approximately 12 months prior to that date, that is in September, 1986, we agree to compensate Council for the loss of interest for this approximate 12 month period. Assuming an interest rate of 15% would be achieved on these funds, the total interest bill payable to Council would be approximately \$30,000. We would be prepared to undertake to pay this interest quarterly in arrears.
- 4) Interest on the whole advance of \$599,000 at an effective rate of 14% per annum would commence to accrue as from the date of completion, but would not be payable if the first payment of \$200,000 was paid on due date. Thereafter, interest would accrue on the balance of \$399,000 at the same effective rate and be payable quarterly in arrears.

We believe that if Council agrees to this compromise, the following objectives will be achieved:-

- 1) Council will suffer no financial loss, as a result of our undertaking to pay interest.
- 2) The commercial viability of the Windsor Town Centre will be assured, and the interests of all parties involved in the Centre, being ourselves, the Hawkesbury Shire Council, and the ratepayers of the Shire will be fully protected.

We would be only too pleased if you deemed it necessary to address Council or its officers at your convenience. We await your reply."

(S.C. - At the Ordinary Meeting of Council held on 11th December, 1984, Council resolved to sell land between Kable and Baker Streets to Tortuga Properties Pty. Ltd. for \$600,000.

The agreement provided for payment of \$1,000 on exchange of contracts, which subsequently took place during March 1985. The balance of the purchase price, namely \$599,000, was subject to a second mortgage in Council's favour.

The mortgage provided for payment of \$200,000 within 18 months after exchange of contracts (ie prior to September 1986) with the balance of \$399,000 to be paid within 3 years after that date (ie prior to September 1989).

Interest charges were to accrue at the rate of 14% per annum payable quarterly, and the mortgage agreement was to be on the basis of the adopted policy for sale of land in the South Windsor Industrial Estate.

Under this adopted policy, Council agreed to a 3 year mortgage for 67% of the sale price, with interest payable quarterly at a fixed rate of 15%. The principal would normally be payable in full at the end of the mortgage term.

However, embodied into the policy is an incentive which was aimed at encouraging development and providing employment opportunities within the Shire. This incentive provided that, where an industrial development is completed to the satisfaction of Council within 18 months of exchange of contracts and, the outstanding principal is paid within that time, all interest charges paid under the mortgage would be refunded.

The general procedure was that interest charges were paid quarterly and, providing the development was completed, they were deducted from the principal sum to be repaid at the end of the 18 month period.

It appears that there has been a great deal of confusion in regard to the agreement with Tortuga Properties Pty. Ltd. The actual documents which were completed at the time of exchange of contracts included a mortgage which provided for payment of interest quarterly and the principal sum to be repaid at the end of 18 months.

This is in line with the South Windsor Industrial Estate Policy and was the understanding of both Council officers and Council's solicitor at the time negotiations were taking place.

According to Tortuga Properties the confusion relates to discussions between Council Officers and company representatives who were of the opinion that:

- a. The time period commenced from completion of the sale rather than from the date of exchange of contracts.
- b. No interest charges were payable within the first 18 months of completion and the \$200,000 would be paid as a single sum prior to the prescribed date.

Council's solicitor has advised that the company is liable for payment of interest charges quarterly and the effective date is the date of exchange of contracts, namely March 1985. He suggests that the terms of the mortgage are clear in the extreme and that there is no room whatsoever for confusion.

In the letter received from Denning Properties, an alternative is proposed. This suggests that they would be prepared to enter into an agreement to pay \$200,000 within 18 months from February 1986 (ie prior to August 1987). They recognised that Council would have, in pursuance of the existing agreement, received \$200,000 prior to September, 1986, and have offered to compensate for interest which would have accrued over the 12 month period at the rate of 15% per annum. This would involve payment of \$30,000 in four equal instalments \$7,500.

It is felt that the suggested interest rate of 15% per annum is significantly below prevailing interest rates and, in addition to this, had payments been made in accordance with the existing mortgage agreement, interest charges of \$39,286 could have been achieved at a rate of 15% per annum. In reality, however, interest of approximately \$42,000 to \$45,000 could be envisaged.

Set out below is a schedule setting out the cash flows according to the existing legal agreement, the proposed alternative, and a possible compromise formulated by Council officers.

The amounts shown in brackets represent interest charges which would have accrued between the date the amount was due for payment and August 1987, the proposed payment date, and are based on a rate of 15% per annum.

	Existing Legal Agreement	Alternative Proposed	Possible Compromise
March 1985	Exchange of Contracts with Tortuga Properties Pty Ltd		
April			
May			
June	\$20965 (\$6812)		
July			
August			
September	\$20965 (\$6026)		
October			
November			
December	\$20965 (\$5240)		
January 1986			
February			
March	\$20965 (\$4454)		\$40000 (\$8500)
April			
May			
June	\$20965 (\$3668)		\$40000 (\$7000)
July			
August			
September	\$95175 (\$13086)		\$40000 (\$5500)
October			
November			
December		\$7500	\$40000 (\$4000)†
January 1987			
February			
March		\$7500	\$40000 (\$2500)
April			
May			
June		\$7500	
July			
August		\$200000	
September		\$7500	
Total	\$200000 (\$39286)	\$230000	\$200000 (27500)

It will be seen from the possible compromise that it is based on five quarterly instalments of \$40,000. If these amounts were invested at 15% per annum a return of \$27,500 could be expected up to August 1987. However, given prevailing interest rates, it is anticipated that a figure between \$32,000 and \$35,000 could be achieved.

The proposed compromise is considered more suitable because it allows for instalments of 20% of the amount due and has a minimal effect on Council's 1986 estimates which provided for payment of the total due prior to September 1986.

If the company agreed to this compromise, it is envisaged that fresh mortgage documents would be prepared immediately by Council's solicitor and the first instalment would be due and payable during March 1986.

It should also be noted that under the existing legal arrangement, the balance of \$399,000 was to be subject to a three year mortgage at an interest rate of 14% per annum. Under this agreement interest charges were payable quarterly and the principal was due and payable prior to September, 1989.

Under the proposed alternative the total of \$399,000 would be subject to a three year mortgage commencing March 1987 with the total amount to be paid on or before March 1990. The existing interest rate of 14% was negotiated during early 1985 and significant increases in interest rates have occurred during the last 12 months. It is felt that, as Council is waiving its rights under a legally binding existing agreement, the company should be required to adjust their interest rate for the mortgage up to the existing local government borrowing rate, which is currently 16%.

It should also be noted that interest instalments of \$62,895 as per the mortgage agreement remain outstanding and that the mortgage provides for a penalty of \$8,985 for late payment. Given that a further instalment of \$20,965 is due during March it is essential that either the original agreement is adhered to, or alternatively the compromise is accepted.

In the event that agreement is not reached, it is felt that Council's solicitor should be instructed to take action pursuant to the mortgage.

Recommendation

Council agree to alter the mortgage agreement with Tortuga Properties Pty. Ltd. for land acquired between Baker and Kable Streets to the following:

- a) \$200,000 to be paid by five quarterly instalments of \$40,000 commencing March 1986 and finalising March 1987. Payments to be received within 7 days of the due date or be subject to a penalty of \$150 per week (Approx. 20% pa).
- b) \$399,000 to be subject to a three year mortgage commencing March 1987, with interest payable quarterly at the rate of 16% and the principal sum to be repaid on or before March 1990.
- c) All necessary documents to be completed under Seal of Council.

Mr.A.Kenny, Denning Properties Pty.Ltd., and Mr.S.Bartrop, representing Custom Credit, the first mortgagee, addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE TO alter the mortgage agreement with Tortuga Properties Pty.Ltd., for land acquired between Baker and Kable Streets to the following :

- a) Four equal instalments of \$7,500 interest payable commencing 23rd March, 1986 with a payment of \$200,000 plus interest, on 23rd March, 1987.
- b) \$399,000 to be subject to a three year mortgage commencing March, 1987, with interest payable quarterly at the rate of 16% and the principal sum to be repaid on or before March 1990.
- c) All necessary documents to be completed under Seal of Council.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ITEM 1: (File 1112/7; B27/7)

SUBJECT: VOLUNTEER BUSH FIRE FIGHTERS -
WORKERS' COMPENSATION

In the Business Paper for the General Purpose Committee of 28th January, 1986, Works Section, a letter from the Bush Fire Council of N.S.W. was submitted for information. The letter advised details of the Supplementary Insurance Scheme.

Further verbal advice from the Bush Fire Council regarding age limits and pensioners and students benefits have been provided.

The Bush Fire Council understands that the new arrangements will be:

1. There will be no age limit applying to Bush Fire Brigade personnel.
2. Pensioners will no longer need to prove dependency and therefore a lump sum will be paid in the event of death and a pension (as a weekly payment) will continue in the event of injury, all medical costs will also be paid.
3. Students:
 - (a) Because no weekly earnings apply then his/her potential earnings will be assessed and an appropriate weekly payment made in the case of injury and all medical costs will be paid, or
 - (b) No lump sum applies in the event of death, although a similar assessment of his/her potential earnings will be made where a relative was partially or fully dependent on the student in some way.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C45)

SUBJECT: HOBARTVILLE FAMILY SUPPORT NETWORK.
REQUEST FOR LAND TO RESITE A BUILDING
FOR USE AS A COMMUNITY CENTRE.

The Hobartville Family Support Network has requested that land be made available to allow for the resiting of a cottage to be used as a community building. Following previous requests, negotiations were held with the

Hawkesbury Amateur Swimming Association to allow for joint use of the Hall at the Swimming Centre, East Market Street. Work is in progress to ensure the area is made safe for children and to provide suitable display cupboards for the permanent trophies held by the Swimming Association.

The Network has received advice that it is successful in its request to obtain, without charge, a cottage at Londonderry due for removal to allow further development at the site owned by the N.S.W. Department of Industrial Relations.

The N.S.W. Department of Youth and Community Services has also advised the Network that a grant of \$16,000 has been made available to assist in the establishment of their service.

Enquiries suggest Council does not own a site suitable for the relocation of this building. An inspection of the building also indicates that while it may be able to be relocated, without considerable improvement and modification, it would not be suitable for community use.

The Network has been advised to request the Department of Youth and Community Services to approve the expenditure of the \$16,000 towards provision of transport and improvements to the Hall at the Swimming Centre.

Recommendation

The report be received.

Mrs.L.Holden addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE HOBARTVILLE FAMILY Support Network have discussions with Council Officers as soon as possible on determining if there are any suitable areas in the Hobartville area which are able to be used for the relocation of the cottage; such determination to include the possibility of extending the Long Day Care Centre and other Council buildings in the area.

ITEM 3 : (File P182; E70)

SUBJECT: WESTERN SYDNEY HIGHER EDUCATION

As Councillors will be aware, the Minister for Education has announced that the Ministerial Committee to Review the Structure of Higher Education in Western Sydney, has recommended a multi-campus University for Western Sydney, to include the campuses of the Hawkesbury Agricultural College, Nepean College of Advanced Education (Westmead and Kingswood) and a headquarters campus at Parramatta or Blacktown.

A precis of the Committee's report is available if required.

The Minister for Education is currently considering the report and has called for public submissions.

Recommendation

That Council support the establishment of a University in Western Sydney.

COMMITTEE'S RECOMMENDATION

COUNCIL SUPPORT the establishment of a University in Western Sydney. Further that Council propose to WSROC that Member Councils support or endow a chair in the new University and also an upgrading of Council's previous submission be prepared.

ITEM 4: (File C43/14)

SUBJECT: WILBERFORCE LONG DAY CHILD CARE CENTRE.

The offer of a new 40 place Long Day Care Centre has been received from the N.S.W. Minister for Youth and Community Services under the 1985/86 Commonwealth/State Children's Services Programme.

The Minister has indicated that Hawkesbury Shire has been identified as a priority area for the provision of Long Day Care facilities. The decision of Council at the February meeting has been conveyed to the Department of Youth and Community Services indicating that McGraths Hill remains Council's first priority. The McGraths Hill proposal will now receive consideration for funding under the 1986/87 capital works programme.

Council has been requested to sign the standard form of agreement with the Department to act as official sponsor of the Wilberforce service.

Council has examined the principle of incorporating the present 20 place Wilberforce Pre-school into the new 40 place Long Day Care Centre, consequently freeing the present premises for wider community use.

In terms of Council's resolution of November, 1985, consultation has been held with the Management Committee of Wilberforce Pre-school resulting in a number of recommendations being presented to Council. A further meeting on 17 February, 1986, resolved to endorse the previous resolutions referred to Council to ensure the continuity of Pre-school Education in Wilberforce in the following terms.

1. The current Pre-school be maintained at its present level and under no circumstances be changed.
2. A long day centre be established at Wilberforce. The following reasons are given in support of this motion.
 - a) The current Pre-school has operated at full enrolment since opening with large waiting lists. The current 1986 year has an enrolment of 60 four (4) year olds with 80 four (4) year olds on the waiting list and 100 three (3) year olds. It is obvious that the district is insufficiently catered for.

- b) It must be obvious that there is a need for a long day care centre to cover the requirements of younger children. A day care centre on its own would be unable to cater for the district's needs due to both the numbers and the structuring of the priorities of enrolments of long day care.

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

Parents of children attending the Pre-school are anxious for this particular service to continue. The Committee reports there are at present 60 children filling the 20 places with a maximum of two days attendance allocated each week for any child. It is reported there are 80 children also on the waiting list.

In terms of overall need for the provision of child care and pre-school places throughout the Shire, it is difficult to justify the retention of the existing 20 place Pre-school, together with the development of the new 40 place Child Care Centre at Wilberforce.

Enquiries reveal that there are at present 38 children enrolled in the Kindergarten Class at Wilberforce School, Ebenezer School has 22 and St. Matthews, Windsor draws a further 8, a total of 68 five year olds. It is expected that the numbers of 0-4 year olds in the area will be in the vicinity of 400.

A 40 place Child Care Centre represents one place for every 10 children in this age group which is the desirable standard established by the Department of Youth and Community Services.

There are a considerable number of advantages in the original proposal, particularly in terms of costs for Council in accepting the offer of the long day centre, transferring the existing pre-school operations to that centre, establishing a community hall and meeting room in the existing pre-school area and removal of the existing hall building with its considerable maintenance costs. Considering the substantial representations made by the residents of the locality through the pre-school committee, it is considered necessary that survey be undertaken to address the issues of community needs in the Wilberforce/Ebenezer/Freemans Reach area and this be reported to Council in approximately six months time to enable a final determination on the matter.

Notwithstanding the results of that survey, it is not intended that any action be taken to interrupt the operation of the pre-school during 1986. However, the opportunity will be given to the Pre-school to become part of the long day care centre. The pre-school committee will be informed of this report and may wish to address the Committee.

Recommendation

- i) That Council agree to sponsor the service at the proposed Wilberforce 40 place Long Day Child Care Centre.

- ii) That an examination of community needs form the basis of a report to Council regarding the most appropriate uses of the present Pre-school site.

Mrs.S.Coyle addressed the Committee.

COMMITTEE'S RECOMMENDATION

- i) COUNCIL AGREE TO sponsor the service at the proposed Wilberforce 40 place Long Day Child Care Centre.
- ii) An examination of community needs of the Wilberforce area form the basis of a report to Council.
- iii) The existing Pre-School Centre at Wilberforce be retained in its present location with the existing funding.

ITEM 5: (File 625/6)

SUBJECT: MACQUARIE PARK HOUSE

The above building is currently occupied by the Hawkesbury Co-operative Society and comprises a restaurant/kiosk on the ground floor with crisis accommodation above.

Over the last few years a number of representations have been made by individuals and groups within the community concerning the operations of this particular facility. In response to various representations, a detailed investigation was undertaken and a report submitted to the Ordinary Meeting of Council held on 14th August, 1984.

Since that time, operations of the Collective have been monitored by Council officers, minutes/reports of the various committees within the Co-operative have been supplied and a number of inspections of the premises have been undertaken.

Council's Health Surveyor recently conducted an inspection of the premises and is concerned that faults within the septic tank and drainage system constitute a serious potential health hazard, not only to the occupants of Macquarie Park House, but also to members of the public utilising the area.

Following the inspection a number of items which require attention were noted, and it is estimated that the cost of repairs to the building to bring it to an acceptable standard, would amount to approximately \$12,000.

The lease of this building is currently being renegotiated and it is felt that the use of the facility should be seriously reconsidered in light of work to be undertaken and objectives for the public recreation area which surrounds the Park House.

There can be no doubt that the Hawkesbury Co-operative Society provide an invaluable service to the community in making crisis accommodation available. However, it is felt that the Park House as it currently

exists, is not the venue for this type of service, particularly in view of its isolated nature, the state of the building, and the other potential uses which might be available to supplement the area as a major public recreation facility.

It is felt that the Co-operative Society should be notified that Council will require these premises from 1st January, 1987, and that every assistance will be given to locate an alternative venue within the Shire for their operations.

In considering this recommendation, it should be noted that provision of crisis accommodation is a function of the State Government through the Department of Youth and Community Services. The value of this particular group was recently recognised by receipt of WSAAS funding to employ a Community Housing Officer. Council has supported a second application to enable the continued employment of a Community Housing Officer.

It is proposed that Council officers will assist the Collective in representations to the Department of Youth and Community Services for provision of funding to enable the Society to relocate to more suitable premises within either Richmond or Windsor. The representations should be made through the Minister for Youth and Community Services and it is also proposed to enlist the aid of local members at both the State and Federal levels.

Recommendation

Council notify the Hawkesbury Co-operative Society that it will require Macquarie Park House for community purposes from 1st January, 1987, and advise that every assistance will be given in locating alternative premises within the Shire for their operations. This assistance to involve representations to the Minister for Youth and Community Services and also through the local State and Federal Members.

Miss A.McPherson, Mr.C.Pallman, on behalf of the Macquarie Park House, Mr.D.Coward and Mr.G.Richards, Lecturer in Horticulture, Hawkesbury Agricultural College, addressed the Committee.

The Shire Clerk advised that a letter had been received from St.John of God Hospital, which he read in full to the meeting, and which states :

"I wish to write in support of the Hawkesbury Co-Operative who run Macquarie Park House. On numerous occasions over the past years, Macquarie Park House has provided accommodation and extensive support to patients who have been discharged from our psychiatric wards. The Hawkesbury area has no half-way home facility for psychiatric patients and on many occasions Macquarie Park House has been asked to fill that gap. Several ex-patients have eventually moved into positions of responsibility and acquired new skills through working the cafe and kiosk and living in the shared household upstairs.

It would be a great loss to the area should the Hawkesbury Co-Operative lose the use of Macquarie Park House."

COMMITTEE'S RECOMMENDATION

1. COUNCIL LEASE THE Macquarie Park House to the Hawkesbury Co-Operative Society on an annual basis with the option of renewal, the conditions being generally as applicable to the previous lease, with a rental of \$25 weekly and it being an obligation on the lessees to provide a reasonable service to the public from the kiosk.
2. As a further condition the Co-Operative agrees to have discussions with Council Officers, relevant Government Departments and local Parliamentary Members, with the long term objective of obtaining accommodation which better meets the Co-Operative's needs for accommodation, employment and work experience for its members.
3. Repairs be made to the septic tank and drainage system by the Council.

ITEM 6: (File 5136c)

SUBJECT: ACQUISITION OF LAND ADJACENT TO HAWKESBURY RIVER AT WINDSOR

At the Ordinary Meeting of Council held on 12th February, 1985, it was resolved to offer to purchase land at the rear of properties in George Street, Windsor, to provide riverfront access to Governor Phillip Park. Negotiations with the various owners involved in this acquisition are proceeding and it is anticipated that a further report will be submitted to Council in the very near future.

On the other side of the river, there are two small parcels of land which front the river immediately beside Windsor Bridge (opposite side of the road to Macquarie Park). These blocks are owned by the Aboriginal Development Commission as part of farm holdings on the corner of Windsor-Wilberforce Road and Freemans Reach Road. At the Ordinary Meeting of Council held on 12th March, 1985, it was resolved to offer to acquire these parcels of land from the Commission for \$12,000.

The land in question is partially cleared with some cultivation and has an area of approximately 1.38 hectares (3.5 acres). Water pipes cross the property to provide irrigation to remaining farmland via an electrical pump on the river. Part of Council's proposal was to permit the property to be cleared and improved for public recreation. This in turn would provide an access point to the river and a safe area for pedestrians to walk off Windsor Bridge without stepping onto the main road. In addition to this, it would also greatly improve vehicular sight distances on the approach to Windsor Bridge.

The Aboriginal Development Commission would, in the event of Council acquiring the land, retain the right for their pump on the river and irrigation pipes across the property as well as the right of access for any repairs and maintenance which might be necessary.

In response to Council's proposal, the Regional Director of the Aboriginal Development Commission, Mr. O'Brien, telephoned Council officers and advised that the Commission was not prepared to sell the total area involved based on the needs of the Commission and the agricultural output from the area.

In response to his approach, it is proposed to prepare a sketch plan which would be aimed at reducing the area of land required and in particular, providing a safe egress point from the bridge to the footpath and improving sight distance around the curve of the main road. As part of this proposal, recreational activity would be focused in Macquarie Park.

Following preparation of the plan it is proposed to arrange for an on-site meeting with representatives of the Commission and a further report would then be submitted to Council for consideration.

Recommendation

The report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File P160)

SUBJECT: PROPOSED RETAIL DEVELOPMENT OF HAWKESBURY
VALLEY MOTORS AND ADJOINING PROPERTIES

Discussions have been taking place with the Paynter Dixon Group of Companies concerning development of land bounded by Windsor Mall, Baker Street, Macquarie Street and Kable Street, since late 1984.

The company, in conjunction initially with Mr. M.R. Harrod, and it is understood more recently with Mr. L. Taylor, are proposing to construct a supermarket development with a number of specialty stores over the majority of this particular block.

Council acquired No. 21 Baker Street, Windsor, during late 1983 and the property has been scheduled for demolition for a number of years to facilitate the proposed retail development.

In early 1984, when it was suggested that Council should enter into a 12 month lease agreement with a 12 month option for renewal, representations were made by Mr. L.C. Taylor of HVM Investments Pty. Ltd., who advised that he was hopeful that discussions which he was now having concerning development of the site would bring positive results within the next several months. As a result of discussions with Mr. Taylor, the lease period was reduced to 12 months with a monthly holding over clause.

A number of reports have been submitted to Council agreeing to the sale of No. 21 Baker Street and extinguishment of land at the rear of Loder House and to date no positive response has been received from either the Paynter Dixon Group of Companies or HVM Investments Pty. Ltd.

As a result of the proposed development, Council's property has been vacant since September, 1984. It is anticipated that the property would provide a rental income in the vicinity of \$175 per week and as such, potential income to Council of approximately \$13,000 has been foregone.

Under the circumstances, it is felt that the developing companies should be advised that unless positive steps are taken in relation to the retail development over the land, then Council will have no alternative other than to enter into a long-term lease for 21 Baker Street. A number of potential lessees have made enquiries concerning this property and it is anticipated that a minimum lease would be three years with a three year option for renewal in light of capital costs of renovating and improving the property for retail/commercial purposes.

It is felt that positive steps should involve exchange of contracts as per the last resolution of Council on 11th June, 1985. This resolution provided for the sale of 21 Baker Street for \$150,000 and Council agreeing to extinguish land at the rear of Loder House subject to agreement being reached between the sub-lessee and the purchaser and also the Department of Environment and Planning agreeing to the purchase price of \$80,000 being paid to Council.

Recommendation

Letters be forwarded to Mr. L. Taylor of HVM Investments Pty. Ltd. and the Paynter Dixon Group of Companies advising that it is proposed to enter into a long-term lease agreement for 21 Baker Street, Windsor, unless satisfactory progress is made in regard to the proposed retail development of land bounded by Windsor Mall, Baker Street, Macquarie Street and Kable Street, Windsor.

Councillor Rotherham declared an interest in this matter.

COMMITTEE'S RECOMMENDATION

LETTERS BE FORWARDED to Mr.L.Taylor of HVM Investments Pty.Ltd. and the Paynter Dixon Group of Companies advising that it is proposed to enter into a long-term lease agreement for 21 Baker Street, Windsor, unless satisfactory progress is made by the end of March, 1986, in regard to the proposed retail development of land bounded by Windsor Mall, Baker Street, Macquarie Street and Kable Street, Windsor.

Councillor Stanley arrived at this stage, the time being 11.48 a.m.

ITEM 8: (File C45)

SUBJECT: COMMUNITY FACILITIES

Council, at its meeting of 10th December, 1985, resolved not to proceed with the relocation of the existing boat clubhouse from Windsor to Ebenezer on the basis of establishment costs when compared with the costs of a new facility and, in addition, to look at providing a community hall in the former Council Chambers at Wilberforce to service the Wilberforce/Ebenezer/Freemans Reach district.

Architect, Robert Pont, has looked at providing a hall and meeting rooms with associated kitchen, store and toilets in the area currently used by the pre-school. A draft outline plan has been completed that indicates the existing area could be extended to provide a main hall of around 105 square metres with meeting room, kitchen and other facilities. Without detailed plans it is estimated that the works could be carried out at a cost of approximately \$80,000. Considering the maintenance costs of the existing hall and its location on the main road at Wilberforce, the provision of this facility in this way is cost effective for the Council.

Continuing with the project will now depend upon the final decision to be made on the pre-school and, accordingly, final architectural detail work will await the outcome of the survey recommended to Council in the report to this Committee.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 9: (File 744c)

SUBJECT: LOT 109 BOOMERANG DRIVE, GLOSSODIA.

On 20th September, 1982, Council approached the owner of the above property, Mr. N. Poriotis, concerning the possible sale of his land. At the same time, letters were forwarded to the owners of Lot 108, 110-117 Boomerang Drive.

The ten lots involved were formed as part of major subdivisions which created the Glossodia residential area. It is apparent that it was the subdivider's intention that these lots would eventually be developed as commercial outlets.

However, at the time of subdivision, the lots were zoned non-urban and as such no building rights attached to them. In fact, the lots have never been zoned as general business to permit commercial development.

At the time the subdivision was approved in 1960, Council did not have control over the intended size or use of allotments contained within subdivisions. At present, the individual lots are zoned residential, but because of their size, (117 square metres), they are not suitable for the erection of a dwelling.

The consolidation of the ten allotments closure and of Commercial Lane which adjoins these properties, will permit creation of two separate parcels of land suitable for residential development. Council has now completed the acquisition of nine of these lots, and has approached Mr. Poriotis on numerous occasions concerning purchase of his land.

At the Ordinary meeting Council held on the 8th October, 1985, Council resolved to serve notice of intention to resume on Mr. Poriotis. The notice was subsequently served and the owner failed to lodge any objections within the prescribed 30 day period.

Pursuant to Ordinance 77 Council must consider all objections and provide the persons with a summary of Council's comments. In this particular case no action by Council is necessary other than to advise that application has been made to the Governor for approval to resume the land.

Recommendation

Application be made under seal for the approval of the Governor for resumption of Lot 109 DP 217499 Boomerang Drive, Glossodia, owned by Mr. Nicholas Poriotis of 15 Gilbert Street, Corrimal, N.S.W.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File C45/26)

SUBJECT: DESIGN OF STIMULUS BUILDING

Council has resolved to provide land for a building for Stimulus and other community uses on the land adjacent to Greenhills Child Care Centre at South Windsor.

Council has resolved to be responsible for the drawing up of plans and specifications to incorporate the needs of any funding bodies. Council's Architect has prepared an outline plan that complies with the necessary regulations and has been agreed to by Rotary and Stimulus.

The approximate cost of completing the detailed plans and specifications by the Architect is \$7,000 and this work needs to be authorised to enable the project to continue. No specific funds have been allocated and the cost is, therefore, to be charged against Working Funds.

Recommendation

Council's Architect be authorised to proceed with the final design and detailed drawings for the Stimulus Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

ITEM 1: (File G/90)

SUBJECT: GARBAGE SERVICE

Council will recall that it was previously reported that it was proposed to extend the "big bin" service throughout the scavenging districts of the Shire during 1986.

Negotiations have been carried on with the manufacturer of the mobile garbage bins (M.G.B.) currently being used regarding financing of the necessary equipment culminating in the following proposal being offered by the company.

The proposal provides for Council to enter into a five year hire agreement with the company for the provision of the necessary M.G.B's to carry out the service. This equipment will attract no further rental instalments after this period but a once only payment of \$1 per bin. Provision is made for the bins to be delivered, assembled and distributed to the various premises within the scavenging districts and the cost of this service built into the rental instalments.

DETAILS OF COST

Rental Instalments

Twenty six cents per bin per week over the five year hire period. The hire of 6,600 bins involves 12 equal monthly instalments of \$7,436 per year.

The total annual payment would be \$89,232.

Commencement Date

July 1st, 1986.

Term of Hire

5 years - until 30th June, 1991.

It can be seen that the six monthly payments for 1986 total \$44,616 and that Schedule 1 of the Estimates for 1986 provide for \$45,000 for this purpose.

It is considered that the proposal is an excellent one, compares favourably with other methods of financing and should be accepted.

Recommendation

A hire agreement be entered into with Sulo M.G.B. Australia Pty Ltd for the provision of equipment as described above and that all documents be completed under the Seal of Council.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File G90/5)

SUBJECT: 1985 TIDY TOWNS AWARDS

The annual presentation of awards for the 1985 Tidy Towns Competition was jointly hosted by the Keep Australia Beautiful Council N.S.W. and Leeton Shire Council on Saturday 22nd February.

The Minister for Planning and Environment and President of the Keep Australia Beautiful Council N.S.W., the Hon. Bob Carr, M.P., presented 97 awards to 58 towns, cities and suburbs in the presence of some 600 guests from all areas of New South Wales. Council was represented by the Deputy Shire President and Deputy Shire Health and Building Surveyor.

This Shire received 3 Special Category Awards, being one of the most successful Local Government areas.

Kurmond was awarded best Non-Urban Residential Area in Category A (population up to 500) and Kurrajong the same award in Category B (population 501-1,500).

The residents of the two villages can be justly proud as Kurmond has received this award for the past three years and Kurrajong twice in the past three years.

Windsor was awarded best Commercial/Retail Area in Category D (population 4,251-10,000). In his report, the judge commented "the George Street Mall is perhaps the finest example of a street closure and pedestrian mall we have seen in New South Wales. Enclosed areas have been attractively paved, planted to shade type trees and complemented with flower tubs and many other attractive features which provides this retail commercial area of Windsor with a strong historical tone for which the area is renowned."

"We commend Hawkesbury Shire Council for the initiatives taken and we trust that as further development takes place, particularly in the restoration of further buildings, the tone thus far created will be continued, as it would be a great shame for any detracting to be introduced now or into the future."

An aspect of development within the mall which requires rationalisation is the display of advertising structures and it is proposed to submit a report at a later date.

It is felt that recognition should be given to the residents, businesspersons and employees of Kurmond, Kurrajong and Windsor for their efforts in the competition by the erection of suitable signs advising of the awards at the entrances to each town.

The plaques that were presented will be available at the meeting and later will be affixed in an appropriate position in each town.

The overall state winner was Alstonville in Ballina Shire.

Recommendation

Tidy Towns Competition awards signs be erected at the entrances to Kurmond, Kurrajong and Windsor.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Horrex asked for a full report on the condition of Bowen Mountain Road.

Councillor Nicholson left the meeting at this stage, the time being 11.59 a.m. prior to the scheduled inspections being held.

The meeting terminated at 4.29 p.m.

Minutes of the Meeting of the Tourist Committee held at the Council Chambers, Windsor, on Tuesday, 17th December, 1985, commencing at 7.38pm.

PRESENT: Councillor G.G. Michael, Chairman, Councillors C.J. Stanley, F.Y. Denne, R.P. Stubbs, S. Durrington, Mr. D. Bowd, Mr. C. Sullivan, Mr. A. Hendrickson, Mr. M. Barnes, Mr. T. Sheehy, Mr. S. Bates, Treasurer and Mrs. W. Nichol, Tourist Promotion Officer, Mrs. M. Overmyer.

ADOPTION OF MINUTES

RESOLVED on the motion of Mrs. Overmyer and Councillor Stubbs that the Minutes of the previous Hawkesbury Tourist Committee held at the Council Chambers on Tuesday, 26th November, 1985, be confirmed.

BUSINESS ARISING FROM MINUTES

Australia Day Dinner to be held Monday Evening, 27th January. Professor Manning Clark to be Official Guest speaker.

Councillor Michael informed the Committee that land used by artists at McGraths Hill is still for sale. The Kin-Hill Steins Report recommended that the land was suitable for State or Local Government to purchase and develop.

Mr. C. Sullivan reported that the 100th Hawkesbury Show will be held in the "Old Showground" as the new facility will not be completed in time.

Hawkesbury Regional Tourist Information Centre scheduled to open 6th January.

CORRESPONDENCE

1. COUNCIL OF TOURIST ASSOCIATIONS - REVIEW OF INTRASTATE LONG DISTANCE BUS SERVICES IN N.S.W. T220

Tourist Promotion Officer to investigate and reply.

2. GRANT KEARNY, EXECUTIVE OFFICER - HERITAGE WEEK '86. T220

Recommended Tourist Officer provide Heritage Week Office with details of Council's programme.

3. COLONIAL & MILITARY COLLECTORS SOCIETY. T220

Council's Tourist Officer W. Nichol and Community Arts Officer, E. Manning, contact the Society re possibility of assistance on Australia Day Weekend.

TOURIST PROMOTION OFFICER'S REPORT

1. TOURISM CONFERENCE

THAT COUNCIL EXTEND an invitation to the Executive of the Tourism Commission to visit Hawkesbury Shire Council, the Executive consisting of Chairman, Jon Donohoe, General Manager, Paul Crombie, Deputy General Manager, Paul Rubie.

2. W.S.R.O.C. TOURISM STUDY. T220

THAT THE REPORT be received.

3. HAWKESBURY REGIONAL TOURIST CENTRE. T220

THAT THE REPORT be received.

4. TOUR GUIDES. T220

COUNCIL OPERATE A tour Guide Service from the Tourist Centre at a rate of \$35.00 for half day and \$60.00 for full day Tours.

5. COMMISSION. T220

THAT THE COMMISSIONS be endorsed as outlined in the report.

6. STAFF UNIFORMS. T220

THAT THE REPORT be received.

7. STATE PROMOTIONS - TOURISM COMMISSION. T220

THAT THE REPORT be received.

8. HERITAGE WEEK 86. T220

CHILDRENS' ADMISSION BE lowered to 50c per child for the day and that children in period costume be admitted free.

9. LITERATURE. T220

THAT THE REPORT be received.

10. SENIOR TOURIST OFFICERS SCHOOL. T220

THAT THE TOURIST Promotion Officer attend the Senior Tourist Officers School from 15th-12th February, 1985.

GENERAL BUSINESS

Councillor Denne stated that the support of local tourist operators at the recent Tourism Conference should be noted. Mr. and Mrs. Hodgkins and Mr. and Mrs. Bray Myers were in attendance and contributed well during the business sessions. Encouragement should be given for all operators to attend future conferences.

Local Government is now the major supporter of Tourism in N.S.W. but professional standards of Tourism are higher in other states.

Councillor Michael commented that Australian Standards are not up to International levels but that the newly opened "Hills Lodge" at Castle Hill is now recognised for its high standards and utilised almost totally by Japanese Tour Groups. Hawkesbury Shire would benefit if a motel of this standard was constructed in the area.

Councillor Stanley reported that the Tourism Commission showed professionalism with strong aims and objectives. The Conference was a credit to the new Executive.

Mr.C. Sullivan recommended that the Tourism Commission Executive be invited to attend the opening of the Hawkesbury Region Tourist Information Centre.

RESOLVED that Council extend an invitation to the Executive of the Tourism Commission.

Councillor Denne informed the Committee that the Hospitality Training segment at the Conference was excellent and that training tapes were available at a nominal cost and could be purchased by Council or local businesses.

RESOLVED that the Tourist Promotion Officer contact Hospitality Training Industry for costs and details of available tapes and this information should then be passed on to businesses in the area and that, in addition, a Weekend Training Seminar be considered on a Regional basis.

QUESTIONS WITHOUT NOTICE

Mr. A. Hendrikson requested further information on restoration of cannons.

Councillor Michael replied that information is still being obtained regarding fittings for the cannons and that the date set for completion of the work is June, 1986.

Mr. Hendrikson asked if Tebbutts Telescope would be returned prior to Heritage Week and also if a site had been chosen.

Councillor Michael informed Mr. Hendrikson and the Committee that the Telescope should be returned early March, 1986.

Mrs. Overmyer requested information as to total cost of the Hawkesbury Regional Tourist Centre and is it complete with all necessary facilities.

Councillor Michael replied that the Tourist Centre had been built within the cost guide-lines and all facilities are provided.

Mr. Sheehy brought up the matter again regarding children riding push bikes on the footpaths and requested assistance to have this matter resolved.

Councillor Michael replied that he had personally discussed the matter with the Inspector of Police. Extensive discussion on this problem.

DATE OF NEXT MEETING

The next meeting of the Tourist Committee will be held on 18th February, 1986 at 7.30pm.

The meeting terminated at 9.50pm.

Report of the Meeting of the Tourist Committee held at the Council Chambers, Windsor on Tuesday, 18th February, 1986 commencing at 7.30pm.

PRESENT: Councillor G.G. Michael, Chairman, Mr. L. Weatherstone, Deputy Shire Clerk, Councillors C.J. Stanley, R.P. Stubbs, Mr. D. Bowd, Mr. C. Sullivan, Mr. A. Hendrikson, Mr. M. Barnes, Mr. T. Sheehy, Mrs. M. Overmyer, Mr. S. Bates, Treasurer and Mrs. W. Nichol, Tourist Promotion Officer.

APOLOGIES Councillors F.Y. Denne and S. Durrington.

BUSINESS ARISING FROM MINUTES

Australia Day Dinner proved to be an outstanding success with 227 people attending, which was a significant increase. Mr. Doug Bowd stated the first dinner six years ago was very difficult with only 64 persons attending at that time.

President Michael stated that the Hawkesbury District Band should be congratulated on their performance and that the guest speaker was most impressive. Council received letters from both Professor Manning Clark and Mrs. Manning Clark, thanking Council for its hospitality.

Mr. C. Sullivan requested information as to whether Tebbutts Telescope would be back in the Shire prior to Heritage Week.

The Deputy Shire Clerk, Mr. L. Weatherstone, said Council was awaiting confirmation on delivery but it was expected that the Telescope would be returned in March. The best time to view Halley's Comet will in fact be June.

Councillor Stubbs reported that an alternative site for the Telescope is being investigated and that consideration has been given to setting it up in the Museum. The basement has been inspected by the Shire Clerk and the Heritage Adviser, and it appears that the area would be suitable.

Mrs. M. Overmyer asked if the costing for the Tourist Centre has been released.

President Michael replied that final costs will be released in March.

CORRESPONDENCE

ITEM 1: (File 220)

CORRESPONDENT: MR. J. KING

SUBJECT: TOURISM COMMISSION OF N.S.W.

The Tourism Commission's 1985/86 Advertising Campaign for Blue Mountains and Riverlands will be featured from 23rd August - 6th September.

COMMITTEE'S RECOMMENDATION

Council's Tourism Advertising Campaign be co-ordinated with the release.

ITEM 2: (File 220)

CORRESPONDENT: MR. BILL TAYLOR

SUBJECT: HAWKESBURY SHIRE TOURIST FILM

Further to discussions with Council's Tourist Promotions Officer regarding the production of a 10-12 minute documentary promoting the Tourist attractions of the Hawkesbury Shire, detailed proposal is attached for Council's consideration.

Recommendation

Council request the opportunity of viewing previous documentary work produced by Hawkesbury Shire Tourist Film.

Tourist Promotion Officer to investigate production of a suitable film and report findings at meeting scheduled for April.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION be adopted.

TOURIST OFFICER'S REPORTHawkesbury Regional Tourist Centre

The new Tourist Centre opened to the public at 9.00am on 6th January.

Coffee Shop/Restaurant opened 16th January.

January Visitor Enquiries and Sales.

Visitors	6th - 31st	1,112
Sales		\$806.00
Tour Booking Deposits		\$70.00

February 1st - 11th

Visitors	500
Sales	\$522.39

Official Opening of Hawkesbury Regional Tourist Information Centre

The Hon. M.A. Cleary, Minister for Sport and Recreation and Minister for Tourism will open the Tourist Centre at 2.30pm on Saturday, 22nd March, 1986.

Invitations will be despatched from Council by 20th February, 1986.

Programme for the Opening and Entertainment is now being finalised.

Coach Tour Brochure

Coach tours have been prepared - brochure art work will be finalised in approximately one week.

Brochures will be available for release at the Official Opening of the Tourist Centre. (See attached copy of sample tours).

Uniforms

Quotes are currently being received for staff uniforms - Colour mid blue/white.

Tourist Officer's Seminar - (N.S.W. Administration Centre).

The 15th Annual Tourist Officers Seminar proved to be excellent, covering a wide range of subjects with the emphasis on communication.

Tourism Commission's Advertising Programme

The Blue Mountains and Riverlands advertising programme has been set for 23rd August - 6th September. It would be advantageous for Hawkesbury Shire to plan an advertising campaign to co-ordinate with the Commission.

Tourism Commission's Visit

The General Manager, Mr. Paul Crombie and Regional Co-Ordinator, Ms. Erica Goodsir will be visiting Council on 27th February.

Mr. Crombie and Ms. Goodsir will be assessing all aspects of the Tourist Centre prior to payment of the Government Grant of \$133,333.33.

Major considerations will be:

1. Building
2. Signage
3. Service
4. Parking

COMMITTEE'S RECOMMENDATION

THE REPORT BE RECEIVED.

GENERAL BUSINESS

Mr. Sheehy commented that he felt the signage at the Tourist Centre was inadequate.

The Deputy Shire Clerk, Mr. Weatherstone, indicated McDonalds will be putting up the large "I" sign within the next few weeks.

In addition, the Engineering Department are currently working on additional signs indicating entrance, facilities and the international signs representing restaurant (crossed fork and knife) and rest room facilities. The illuminated sign will be 3m x 3m and vandal proof.

McDonalds will be commencing on 24th February with completion in approximately 18 weeks.

Mr. Barnes requested information as to how the Tourism Commission worked out its allocation for the Tourist Centre building.

The Deputy Shire Clerk, Mr. Weatherstone, replied that the \$133,333.33 was based on 1/3 of building cost and it did not include car parking, landscaping, signage etc.

McDonalds building has been designed on similar lines to the Tourist Centre.

Mr. Sullivan asked if McDonalds would be utilising the Groves Avenue entrance.

President Michael replied yes, that this was a requirement of the Police and Department of Main Roads.

Councillor Stanley asked why a water tanker was being used to water turf at the Tourist Centre.

President Michael replied that the service is part of a turfing contract - not a Council employee.

QUESTIONS WITHOUT NOTICE

Mr. Barnes

Asked if a letter had been forwarded to the Australian Post, regarding the possibility of obtaining 'old style' letter boxes for placement in Windsor?

President Michael replied that the possibility of obtaining these post boxes will be investigated.

Asked if a completion date for Windsor Wharf had been set?

Deputy Shire Clerk indicated that completion would be approximately mid-March.

Asked if the new management structure for A.P.U. has been finalised?

Deputy Shire Clerk stated this matter was currently receiving consideration.

Asked if Council had contacted Police regarding vandalism.

President Michael replied that he had contacted the local Police Inspector. Additional police are patrolling in an effort to curb the problem.

Asked if it was true that Tour Coach numbers have been reduced since closure of The Terrace?

Tourist Promotion Officer replied that coach trade at the Rest Centre and Coffee Shop had not been affected with an average of 2 coaches per day, 7 days a week utilising the Centre.

Tour Brochures now being prepared will offer 'FREE TIME' in commercial areas at the conclusion of tours.

Enquired as to 'Hospitality Training' and what is happening in this regard?

Tourist Promotion Officer replied that Hospitality Training Tapes will be available in the next 6-8 weeks and that a member of the Hospitality Training Industry will be available to come out for discussions.

Asked what is happening with the "Old Boat House"?

Deputy Shire Clerk replied that Council have resolved not to refurbish the "Old Boat House" as the cost would be approximately \$200,000. Plans are with the architect for the building of a new boat shed.

Mr. Hendrikson

Stated that Windsor Road is struggling to cope with traffic and is it possible that upgrading to 4 lanes will occur?

President Michael replied that the major problem area is from Windsor to McGraths Hill lights - lanes are being widened in this area.

Councillor Stanley

Advised that he had attended a meeting at the Department of Main Roads and that notices have been issued to residents in this area stating that the Department is going to acquire properties for widening of roads.

School children are being affected by new bus laws - has Council carried out a study for bike track from McGraths Hill to Windsor?

Deputy Shire Clerk stated that a \$10,000 study has been completed on the cycleways including McGraths Hill - Windsor. Consultants will be reporting to Council and results will be released to the public.

Advised that pollution on the River is creating problems - general rubbish and broken glass, and that injuries are occurring. Can Council's Ranger assist?

President Michael stated that the Ranger does patrol this area, however, time does not allow for concentration of a particular area. Council is currently considering additional bins for placement throughout the Shire.

Mr. Sullivan

Signage of Tourist Centre inadequate. In addition it would create a better image if rubbish along the road was removed. Building materials dumped near the Centre (2 blocks on Windsor side) creates bad impression.

Councillor Stubbs

Reverend Allan Russell has requested that the Tourist Promotion Officer include Editorial for Ebenezer church in articles being sent to the press.

Tourist Promotion Officer replied that this is normally done and in fact Ebenezer Church has received wide coverage.

Mr. Sheehy

Richmond Park is very untidy - grass not cut - bad impression. Could the Committee assist in having this problem corrected.

Penrith City Council currently looking to opening a market at Penrith Dog Racing Track. Richmond Chamber of Commerce will be contacting Penrith Council and stating that they believe this action to be unfair.

President Michael replied Council would not be in a position to discuss this matter with Penrith Council, however, Council will discuss the matter with its staff.

Deputy Shire Clerk stated that Council could intervene in this matter.

Mr. Hendrikson

Asked if a date had been set for turning on lights in Kable Street?

President Michael replied that this information not to hand at the present time.

Councillor Stanley

Enquired re Hospitality Training - The Tourist Dollar spreads through the community at all levels - Hospitality Training may assist with this lack of awareness.

DATE OF NEXT MEETING

The next meeting of the Tourist Committee will be held on Tuesday, 15th April, 1986 at 7.30pm.

The meeting terminated at 9.40pm.

Minutes of Meeting of Environmental Noise Pollution Committee held in the Councillors Room, Council Chambers, Windsor on Wednesday, 5th February, 1986 at 8.00pm.

PRESENT: Councillor R.P.Stubbs, Mr. G. Farrance, Mr. G. Holloway, Mr. N. Rogan, Mr. R. Clifford and Mr. G. Ponton.

1. Apologies

Mr. K.R. Rozzoli, M.P.

2. Confirmation of Minutes

The Minutes of the Committee Meeting of 4th December, 1985 were circulated and confirmed.....Farrance/Clifford.

3. Business Arising from Minutes

- 3.1 Mr. Farrance stated that complaints relating to truck movements were written and not verbal as previously indicated. Early morning truck movements in the Pitt Town area were continuing.
- 3.2 Illegal use of trail bikes on Scheyville Common has decreased since increased surveillance by Council's Ordinance Inspectors.
- 3.3 Mr. Ponton to follow up matter of relocation of Housing Commission tenants presently residing in flats on the corner of Cambridge and Cox Streets, Windsor.
- 3.4 Mr. Ponton informed the Committee that copies of a report of the 'House of Representatives Select Committee on Aircraft Noise' entitled "Aircraft Operations and the Australian Community" had been ordered.
- 3.5 Mr. Farrance advised that he had written to the Gazette in an effort to publicise the role of the Committee, however, his letter was not published.

4. General Business

- 4.1 Mr. Clifford distributed a summary of the Recreation Vehicles Act, 1983, and presented an informative talk on that subject.
- 4.2 Mr. Clifford advised that illegal trail bike riding had ceased at Bowen Mountain - hoped to achieve similar success at Pitt Town.
- 4.3 Councillor Stubbs asked if a condition regulating noise levels on vehicles could be attached to a development consent issued in respect of a Recreation Vehicle Area. Mr. Ponton advised that Council is empowered to attach such a condition.

5. Correspondence

No correspondence was received.

6. General Business

6.1 Mr. Farrance advised that Scheyville Common is being used less frequently by illegal trail bike riders, however, riders 'disappeared' just prior to the recent blitz by the Police Trail Bike Squad.

6.2 Mr. Farrance reported that a Hercules was seen flying over the Scheyville area at a height of 150-200 metres. RAAF to investigate.

6.3 Mr. Rogan questioned the fact that the Committee never receives complaints regarding noise from dogs. Councillor Stubbs advised that these matters are dealt with by Council's Health and Building Department.

6.4 Mr. Holloway advised that the Principal of Windsor Primary has written to the Department of Education regarding the Public Works Department's investigation of the effect of aircraft noise on students. Community Nurse also investigating the matter.

It is recommended that Mr. Brent Powers of Hawkesbury Agricultural College be approached and requested to offer assistance in this matter.

6.5 Mr. Rogan advised that Richmond Primary has written to the Public Works Department requesting results of research into the effect of aircraft noise on students at the school.

It is recommended that a letter be forwarded to the Public Works Department requesting details of recent studies on the effect of aircraft noise on students.

7. Date of Next Meeting

The next meeting will be held on Wednesday, 2nd April, 1986 at 7.30pm in the Councillors Room, Council Chambers, Windsor.

The meeting terminated at 8.35pm.

Report of the Meeting of the Sister City Committee held in the President's Office on Monday, 17th February, 1986 commencing at 6.00 p.m.

PRESENT : Councillor G.G.Michael, Shire President, Councillors J.J.Horrex and R.F.Rotherham and the Shire Clerk.

CORRESPONDENCE

1. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS - TAMBA, JAPAN. C50/10

Stating that the New South Wales Government Office in Tokyo has advised the Tamba people are interested in any material that can be provided on the Shire and particularly the Hawkesbury Agricultural College, as this seems to be one of the major points of their interest, that they are keen to continue with the project and happy to fit in with whatever arrangements Hawkesbury wishes to make; suggesting some time in May might be suitable for discussions when the Japanese visitors could spend some time at Hawkesbury.

COMMITTEE'S RECOMMENDATION

1. The information be received.
2. The Hawkesbury Agricultural College be requested to supply details of its activities to Tamba.
3. The matter be referred to the Sister City Committee for advice and appropriate action.

The meeting terminated at 6.30 p.m.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 11TH MARCH, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

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

Referring to previous correspondence from the Committee in which they advised the appointment of Mrs. J. Smail and Messrs. M. Harvey, R. Allen and B. Rennie as new members to the 527 Committee and forwarding a copy of Minutes. Advising that a further member, Mr. W. Meads, has been added due to the resignation of Mr. C. Carlstrom.

IT IS RECOMMENDED THAT Council confirm the appointment of the above members to the Powell Park 527 Committee.

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

Requesting permission to conduct that Branch's annual Anzac Day March and Memorial Service at Richmond at 2.00pm., 20th April, 1986. Proposed route: Assemble at R.S.L. Club, East Market Street, proceed along East Market Street, right into Windsor Street, left into West Market Street, left into March Street, thence enter Richmond Park to the War Memorial.

(S.E. - Subject to Police Department's approval to the proposed route, no objection is held to the March and Memorial Service).

IT IS RECOMMENDED THAT approval be granted to the Returned Services League of Australia, Richmond Sub-Branch, to conduct its annual Anzac Day March and Memorial Service at 2.00pm, 20th April, 1986, subject to that Branch obtaining Police Department approval to the above route.

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

Referring to their letter of 28th June, 1985 requesting permission for the Australian Freedom From Hunger Campaign to conduct a doorknock appeal from Monday 22nd to Sunday 28th September, 1986.

The purpose of this letter is to request a slight amendment, to conduct the doorknock appeal in the week prior, i.e. Monday 15th to Sunday 21st September, 1986. This is to facilitate a truly national doorknock week.

(S.C. - Approval has already been given to the Campaign to hold its appeal within the Shire on 28th September, 1986. This amended date does not coincide with any other Doorknock Appeals approved by Council).

IT IS RECOMMENDED THAT approval be granted.

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

Stating that this Association recently wrote to the Premier of N.S.W., expressing concern about developments whereby public information is being licensed to a company called CLIRS Australia: CLIRS operates a computerised data base providing on-line access to private subscribers. The Association is opposed to the privatisation of public information and seeks support to halt and reverse it, and giving background details.

The Association advocates, as an alternative to the privatisation of public information, the establishment of Government information offices in towns, cities and suburbs across the State, which would give on-line access to the public of public information. It is expected that such offices would be staffed by enquiry and advisory officers employed by the Government and that the offices would be of a shop-front nature, to maximise public access. The information services would be widely promoted by the Government.

The Association seeks your support for the information office concept.

Any action organisations can take to assist in achieving these aims would be appreciated.

(C.L. - The letter raises a number of issues which warrant discussion and investigation.

- Should information which has been gathered as a result of expenditure of public funds be handed over to private enterprise which in turn re-processes the information and sells it back?
- The nature of the agreement between CLIRS (Computerised Legal Information Retrieval System) is not known.
- The concept of an information office network not be supported on the premise that public funds have already established such a network, i.e. public libraries.
- Another area of concern is the unlikelihood that a number of private companies will be able to operate in this area, because the Australian market is not large enough to support them. Hence, monopolies may develop and this may also tend to limit the free flow of information.
- It is proposed that Council adopts a policy which draws a distinction between access to information and access to copy i.e. a copy of information which an enquirer wishes to keep would be charged for, as with photocopying.

- Finally, the information which local government has collected should ideally be organised by local government. If a profit is to be made by selling copies of such information, whether they be in the form of photocopies or computer print-out, it would seem sensible that any entrepreneurial activity directly benefit local government and also be developed and controlled by local government.)

IT IS RECOMMENDED THAT:

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

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

Advising that the Second International Sister Cities Festival of Sport - Sportsfest '87 - will be held in Newcastle between 10-17 October, 1987.

Requesting Council and/or the Sister City Committee to help make Sportsfest '87 a success by encouraging sportsmen and sportswomen in the Shire to participate.

IT IS RECOMMENDED THAT the Community Sister City Committee be requested to encourage local participation and advise Council further by the end of May 1986.

REPORTS1. COMMUNITY ARTS OFFICER'S REPORTArt Gallery N.S.W. "Onsight" Exhibition

This exhibition was housed in the Community and Cultural Centre from 10am-3pm on Tuesday, 18th February. It was visited by 117 children and 40 adults, including four school groups and a group from Macquarie Towns Arts Society.

Bicentenary Art Commissionings

Advertisements were placed in the Sydney Morning Herald and Australian newspapers of 22nd February and the National Times of 28th February. Eight enquiries have been received so far. Closing date for expressions of interest will be 30th March.

Senior Citizens Week

A musical programme for nursing homes, day care centres and Friendship Clubs has been organised. Many enquiries have been received for the Jack Papworth's old-time dance for Senior citizens sponsored by St. George Building Society. A \$100 donation has been received from the Windsor Ex-Servicemen's Club towards the cost of afternoon tea.

National Book Council Authors Tour

Australian authors, Barry Oakley and Olga Masters will be in the Shire from 13th-20th April. This tour is being funded by the Touring & Access programme of the Australia Council. A programme of school visits, workshops, press interviews, and a writers' picnic has been organised. A nominal fee of \$2.00 per person per workshop will be charged to cover rentals and costs.

Macquarie Towns Festival Committee

The Annual General Meeting was held on 26th February. It was resolved that the Constitution be altered to allow for the Committee to comprise at least ten members. The following office bearers were appointed - Councillor R.P. Stubbs, Chairman; Mr. A. Hendrikson, Deputy Chairman; Mr. E. Small, Treasurer. The following persons were also appointed to represent the various organisations:

Flying Officer Geoff Patchett,	R.A.A.F.
Mr. Bruce Morton	Schools
Mr. T. Sheehy	Richmond Chamber of Commerce
Mr. A. Hendrikson	Windsor Businessmen
Mr. C. Daley	Works Engineer/Deputy Shire Engineer
Mr. J. Sommerlad	Hawkesbury Newspapers
Mr. I. Spencer	Windsor Chamber of Commerce
Ms. P. Paull	Community
Ms. L. Doering	Community

Council representatives:

Councillor R.P. Stubbs
 Councillor C.J. Stanley
 Councillor F.S. Stevens

Hawkesbury Agricultural College representation on the Committee was deleted.

The next meeting of the Committee will be held on 26th March and the Parade Sub-Committee on 5th March.

Colo Wilderness Mobile Resource Unit

The pre-school and playgroup have moved into the new building at Blaxlands Ridge. Cleaning and making of soft furnishings has been carried out by the Playgroup and parents. The Resource Unit purchased extra play equipment. The Blaxlands Ridge pre-school has 18 children enrolled with another 14 commencing in April, Bilpin also has an enrolment of 18. The Unit visits Colo Heights once a month to provide a playgroup service for children and craft for the parents. The Bowen Mountain playgroup has been visited and on 12th March, a monthly service will be inaugurated.

IT IS RECOMMENDED THAT the report be received.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

Transfer - Robert A. Caleo	- Lot 40, DP 232576 Sirius Crescent, Parish Wilberforce, County Cook
Transfer - Ray Frederick Simpson	- Portion 22 Parish Wilberforce County Northumberland
Transfer - Steven Francis Edwards (Sale of land Section 602 LGA)	- Lot 20, DP 212586 Ski Lodge Road, Parish Meehan, County Cook.
Discharge of Mortgage	- Colo Shire Council and Belle Clothing Co. Pty Ltd.

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

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	Wedding	* D. Dirix
1st	Wedding	* C. Gordon
3rd	Meeting-Handicapped Group	Hawkesbury Shire Council
4th	Meeting-Sister City	Hawkesbury Shire Council
8th	Wedding	* H. Parker
8th	Wedding	* A. Shackleton
13th	Immunisation	Hawkesbury Shire Council
14th	Wedding	* S. Seivwright
15th	Meeting	* N.S.W. Endurance Riders Association
18th	Travelling Art Exhibition	* Hawkesbury Shire Council
18th, 25th	Music Practice	Macquarie Towns Junior Orchestra
19th	Meeting	Windsor Police
22nd	Wedding	* L. Miller
27th	Meeting-Heritage Council	Hawkesbury Shire Council
		* Paying Functions

IT IS RECOMMENDED THAT the report be received.

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

Besides the usual play sessions, the children have been on an excursion to Camp Mackay, Kurrajong, for a sausage sizzle.

An Early Intervention teacher has been to assess a number of children needing a specialised programme to assist with their speech development.

Statistics and information have been submitted to Council regarding the need for alternative accommodation for Family Day Care. At present, there are 76 Day Care Mothers working throughout the Hawkesbury and this number is likely to increase during the year. A steady number of enrolments continues to be received.

Investigations are currently being carried out to computerise the Family Day Care office systems.

OCCASIONAL CARE MONTHLY REPORT - FEBRUARY, 1986

	<u>Dec 85</u>	<u>Jan 86</u>	<u>Feb 86</u>
No. of days Centre open	9	3	12
No. of children enrolled	137	23	162
Fees collected	\$561.70	\$110.99	\$772.75
No. Volunteers	17	2	18
Visits from YACS Adviser	-	-	-

The figures above reflect the closure of the Centre for one week in December and four weeks in January. February figures are slightly down on February figures for 1985 but it is expected that they will pick up in the coming months.

IT IS RECOMMENDED THAT the report be received.

5. UNEMPLOYMENT STATISTICS. S207/11

The Commonwealth Employment Service has provided the following unemployment figures for the quarter ended 31st December, 1985.

Number and Percentage of Total Unemployed by Total, Sex, Age, Duration and Special Groups

		<u>Numbers</u>	<u>Percentage</u>
Total:		1961	100
Sex:	Male	1295	66
	Female	666	34
Age:	15 - 19 years	581	30
	20 - 24 years	439	22
	25 - 44 years	693	35
	45 + years	248	13
Duration:	Less than 3 months	1050	54
	3 months to less than 9	495	25
	9 months or more	416	21
Aboriginal:		4	0
Disabled:		187	10

Based on an estimated workforce for the area of 20,000 the total unemployed represent 9.8% indicating no change to the September quarter figure.

The national unemployment figure for the December quarter was 9.2%

IT IS RECOMMENDED THAT the information be received.

6. USE OF FORMER ARMY TRAINING UNIT SITE AT SCHEYVILLE. PL60/47

Enquiries have been made with the Office of the Minister for Corrective Services regarding the reported use of the above site as a minimum security prison.

Verbal advice from the Minister's Secretary is that all available Crown Land sites in Western Sydney are being investigated for the placement of a minimum security establishment in the area and that Scheyville is one of the sites.

A final decision of the matter will await a determination by the Premier's Department on the allocation of Government land.

IT IS RECOMMENDED THAT the information be received at this stage.

7. STAFF MATTERS - RESIGNATIONS. S1/8P

Miss Jo-Ann Collins who commenced employment on 26th April, 1981, resigned on the 28th February, 1986, from her position of part time library assistant to take up a full time teaching position.

She has requested a reference under Seal of Council. Jo-Ann was a conscientious and reliable employee.

IT IS RECOMMENDED THAT she be given a reference under Seal of Council.

8. AMENDMENTS TO CONVEYANCING ACT. S85/11

Further to the General Purpose Committee Meeting on 25th February, 1986, wherein a request was made in regard to information on proposed changes to the Conveyancing Act, and the impact of such changes on subdivision development.

The proposed changes to the Conveyancing Act place the onus of disclosure of information on the vendor, in particular the normal enquiry certificates now required in the transfer of property. The inference being that the vendor is required to also disclose or state any encumbrances on the property, being either a legal encumbrance or physical constraint.

These specific requirements are as yet not known in detail.

At the present time, if Council is aware of a likely restriction in the development of land within a subdivision, then the applicant is requested to incorporate such restriction on use in a "Restriction as to User" clause under Section 88b of the Conveyancing Act during the subdivision plan preparation.

The question as to implied fault on Council, should land be developed with such encumbrances not being disclosed by a vendor, would appear not to be part of the proposed changes to the Conveyancing Act. However, in time precedent could well be established to create such a requirement.

Notwithstanding the proposed changes to the Conveyancing Act, Council is required under Section 333(d) of the Local Government Act to consider "the existing and proposed means of access". The requirements of Council in respect of subdivision 585/11 is consistent with subdivisional standards currently established within the Shire.

IT IS RECOMMENDED THAT the report be received.

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

The following reports, minutes etc. are submitted for Council's information.

1. Library Service - Annual Report (1983, 1984 & 1985)
2. WSROC Regional Road Hierachy Study - 1985 - Hawkesbury Shire Council
3. Macquarie Towns Festival Committee
4. Heritage Advisory Committee

IT IS RECOMMENDED THAT the report be received.

10. REPORTS REQUESTED BY COUNCILLORS

Set out on the attached pages are the details of the requests for report 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 15-JAN-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
3 08-Nov-83	Traffic Diversion SE	Report on RAAF traffic in Percival St & Richmond Rd, closure Dight/Percival Sts and overall Richmond traffic patterns	Committee	Awaiting information from DMR	
8 13-Mar-84	Bicentenary SP	Feasibility study be undertaken on estab of Museum of Industry and Commerce for Bicentenary Celebrations	Discussion	Under investigation	
9 13-Mar-84	Water Supply SE	Report on present position regarding the possible extension of water supply to Grose Vale and Grose Wold areas	Waiting	Awaiting Section 94 advices from MWS&DB	
19 12-Jun-84	Community Develop DSC	Obtain information on the constitution and function of Community Development Boards and make available to Councillors	Investigation	Further letter sent to S.A. Awaiting reply	
54 09-Apr-85	Swimming Pools SE	Report to next G.P. Committee on future use of swimming pool in Bowen Mountain Park	Report	Discussions to be held with Management Committee	
64 14-May-85	Swimming Centres SHS	Further report on Option 2 for provision of pool heating	Report	Further information being obtained following earlier report	
81 13-Aug-85	D.A. Burkitt SP	Report on possibility of large single radio tower being erected on escarpment	Report	Under investigation for report	
90 13-Aug-85	Educational Tapes	Report on feasibility of producing educational tapes for Local Government in co-operation with the Department	Report	Under consideration for report	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 15-JAN-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
94 13-Aug-85	Boat Ramp SE	Discussions to take place with Power Boat Club & further report to be presented	Report	Discussions taking place with club	
96 10-Sep-85	Archives LIB	Report on establishment of archives section as part of future extension of library services	Report	Under investigation for report	
102 08-Oct-85	SES Road Rescue SE	Further report on the implications of Local SES involvement in Road Rescue	Report	Report to March GPC Meeting	
103 08-Oct-85	Amenities R'mond SE	Report on public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities	Report	Under investigation	
105 11-Nov-85	Major Road Works SE	Report on proposed work on Bells Line of Road intersections at Pecks Road & Hermitage Road, Kurrajong Hills	Report	Investigations with the DMR	
108 11-Nov-85	Grose Vale Site DSC	Further report on the management of the former Grose Vale School building once Council has obtained ownership	Report	Awaiting ownership	
110 12-Dec-85	Windsor By-pass SE	Report & investigation on extent to which the proposed Castlereagh Expressway will satisfy need for by-pass	Report	Advice sought from DMR - WSROC report available early 86	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 15-JAN-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
112 12-Dec-85	Car Park S.R.A. SE	Report on carrying out some works to improve the car park on S.R.A. property at Richmond	Report	Investigation being carried out	
14-Jan-86	Power Boats HS	Investigation of safety aspects of power boats moving upstream of the Windsor Bridge	Investigation	Investigation being carried out	
11-Feb-86	Hollands Paddock SE	Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street	Plan	Report to G.P. Committee Meeting	
11-Feb-86	Australiana Village Treasurer	Further report on discussions with Mr. Theo Dykgraaf regarding promotion and operation of Australiana Village	Report	Under further investigation	
11-Feb-86	Sister City SC	Report on costing, including civic functions of the Sister City operations		Report to G.P. Committee Meeting	
11-Feb-86	Playing Fields SC	Report on the access to an area set aside by Lands Department for active playing fields at Bowen Mountain	Report	Report to G.P. Committee Meeting	
	Amendment to EPA Act SP	Report on Amendments	Report	Report March GPC	

ENGINEERINGCORRESPONDENCE1. WSROC - REGIONAL ROAD HIERARCHY FOR WESTERN SYDNEY. W275

Forwarding the report, completed under the Commonwealth Local Government Development Programme, detailing a short and long term road hierarchy for the region.

Seeking Council's endorsement and comment.

(S.E. - A summary report has been prepared and is included in the business papers (separate folder). Although the report clearly indicates the need for significant, additional funding for road works, a practicable approach, has been made to provide a programme that would be achievable within the aim of higher priority for roadworks).

IT IS RECOMMENDED THAT the report be received and that WSROC be requested to take continued action to obtain additional funds for roadworks in the WSROC area.

2. ROYAL AUSTRALIAN NAVY - COLO RIVER WAR MEMORIAL REFURBISHMENT

Advising of an adventure training scheme for young naval ratings on the Colo River and requesting permission to refurbish the Colo River War Memorial including the cutting back of scrub and vegetation, clear the stonework and repaint the ironwork. No costs to Council will be incurred.

(S.E. - The works will improve the area and a letter has been sent giving permission to carry out the exercise. Attention to this area was requested by Council at a recent meeting).

IT IS RECOMMENDED THAT the action taken be endorsed.

3. GUTTERIDGE, HASKINS & DAVEY - SEWERAGE FOR SMALL COMMUNITIES. S200, S200/13

Forwarding the summary report on a method of selection of a sewerage system for fringe areas providing a flow chart basis for determination of a scheme. Also indicating typical costs for the various components to allow a prediction of overall cost.

(S.E. - Considerable interest has been indicated as to the result of the study and action will be taken to have additional copies prepared for distribution to appropriate authorities. Copy of the summary report will be distributed to each Councillor.

The report will now be forwarded to the Department of Territories and Local Government, WSROC and other appropriate government departments.)

IT IS RECOMMENDED THAT the report be received.

ENGINEERINGREPORTS1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

			<u>Date Application Received</u>	<u>Date Approved</u>
S85/127	Applicant: D. Matthews & Associates Owner: K.A. Rogan Land: Part Portion 264 Parish Kurrajong being Lot 2 of subdivision S81/84 Comleroy Road Subdivision creating two allotments		10/12/85	27/2/86
S85/121	Applicant: P.S. Graham & Associates Owner: R. Deoring Land: Lot 1 DP 564757 East Kurrajong Road, East Kurrajong Subdivision creating two allotments		2/12/85	7/2/86
S85/120	Applicant: D. Matthews & Associates Owner: R.A. Araya Land: Lot 2 DP 579465 East Kurrajong Road Subdivision creating two allotments		29/11/85	6/2/86
S86/6	Applicant: D. Matthews & Associates Owner: L.H. Walmsley Land: Lot 2 DP 539275 Comleroy Road, Kurrajong Subdivision creating two allotments		17/1/86	12/2/86
S85/131	Applicant: Wallis & Moore Pty Ltd Owner: Gellatly Pty Ltd Land: Lots 2 & 3 DP 586231 West Portland Road, Lower Portland Subdivision creating two allotments		4/12/85	12/2/86
S85/104	Applicant: A. Galea Owner: A. Galea Land: Lots 10 & 12 DP 710406 Vincent & Greggs Roads, Kurrajong Subdivision creating two allotments		16/10/85	14/2/86

Shire Clerk/General Manager's Report

Ord. 11/3/86

S84/89	Applicant:	J.C. & C.A. Perkins	30/10/84	17/2/86
	Owner:	J.C. & C.A. Perkins		
	Land:	Lot 15 DP 25309 Pecks Road, Kurrajong Heights Subdivision creating two allotments		
S85/92	Applicant:	Collin C. Donges & Associates Pty Ltd	3/9/85	14/2/86
	Owner:	F. O'Brien		
	Land:	Pt. Por. 147 Parish Pitt Town Commercial Road, Vineyard Subdivision creating one rural allotment		
S85/112	Applicant:	P.S. Graham & Associates	25/10/85	18/2/86
	Owner:	L. Packer & D. Carey		
	Land:	Lot 1 in DP 28125 Intersection George Road & Castlereagh Road, Wilberforce Parish of Wilberforce, County of Cook Subdivision creating two allotments		
S86/4	Applicant:	D. Matthews & Associates	17/1/86	21/2/86
	Owner:	Broadway Properties Pty Ltd		
	Land:	Lot 1 DP 585062 East Kurrajong Road, East Kurrajong Subdivision creating two allotments		
S85/102	Applicant:	John J. Paine Ross & Co.	29/3/85	17/1/86
	Owner:	M. Dwyer	Application Fee Paid	
	Land:	Part of land in DP 75009 Cupitts Lane, Richmond, Parish of Ham Common, County Cumberland Subdivision creating two allotments	20.12.1985	
S85/125	Applicant:	Bennetts Real Estate Pty Ltd	10/12/85	14/2/86
	Owner:	Melinda Group of Companies		
	Land:	Lot 12 DP 209900 Lot 2 DP 619270 Lot 1 DP 112652 Subdivision creating three allotments		
S86/1	Applicant:	J.B. Riley	6/1/86	13/2/86
	Owner:	J.B. Riley		
	Land:	Lot A Section 19 Teviot Street, Richmond Subdivision creating two allotments		

Shire Clerk/General Manager's Report

Ord. 11/3/86

S86/2	Applicant:	Hawkesbury Shire Council	8/1/86	3/2/86
	Owner:	Hawkesbury Shire Council		
	Land:	Pt. Portion 176 Parish of St. Matthew Cnr. Windsor Road & Curtis Avenue, Mulgrave Subdivision creating three allotments		
S85/129	Applicant:	Bennetts Real Estate	13/12/85	15/1/86
	Owner:	G.J. & M.T. Rohanna		
	Land:	Lot 2 DP 584342 Comleroy Road Kurrajong Subdivision creating three allotments		
S85/130	Applicant:	D. Matthews & Associates	13/12/85	10/1/86
	Owner:	G. Edds		
	Land:	Lot 1 DP 225235 & Lot 2 DP 705981 Greggs Road, Kurrajong Subdivision creating two allotments		
S85/100	Applicant:	Champion Real Estate	4/10/85	11/2/86
	Owner:	Mrs P.M. Wrench & Mrs H.K. Thomas		
	Land:	Lot 2 DP 207735 Portion 68 Parish Merroo, Blaxlands Ridge Road Subdivision creating six allotments		
S86/5	Applicant:	D. Matthews & Associates	17/1/86	13/2/86
	Owner:	J. & R. Lindsay		
	Land:	Lot 2 DP 633592 Cedar Ridge Road, Kurrajong Subdivision creating two allotments		
S86/7	Applicant:	D. Matthews & Associates	21/1/86	13/2/86
	Owner:	G. & M. Scicluna		
	Land:	Lot 3 DP 606282 East Kurrajong Road, East Kurrajong Subdivision creating three allotments		
S85/128	Applicant:	Bennetts Real Estate	13/12/85	15/2/86
	Owner:	World Wide Kitchens Pty Ltd		
	Land:	Lot 2 DP 557859 Blaxland Ridge Road, Kurrajong Subdivision creating three allotments		

S86/12	Applicant:	John Bowden & Co.	13/2/86	27/2/86
	Owner:	J. & T. Kendirjian		
	Land:	Lot 3 DP 566060 No. 124 Blaxlands Ridge Road, Kurrajong Subdivision creating three allotments		

IT IS RECOMMENDED THAT the report be received.

2. PUBLIC WORKS

ROAD CONSTRUCTION

Tennyson Road - Widening Bridge Over Tennyson Creek

Work on this project has been completed.

William Street - Kerb and Gutter

Preparation for laying kerb and gutter has commenced.

Fairey Road - Railway Crossing

Pavement widening has been completed with the application of the seal. Relocation of fencing and installation of electrical works have been carried out by the State Rail Authority.

Reedy Road Reconstruction

Work has recommenced on drainage with further pavement work subject to relocation of power poles which has been arranged for early in March.

South Windsor Tennis Courts

Fencing has been completed. The tennis association has now agreed to the conditions regarding the installation of the artificial grass surface and this work will now proceed.

OTHER WORKS

Restoration of the footpath on George, Dight and Suffolk Streets following works by Prospect County Council has been completed.

Replacement of the section of failed kerb and gutter in Lennox Street outside Richmond High School has been completed.

Main Roads Maintenance and Improvements

Reseals have been carried out on MR 182 (Sackville Road) and MR 519 (Comleroy Road) with gravel resheeting of sections of MR 181 (St. Albans Road) as part of the 85/86 programme undertaken.

MAINTENANCETar Patching

Wire Lane, Terrace Road, Cliff Road, Yarramundi Lane, Crowleys Lane, Inalls Lane, Cedar Ridge Road, Bruce Road, Racecourse Road, Kurrajong Township, Grand Parade, Oakville Road, Mileham Street, Drummond Street, South Windsor, Wolseley Road, Mulgrave Road, M.R. 519, Hilltop Road,

Kurmond Road, MR 182, West Portland Road, Pitt Town, Grose Vale Road, Hollands Paddock Car Park, Railway Road South, Freemans Reach, Lennox Street, Wilberforce, Redbank Road, Fitzgerald Street, Richmond, Slopes Road, Wallace Road, Mountain Lagoon Road and Grono Farm Road.

Shoulder Maintenance

Millers Road, Mulgrave Road, Comleroy Road, Stahls Road, Francis Street/Smith Park, Settlers Road, Mitchell Drive, Boomerang Drive, Ian Street, Nightingale Square, Chestnut Drive, Grand Parade, Golden Valley Drive, Kentucky Drive, Spinks Road, Menin Road, Greggs Road and Tates Lane.

Grading Unsealed Surfaces:

Serpentine Lane, Godalla Road, The Driftway, Upper Colo Road, Upper Colo Reserve Road, Wheeney Mountain Road, Burgess Road, Old Gorricks Lane and Browns Road.

Roadside Slashing:

Oakville, Maraylya, Kurmond, Grose Vale, Wilberforce, Footpath to Freemans Reach School and Dight Street, Richmond.

PARKS AND GARDENSNatural Areas Enhancement Scheme

Work is nearing completion on the pathway and walkway under the Windsor Bridge. Planting of trees and shrubs has been completed. A further extension of time has been applied for due to time lost from absenteeism.

New Wharf

Driving of piles for the actual wharf has been completed with work proceeding on driving the piles for the dolphins. The headstocks and stringers on the wharf have been completed and the timber decking will now proceed.

GENERAL

Maintenance work included attention to weed growth McQuade Park lake, mowing of cemeteries and parks and reserves. With the excellent growth conditions it is taking approximately 6-7 weeks between mowing periods on any particular reserve.

BUILDINGSAustraliana Pioneer Village

Stage 1 CEP project employees have been terminated and interviews for stage II employees are in progress. Aitken cottage has arrived at the Village. Painting of Marsden Museum is continuing.

Blaxlands Ridge Community Centre

Painting and external toilet completed, pathways are under construction and quotations are being obtained for the childrens' play area.

Museum

Wall restoration to three rooms has been completed and works are proceeding on the remaining room and central access area. The archeologist's report will now be available in March.

McQuade Park Grandstand

The repairs are under way and should be completed mid March.

Other

Maintenance work included attention to vandalism at Creek Ridge Road toilets, Maraylya Park toilets, Macquarie Park toilets, Windsor Mall (repair cart) and Argyle Bailey Reserve toilets.

SEWERAGE

Daily flow for February was 2525 kl/day.

Repairs to the water supply lines to the treatment works are in progress.

Pump stations have been cleaned and checked. Pump station 'G', (Rifle Range Road) has had a number of blockages in the pumps by large objects.

Clearing of four (4) main line sewer chokes and one (1) choke on Council property (North Richmond Park toilet).

IT IS RECOMMENDED THAT the report be received.

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

Information was requested at the Ordinary Meeting of 11th February, 1986, regarding the cost of the abovementioned steps and who carried out the work.

The cost of construction of the steps was \$378 consisting of \$288 labour and \$90 materials and the work was carried out by Council employees.

It was decided to construct the steps of a temporary nature due to the necessity for more extensive works when land is available to construct the full walkway between the two areas.

IT IS RECOMMENDED THAT the report be received.

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

The former Colo Shire Council by resolution on 25th March, 1980, resolved to proceed with the investigation of a preferred route of a future Road Link from MR 570 at Yarramundi to MR 184 at North Richmond.

This route offered the least cost alternative for the construction of a new Bridge and the use of the existing road network as the first stage connection to the structure.

The proposed route traversed land owned by Messrs. Peel and O'Dea which has since been the subject of detailed investigation for development purposes. These investigations have shown the need to move the preferred route in this area to the west. This change offers the following advantages:-

1. Reduction on visual impact and noise on the proposed residential area;
2. Minimal effect on proposed active recreation area and preservation of passive recreation area adjacent to Redbank Creek.
3. Linking up of the open space areas not suitable for development due to terrain gradient.

The plan displayed at the meeting, being Plan No. MR 570-14A indicates by red line the route adopted in 1980 for future investigation and by yellow line the present route under discussion. It should be noted that the original intent was to provide grade separated access to the new road at Grose Vale Road. This matter has been examined and it is considered adequate to provide on grade ingress and egress at Grose Wold Road.

IT IS RECOMMENDED THAT

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

HEALTH AND BUILDINGCORRESPONDENCE1. AMNESTY INTERNATIONAL - 4TH ANNUAL BUTTON DAY. A7

The Sydney City Council has again granted Amnesty International permission to hold its 4th Annual Button Day on Friday, October 24th, 1986, this date falling within Prisoners of Conscience Week. Writing to ask permission from Council to sell in the shopping areas of the Shire.

Stating that they are a non-partisan, non-sectarian organisation working for the human rights of all people, as set out in the United Nations Declaration of Human Rights. All money for the work must come from individual donations and fund-raising efforts. The Statute does not allow the acceptance of money from Governments or Corporations.

All money collected on Button Day is paid into general funds, once the balance sheet for collections is drawn up and certified. Its Mandate does not allow them to collect for a specific object (for example, relief). Relief is indeed supplied to the families of some prisoners of conscience, but it will be supplied by the adopting Group or the International Secretariat in London.

(H.S. - This is an International organisation and does not have local affiliation. The organisation applied last year for permission to carry out its appeal and was advised of Council's policy that only organisations with local affiliation are permitted to carry out appeals of this nature within the Shire and, therefore, consent could not be granted. However, it is understood the organisation went ahead with the appeal, using the services of students of the Colo High School.

IT IS RECOMMENDED THAT Council adhere to its policy and the organisation be advised accordingly.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
37 (48)	New Dwellings	\$1,689,131	(\$2,380,947)
68 (46)	Additions to Dwellings	393,721	(351,516)
1 (-)	Residential Flat Buildings	80,000	(-)
3 (17)	New Buildings other than Residential	448,000	(492,172)
6 (4)	Additions to Buildings other than Residential	155,000	(115,380)
13 (11)	Swimming Pools	89,875	(94,515)
1 (-)	Additions to Dwellings - Dual Occupancy Unit	10,000	(-)
<u>129</u> <u>(126)</u>		<u>\$2,865,727</u>	<u>(\$3,434,530)</u>

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

<u>No.</u>	<u>Type of Building</u>		
70 (84)	New Dwellings	\$3,425,095	(\$4,220,395)
125 (83)	Additions to Dwellings	851,883	(478,610)
1 (1)	Residential Flat Buildings	140,000	(100,000)
5 (24)	New Buildings other than Residential	757,000	(769,172)
12 (10)	Additions to Buildings other than Residential	203,600	(473,380)
28 (25)	Swimming Pools	179,766	(200,515)
1 (2)	Additions to Dwellings - Dual Occupancy Unit	10,000	(182,250)
<u>242</u> <u>(229)</u>		<u>\$5,567,344</u>	<u>(\$6,424,322)</u>

IT IS RECOMMENDED that the report be received.

*Michael
25/12/86
12/3/86
J. H. H.*

PLANNINGATS

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

Council is referred to previous reports in this matter and to the inspection of the site at the General Purpose Committee Meeting of 25th February, 1986.

Letters have been received from the applicants requesting the following:-

1. Relocation of the site of the proposed factory building a further 5 metres from the Mileham Street frontage.
2. Amendment of Council's Development Consent to include the use of the land for the storage of steel sleeves (piping).
3. Permission to continue the current use of the property for the loading and unloading of trucks, oxy cutting of steel sleeve and cleaning and storage of horizontal boring equipment in the existing sheds and yard area.

As Council is aware, consent has been issued for use of the land for the "erection of a storage shed/workshop to be used for the repair, maintenance and storage of horizontal boring equipment", subject to conditions including Condition 14 "all raw materials and finished goods to be stored within the building and where possible, work performed to be confined to within the building".

In relation to the first request, it is believed that relocation of the building further from the street frontage will allow for increased landscaping potential and provide for more acceptable gradients for access and parking and is, therefore, considered acceptable.

In relation to the second request, it is considered that Council's consent, while not specifically relating to pipe storage, could be construed as an indication that subsequent development (pipe storage) additional to the approved use is a reasonable associated use and in fact the accompanying information with the development application did make mention of "steel sleeve" being part of the machinery and equipment to be stored. The request includes a site plan and statement that proposes the pipes to be stored to the rear of the property where it would cause the least visual intrusion. Suitable landscaping would further mitigate this intrusion. It is considered that the storage of pipes is a reasonable adjunct to the approved use and was obviously the applicant's intention that such form part of the application seeking Council's approval.

In relation to the third request, it has previously been indicated to the applicants that the current uses should not continue until the building proposed has been built and the conditions attached complied with. Council could take action to have the use terminated or could raise no objection to an interim use for a reasonable period, say six (6) months, pending the construction of the new building.

The first two requests are considered reasonable and are to be approved under Delegated Authority, subject to additional appropriate conditions to be attached to an amending Development Consent, which would take place of the original Consent.

It is considered that the applicants should be encouraged to redevelop as quickly as possible and that should the building be completed within six (6) months, that interim use of the premises be allowed and that an undertaking be given to this effect by the applicants.

IT IS RECOMMENDED THAT the information be received.

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

*Michael
19/3/86*

Letters for information considered by Council at its meeting of 11th February, 1986, included a brief resume of the recommendations of a study release by the Associations on development and building control in NSW.

As reported, Council's Deputy Health & Building Surveyor and Deputy Planner attended a seminar at Hunters Hill on Tuesday, 18th February, 1986, to discuss the results of the study.

It was found that one of the most significant causes of delay in the processing of DA's occurs when the application is inadequate in terms of supporting detail. Although the onus is on the applicant to submit the proper information when required to do so, councils have a responsibility to ensure that applicants are aware of all requirements relating to an application and to ensure that an adequate application is submitted. This study showed that requests for further information/action increases the average processing time of an application by approximately forty days.

At the seminar, speakers recommended that councils should standardise their requirements for information to be contained in DA's and that DA's with inadequate information should not be accepted wherever possible.

It should be noted that the additional information as opposed to adequate information, is often requested after receipt of the development application. Generally, such requests relate to a planning issue which only arises upon investigation by the responsible planner. In these instances it is important that the development application is received and considered in the first instance as early as possible. Ideally, requests for additional information should be made within seven days of receipt of a DA.

Another important factor in processing time is the level of delegated authority. It would appear from the experience of other councils at the seminar that this Council's delegated authority procedures are both efficient and effective.

It was noted that the clarity & simplicity of planning documents, particularly LEP's and DCP's were important for the overall efficiency of a planning department. Contrary to advice from the Department of Environment & Planning as recent as two years ago, it is now recognised

that there is a need to simplify the provisions of Hawkesbury LEP 1984. The Planning Department is currently undertaking a review of the document with the intent of reducing the number of zones as well as re-assessing land use provisions and development standards.

It is recognised that a number of council's planning codes require revision and this will be undertaken as resources become available.

In order to facilitate scrutiny and awareness of the processing time for development applications, the Planning Department will incorporate in all future reports, both to Council and in delegated matters, the date of receipt of the application.

Each Council in NSW was classified depending on location and development. This Council was classified as Rural-Urban Growth Centre. All building applications submitted in 1983 to four councils in this classification were examined and it was found that the median processing time was fifteen (15) days with 89% being processed, within the statutory forty day period.

A random sample of 51 of the 1407 building applications received by council in the same period revealed a median processing time of 12 days with all applications processed within the statutory period.

It is noted that of the outside authorities to which a building application may be referred, the Board of Fire Commissioners had the longest response time, being an average of 39 days. The study makes specific recommendations regarding staffing levels of the relevant section of the Board.

Other recommendations made include:

- Building applications should not be accepted for lodgement where fees, number and content of plans, and details of proposed work are not provided or are inadequate.
- Where information is found to be lacking after lodgement of the application, letters should be forwarded to the applicant stipulating the date by which information is to be returned or the application will be refused.
- Legislation be enacted to ensure that the time limit for consideration of a building application does not commence prior to development consent being granted.
- Councils encourage discussions with applicants prior to the lodgement of building applications to enable the requirements of Ordinance 70 and Council codes and policies to be explained.
- The State Government review all building regulations administered by various authorities in NSW and take all necessary action to consolidate all relevant regulations within Ordinance 70 under the responsibility of local government.
- Councils annually review the staffing levels of Health & Building and Planning Departments and relate the review to the objectives and functions of the department.

The majority of the recommendations are currently incorporated in the processing policies and the remainder are under consideration.

IT IS RECOMMENDED THAT the information be received.

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

As reported to Council last year, following correspondence from the Department of Environment and Planning, a new draft local environmental plan is being prepared for the Shire, rationalising the planning controls and making the draft plan more flexible. With this flexibility, Council will need to prepare development control plans in certain zones as statements of Council's planning intention for the development of an area.

It is proposed that the development control plans will be prepared with the draft local environmental plan and proceed parallel with the plan so that at exhibition times, the public are made totally aware of Council's intentions for the future planning of the Shire.

An environmental study is not considered necessary as the draft local environmental plan is to be a rationalisation of existing planning controls and introduction of more flexibility in the draft plan as well as incorporating some of the findings in the Council's Rural Lands Assessment. The draft plan will also combine the effects of the North West Sector Study and incorporate previous resolutions and recommendations for the Hawkesbury/Nepean, Macdonald and Colo River Valleys.

IT IS RECOMMENDED THAT:

1. Council resolve to prepare a draft local environmental plan for the whole Shire pursuant to Section 54(1) of the Act and advise the D.E.P. of the information required under the Act and Regulations.
2. Council resolve, pursuant to Clause 21 of the Regulations, to prepare draft development control plans for the Shire that reflect Council's planning instructions for the various zones under the plan.
3. The D.E.P be advised that in Council's opinion an environmental study is not required for the reasons given above.

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

As Council is aware, the preparation of a Local Environmental Plan follows basically six steps:-

1. Resolution of Council to prepare plan.
2. Notification of Council's resolution to Department of Environment & Planning.

3. Certification by the Director of the Department of Environment & Planning that the plan is in accordance with proper procedures and may proceed to exhibition.
4. Exhibition of plan.
5. Report by Council to the Director on the results of the exhibition including comments on objections received and seeking the Director's concurrence to report to the Minister to have the plan gazetted.
6. Plan gazetted.

When the Environmental Planning & Assessment Act was implemented the above Local Environmental Plan procedure took on average 9-12 months from Council's resolution to final gazettal. Some time subsequent to this, step No.3 was delegated to the Shire Planner subject to certain limitations with this delegation resulting in decreased time for the making of plans, with them taking between 6-9 months.

The Department of Environment & Planning has now indicated that it is prepared to delegate step No.5 above to the Shire Planner and in his absence, the Shire Clerk, once again subject to limitations. It is believed that the further delegation as offered by the Department of Environment & Planning would further streamline the Local Environmental Plan process. The delegation would not alter Council's involvement in the decision making process, as the various plan making steps would still have to be reported to Council with the difference being, that the Shire Planner would certify that the necessary statutory steps have been undertaken and the matter subsequently referred straight to the Minister seeking gazettal instead of to the Director of the Department for his referral to the Minister.

The Department requests that the Council agrees to the delegation proposed as it believes when exercised, it is expected to significantly improve the processes of making many Local Environmental Plans.

IT IS RECOMMENDED THAT Council agree with the delegation to the Shire Planner and in his absence, the Shire Clerk in respect of Section 69 of the Environmental & Assessment Act 1979, and that the Department be advised accordingly.

*ANCE 18/3/86
For Council
To Be Considered*

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

Council is referred to Development Application Item 6 of the General Purpose Committee of the 25th February and the Committee's recommendation to approve the proposal, subject to conditions.

Further investigations have taken place in relation to drainage requirements for development of the motor village and it is evident that drainage easements and the construction of a box culvert will be required as a later stage of development of the village. Easements will be required over seven of the existing properties, with the box culvert to be constructed on one property, to benefit that property and five others, including the subject land. The drainage construction will cost in the vicinity of \$25,000 which should be proportioned between those lots benefited.

Based on an area contribution, the subject land would require a contribution to Council in the amount of \$3,280, which may be recovered via Section 94 of the Act.

IT IS RECOMMENDED THAT the recommended conditions of development consent be added to by the inclusion of Condition No. 23 to read:

...."Section 94 contribution of \$3,280.00 towards the provision of downstream drainage including the construction of a box culvert".

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

*ALICE
18/3/86
for action*

Council is referred to Development Application Item 2 of the General Purpose Committee of the 25th February, and its recommendation that:

"A report be prepared on the possible future community use of the building, possible means of restoring the building by community groups, and the matter be taken up with the State Rail Authority as to whether it would make the building available, free of charge, for community purposes".

The matter has been taken up with the State Rail Authority, who indicate prior to the recent fire damage, the cottage was tenanted and that Mr. K. Rozzoli, M.L.A., made representations to the Minister in relation to the poor state of repair of the cottage and requesting the Authority's consideration to its demolition as it represented an item of visual blight in a prominent position adjacent to the rail line.

The Authority, subsequent to these representations, took the matter up with the Heritage Council of N.S.W., and after joint investigations, the Heritage Council recommended to the Minister that the Section 130 Order lapse and that the Minister consent to the Authority's request for demolition. The Authority's Property and Development Manager, who was contacted, further advised that it is the Authority's objectives to find appropriate uses for buildings no longer required by them and that they are aware of their Heritage obligations, being one of the largest owners of Heritage buildings in the State.

An inspection of the cottage reveals that the majority of the building is brick stucco, which does remain substantially intact, although with substantial damage to the roof structures and ceiling. To the rear of the brick portion is a weatherboard annexure, presumably utilised for kitchen purposes and this section has been almost totally destroyed by fire. There is no doubt that considerable funds would need to be expended on the building to bring it to a suitable standard for any type of occupation.

It is considered the proximity of the building to the rail line does not render the building suitable for any type of community occupation, due to safety aspects for the occupants from the railway line. It is considered that there would be difficulty in obtaining adequate public risk insurance for such uses.

As previously reported, the Heritage Council has consented to the demolition which has been endorsed by the Minister and it is considered in all the circumstances, that consent for demolition should be granted, subject to the conditions as recommended to the Committee.

IT IS RECOMMENDED THAT approval be granted as per the conditions recommended to the Committee.

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

*Consent -
19/3/86
for action
w.p. -
for 19/3/86
Council*

This application involves the erection of an industrial building described in the application as a workshop for the 'sale and repair of automotive radiators'.

The use of the land for this purpose is permissible under the provisions of Clause 9 of Hawkesbury Local Environmental Plan, 1984 (HLEP 1984).

However, as the land has frontage to a main road, Clause 25(2) of HLEP 1984 requires a minimum building line of 20 metres while Clause 25(3) of that Plan requires a minimum set-back of 5 metres from one side boundary. These requirements are aimed at ensuring that adequate areas for possible road widening and landscaping are provided adjacent to the existing road alignment and that emergency vehicle access is available to the rear of buildings.

In this instance, these requirements place severe limitations on the development of the subject land in accordance with the current zoning. As such, the applicant has lodged a written objection to the development standards imposed by Clauses 24(2) and 25(3) of HLEP 1984 pursuant to State Environmental Planning Policy No. 1.

The applicant proposes a minimum building line of 7.62 metres to Bells Line of Road and a set-back of 4.540 metres from one side boundary for approximately half the length of the site with a brick wall erected on the remainder of the boundary.

As the land is not affected by road widening and existing development in the subject area has established a variable building line of approximately 6-8 metres, there is no objection to a building line of 7.62 metres. This will provide an adequate area for screen planting/landscaping.

The reduced side boundary set-backs will allow for emergency vehicle access to the rear of the site, provided that the covered areas have a suitable roof height. This latter requirement can be achieved by the imposition of an appropriate condition should the application be approved.

Support for this proposal will not undermine the planning objectives for the locality and will allow the subject land to be developed in accordance with the intent of the current zoning under HLEP 1984.

IT IS RECOMMENDED THAT:

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

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

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

12. Disposal of liquid wastes shall be to the requirements of the Metropolitan Water Sewerage and Drainage Board and Council's Shire Health and Building Surveyor, details to be submitted with the Building Application.
 13. Roof of covered work area of the rear of proposed development shall be of a sufficient height to allow access for emergency vehicles.
 14. As the proposed activity constitutes Scheduled Premises, approval shall be obtained from the State Pollution Control Commission prior to commencement of any work. Satisfactory evidence in this regard shall be submitted to Council.
 15. Details of stormwater drainage/disposal shall be submitted with the building application to the satisfaction of the Shire Health and Building Surveyor.
 16. In regard to Condition 6 above, consideration shall be given to the provision of path paving. Alignment levels to be submitted with the building application to the requirements of the Shire Engineer.
- B. The Department of Environment and Planning be advised of Council's decision as required under State Environmental Planning Policy No. 1.

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

*for action
19/3/86*

On 28th October, 1985 development consent was issued under delegated authority to allow subdivision of the above land into three allotments each containing areas of 5.7ha (Lot 1), 4.3ha (Lot 2), and 4.5ha (Lot 3).

The area of Lot 3 included a Crown Reserve Road (not formed) and an area of land on the north eastern side of that road.

Approval was granted on the condition that the north-eastern boundary of the road reserve would form the common boundary between Lots 2 and 3 with Lot 3 having a minimum area of 4.1ha, excluding the road reserve.

Upon preparation of the application required under Part XII of the Local Government Act, 1919, it was found after survey that the area of Lot 3 contained 3.425ha, excluding the Crown Reserve Road.

As Clause 14(2)(d)(i)(a) of Hawkesbury Local Environmental Plan, 1984, requires allotments in the subject area to have a minimum area of 4ha plus adequate area for dwelling, sheds, etc, the applicant has lodged a written objection to the above requirements pursuant to State Environmental Planning Policy No. 1.

Although the variation exceeds 10% and therefore requires the concurrence of the Department of Environment and Planning, it is considered reasonable. The applicant has sufficient land to increase the area of Lot 3, however, it is more desirable on planning grounds to retain the Crown Reserve Road in its present location and to avoid creating an allotment severed by a road.

In this instance, the creation of an allotment beneath the minimum area requirements will not undermine the planning standards in the locality and the allotments to be created are not capable of further subdivision.

IT IS RECOMMENDED THAT Council request the concurrence of the Department of Environment and Planning to the proposed subdivision and that should such concurrence be forthcoming, the application be approved subject to compliance with the following conditions:

- 1-4 (Standard Conditions - Subdivisions under Environment Planning and Assessment Act) 2, 4, 9, 12.
- 5 Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, the payment of \$1,450 being a contribution towards the provision, maintenance and embellishment of public reserves.
- 6 Provision of drainage easements at the subdivisor's expense, including inter-allotment drainage easements to serve lots that cannot naturally drain to the road. Satisfactory arrangements in this regard shall be made with the Shire Engineer.
- 7 Access to proposed lots 2 and 3 shall be via the existing road reserve. Such road shall be constructed to the requirements of the Shire Engineer.

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

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

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

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

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

*Difficult -
to meet
Council
Mach
objection
from
Progers
Area*

IT IS RECOMMENDED THAT approval be granted, generally in accordance with the details shown on the submitted plan No. B105585A prepared by Prospect County Council, subject to compliance with the following conditions:

- 1-2 (Standard Conditions DA's) 9 Plus Details of work to be undertaken in this regard shall be submitted for Council's approval prior to the commencement of any work, 34.
- 3 Approval being obtained from both the State Pollution Control Commission and Metropolitan Waste Disposal Authority prior to the commencement of any work. Satisfactory evidence in this regard shall be submitted to Council.
- 4 Landfill operations shall be carried out only between the hours 7.00am and 4.00pm, Monday to Friday (excluding public holidays).
- 5 Waste material shall be placed in layers having a depth of 1 metre with each layer being covered with soil on a daily basis.
- 6 Finished surface levels as shown on the submitted plan shall be 0.5 metres above final layer of waste material.
- 7 Satisfactory arrangements shall be made in regard to securing unburied tree waste at times of flooding. Details shall be submitted for Council's approval prior to the commencement of any work.

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

*AmcE -
19/3/86
for action*

Pursuant to the provisions of Hawkesbury Local Environmental Plan 1984 the proposed use of the subject land is prohibited within industrial 4(b) Environmental Protection Zoning. As indicated in the Public Works Department Flood Plan Atlas the land is totally subject to inundation at the 1 in 100 year level (16m AHD) and partly by the 1 in 50 and 1 in 20 year levels.

The proposal involves full restoration of the existing milk storage buildings and conversion for use as a liquid fuel storage depot. Liquid fuel is to be stored in underground tanks having a maximum capacity of 500 cubic metres and in cartons within the existing coolroom and dairy. Liquid fuel is to be delivered to the depot and transported to its destination by rail. Existing buildings and facilities on the subject land include a residence, gatekeepers cottage, coolroom, dairy and railway goods siding.

It is considered that the subject land is suitable for the proposal by way of its location. The land is located adjacent to the Richmond - Riverstone Railway Line and opposite land zoned 6(a) open space. Although a number of residences are located north of the subject land the dominant land use in the locality is industrial.

It is further considered that the proposal is appropriate for the subject land as it allows the existing buildings to be retained and restored whilst at the same time ensuring that the buildings have a viable reuse.

Adjoining owners were notified of the proposal in accordance with Council's advertising policy and no submissions received.

IT IS RECOMMENDED THAT

- (a) Council resolve to prepare a draft local environmental plan pursuant to Section 54(1) of the Act and advise the Department of Environment and Planning of information required under the Act and Regulations.
- (b) The Department of Environment and Planning be advised that in Council's opinion an environmental study is not required in view of the minor nature of the proposal given the current and nearby industrial uses in the locality.

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

The following development applications were approved under delegated authority subject to conditions:

Dwelling Houses

Applicant	Land
R.A. & N.S. Sherrell	Lot 501 DP 600601 Grose Vale Road, Kurrajong
Bovis Homes	Lot 11 DP 703930 Markwell Place, Agnes Banks
B. & J. Danvers	Lot 46 DP 205986 Lt. Bowen Drive, Bowen Mountain
Markham Homes	Lot 1 DP 706517 King Road, Wilberforce
M. & E. Coleman	Lot 15 DP 703930 Markwell Place, Agnes Banks
I. & L. Lett	Lot 33 DP 262963 Bowen Mountain Road, Bowen Mt.
Masterton Homes	Lot 305 DP 214757 Spinks Road, Glossodia
Masterton Homes	Lot 51 DP 214752 Rose Crescent, Glossodia
Huxley Homes	Lot 1 DP 711272 Terrace Road, Freemans Reach
Pitt Constructions	Por 42 Psh. Pitt Town, Bathurst Street, Pitt Town
R. & P. Collis	Lot 217 DP 214758 Chestnut Drive, Glossodia
P. & M. Powell	Lot 28 DP 258602 West Portland Road, Sackville
Mr. R. Ambrose	Lot 37 RP 2014 Settlers Road, Wisemans Ferry
K.P. Lee	Lot 63 DP 215631 Settlers Road, Lower Macdonald
Glenleigh Homes	Lot 2 DP 715357 Singleton Road, East Kurrajong
G.A. Salt	Lot 2 DP 561694 Old Sackville Road, Wilberforce
Davada Investments P/L	Lot 2 DP 713793 Single Ridge Road, North Richmond
B.C. & M.E. Sullivan	Lot 6 DP 240754 Wellesley Street, Pitt Town
A. Moarbani	Lot 9 DP 247504 Mawson Place, Pitt Town
R.J. Jackson	Lot 4 DP 247504 Mawson Place, Pitt Town
LED Builders	Lot 161 DP 214751 Wattle Crescent, Glossodia
L.B. Johnson and	
T.M. Towner	Lot 355 DP 217501 Ian Street, Glossodia
A.C. Goodier P/L	Lot 8 DP 205986 Bowen Mountain Road, Bowen Mt.
D. Dearing	Lot 1 DP 951436, Por 15 & 45 Psh. Womerah, Upper Macdonald
D.J. & G.M. Duffy	Lot 6 DP 258774 Redbank Road, North Richmond
Robert Pont	Lot 49 RP 329 East Street, Kurrajong Heights
Robert Pont	Lot 16 DP 616626 Francis Street, Richmond

Grant
19-3-86

Other Developments

Applicant	Land
More & Ryan Surveys	Lot 3 DP 508208 Castlereagh Road, Wilberforce - Subdivision into 5 allotments
Noxana Pty.Ltd.,	Lots 1,2 & 3 DP 38183 Windsor Street, Richmond - Restaurant
Bennetts Real Estate	Pt.Por 108, 206 & 207 Psh Kurrajong, Comleroy Road, Kurrajong - Subdivision creating 37 allotments
J.B. Riley	Lot A, Section 19 DP 88128 Teviot Street, Richmond - 2 lot subdivision
Compact Tennis (NSW)	Lot 4 DP 717896 Hannabus Place, Mulgrave - Industrial factory and office
A.R. Ryan	Lot 211 DP 599918 Hebron Road, Lower Portland - Subdivision creating 2 allotments
J. Sanna	Shop 3, Lots 1,2,3 DP 38183 Windsor Street, Richmond - 1st use of shop for pavlova production
J.A. Buckett	Por 23 Psh.Wheeny, Mountain Lagoon Road, Mountain Lagoon - Subdivision creating 2 allotments
Hawkes.Shire Council	Lot 45 DP 255307 Macquarie Street, Windsor - Subdivision creating 2 allotments
D. Matthews & Assoc.	Por 94, Psh.Merroo, Comleroy Road, Kurrajong - Subdivision creating 2 allotments
Mr. A. Frye	Shop 5, Lot 1 DP 219454 Windsor Street, Richmond - 1st use of shop as a hairdressers
D. Matthews & Assoc.	Por 151 Psh.Merroo, Warrigal Road, Kurrajong - Subdivision creating 2 allotments
K. & E. Jones	Lot 3 DP 592889 Greens Road, Lower Portland - Duplex
S. Commisso and A. Mammone	Lot A, DP 32825 George Street, Windsor - Alteration of existing dress shop for extension of Pizza Restaurant
W. & E. Munro	Por 24 Psh.Kurrajong, East Street, Kurrajong - Dwelling, garage, horse stables, farm shed and dam
W. & M. Girdham	Lot 4 DP 259651 Threlkeld Drive, Cattai - Dual Occupancy
Eugene Mansour P/L	Lot 1 DP 219454 Windsor Street, Richmond - 1st use of shop - Manchester & Curtain Retail
R.F. & P.A. Rotherham	Lot 6 DP 235900, Por 34, Psh.Colo, Upper Colo Road, Central Colo - 2 lot subdivision
D. Matthews & Assoc.	Lot 1 DP 246157 Blaxlands Ridge Road, Blaxlands Ridge - Subdivision, 2 lots
R. Cuncliffe and W. Byrnes	Lot 17 DP 260028 Box Avenue, Wilberforce - Construction of Truck Workshop

IT IS RECOMMENDED THAT the information be received.

LIBRARYREPORTS1. ANNUAL REPORTS (1983, 1984, 1985). L125

Details of the statistics and future developments for the library service are included in the "Minutes of Committees & Reports Submitted for Council's Information" attachment to this business paper.

IT IS RECOMMENDED THAT the Annual Reports for the years 1983, 1984 and 1985 be received.

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

Past and present residents of Hawkesbury Shire over 50 years of age will be invited to enter the Local Studies project. The aims of the project will be to encourage people to record their memories of living or working in the Hawkesbury area. Entrants will be able to present material in either one or both of the following formats:

- a) Essay or written works
- b) Recorded onto a cassette tape as an oral history

The closing date for the project is the 11th April, 1986. Prizes will be awarded to winning entries and all entries will be displayed at either Windsor Central Library or Richmond Branch Library.

Visiting Authors

The Community Arts Officer in conjunction with the library has arranged for visiting authors to speak throughout the area during this week. Workshops and discussion groups will be held at both Windsor and Richmond. Further details will be publicised at a later date.

Photos

The Rodda photographic collection will be mounted at Windsor Central Library and members of the public will be invited to help identify the individuals in many of the photographs. The Rodda collection was prepared in conjunction with the Tourist Promotion Officer and Hawkesbury Agricultural College and was displayed at the college during Heritage Week 1985.

3. SECURITY & RISK MANAGEMENT. L125

At the Metropolitan Chief Librarian's Committee of N.S.W. meeting held Friday, 28th February, 1986 the following speakers addressed the meeting:

Mr Duffy	District Officer, Board of Fire Commissioners
Mr Bruce Becker	National Product Manager Wormald Security
Mr John Cracknell	General Manager-Marketing Chubb Aust. Ltd
Mr Will Loader	Lipman Cooke & Partners, Insurance Brokers

Issues discussed included the necessity to have a clear plan of buildings and their exits; Fire rated storage for valuable material such as archival resources; Relevant insurance cover allowing for off site storage of key information, duplication of catalogues and borrower records and the renting of temporary premises for continued operation or storage of material.

It was stressed that the values of resources insured should be reviewed yearly and that the policy should contain sophisticated industrial special risks wording.

IT IS RECOMMENDED THAT the above reports be received.

4. FREE LIBRARY SERVICE. L125

The following statement of policy on "Free Library Service to All" was developed by the Library Association of Australia and adopted by Council in 1980 when the library service was the Windsor Colo Joint Library Service.

1. It is the expressed policy of the Library Association of Australia that each Australian has an equal right to information regardless of the way or for what purpose it is used.
2. Freedom of access to published information is essential to the democratic process and to the social welfare of the community. That freedom can be inhibited as much by poverty as by censorship. Satisfaction of a person's information needs must not be contingent upon his ability to pay.
3. In accordance with its information policy, the Library Association of Australia resolutely opposes any direct charge or fee for information service to users of publicly funded library or information services, whatever the nature or form of the information service and whether or not it entails access to machine readable data bases.

It is felt that this important policy needs to be re-iterated.

IT IS RECOMMENDED THAT Council adopt the above statement on free library service as library policy.

5. EASTER HOLIDAYS. L125

It has been the policy in previous years to close the library during the Easter break.

The public holidays are Good Friday, 28th March; Easter Saturday, 29th March; and Easter Monday, 31st March.

It is suggested that the library also close on Easter Sunday, 30th March.

IT IS RECOMMENDED THAT the Library Service close from Friday, 28th March to Monday, 31st March.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. DEPARTMENT OF ENVIRONMENT AND PLANNING - LAND FRONTING NEPEAN RIVER AT YARRAMUNDI. DA 13/83, DA 394/84

Referring to Council's letter and the enquiry as to whether the Department has any interest in acquisition. The Department has already committed substantial funds for the purchase of various lands in Hawkesbury Shire and as a consequence the Department is not able to consider acquisition of this particular property at the present time.

2. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - LOANS FROM THE RENTAL BOND BOARD. C44/2

Referring to Item 9 of General Circular 11/1985 re the availability of finance for Councils from the Rental Bond Board and advising that they form part of a Council's total loan allocation from the Department of Local Government. Thus, Council will need to determine its priority of expenditure to be funded from loan funds.

(S.C. - This appears to be closing some of the loopholes in the interpretation of Loan Borrowing Legislation).

3. PREMIER'S DEPARTMENT - APPLICATION FOR FINANCIAL ASSISTANCE - SENIOR CITIZENS WEEK 1986. C45/20

Advising that approval has been given to Council receiving financial assistance in the sum of \$500 being contribution towards entertainment costs.

4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - ESTABLISHMENT OF A MULTI-CAMPUS UNIVERSITY IN THE WESTERN SYDNEY REGION. W275, E70

Advising that the Ministerial Committee to review the structure of higher education in Western Sydney has recommended to the New South Wales Minister for Education that a multi-campus university be established in the Western Sydney region and stating that if this decision goes ahead, it will be a crucial one for the development and self-esteem of present and future residents of Western Sydney.

WSROC Councils and community organisations have all put considerable effort into developing an awareness in government of this region's needs as a distinct part of Sydney. The appalling under-provision of higher education available here for us and our children is a major deficit for our region, and urging Council to support the recommendation of the Committee to both State and Federal Governments.

5. BANKSTOWN CITY COUNCIL, ALDERMAN JILL BARBER - 33RD ANNUAL
CONFERENCE OF THE NSW BRANCH OF THE AUSTRALIAN LOCAL GOVERNMENT WOMEN'S
ASSOCIATION. C48/3

Advising of the above Conference to be held at Bankstown from Friday, 11th April to Sunday, 13th April, 1986. A cordial invitation is extended to any person to attend.

6. CATHOLIC WELFARE OUTER WESTERN REGION - MACQUARIE PARK HOUSE.
625/6

Advising that Hawkesbury Branch of Westcare are concerned that Richmond Collective, the present occupants of Macquarie Park House, might lose their tenancy and state that this property has been home to young people desperately needing accommodation.

Further advising that Westcare is frequently at a loss to answer the need for short term housing, and that Macquarie Park House seems a good site where local government can contribute to improving matters without gross public expense.

7. AUSTRALIAN LABOR PARTY - BRANCH MEETING OF WINDSOR ALP. C50/10

Advising that at the last Branch Meeting of the Windsor ALP, the following resolution was carried:

"The Windsor Branch of the ALP, expresses deep concern at the coercion of Hawkesbury Shire Councillors to adopt sister city relationship with Japan, knowing that such a course would result in ex POW Councillor R. McMahon's resignation from Council.

Such action is deplored by this Branch, and further shows the contempt this Council treats its residents and ratepayers."

8. PENRITH CITY COUNCIL - LOCAL GOVERNMENT ASSOCIATION CONFERENCE,
1988. C48/1

Thanking Council for its positive reply of 19th November, 1985 and the support expressed to Council's proposal to host the 1988 Conference. Advising that they have written to the Executive of the Association informing them of our support.

9. POWELL PARK MANAGEMENT COMMITTEE SECTION 527 LOCAL GOVERNMENT
ACT - MINUTES. 625/52

Forwarding a copy of the minutes of its meeting held on Thursday, 12th December, 1985.

10. HAWKESBURY INTERAGENCY - MINUTES. C45/1

Forwarding a copy of the minutes of its meeting held on Tuesday, 4th February, 1986.

11. LOCAL GOVERNMENT & SHIRES ASSOCIATIONS OF NSW - INSURANCE SCHEME IN CONJUNCTION WITH THE GOVERNMENT INSURANCE OFFICE OF NSW. C44/2, 1112

Setting out the objectives of the Associations and advising that the Associations would be happy to discuss with Council's Broker any aspects of this scheme. There are two sources of income, which along with other entrepreneurial activities, provide funds to assist in the Associations' operations, and at the same time enable subscription increases to remain consistently below the Government rate pegging, eg. this year 6% increase compared with 8% rate pegging. What the Associations do ask however is the opportunity to make submissions on equal terms to other interested parties.

(S.C. - Council's Insurance Brokers have been notified of the scheme and requested to examine such proposals when insurances are due for renewal.)

12. MINISTER FOR PLANNING AND ENVIRONMENT, THE HON. B. CARR - WESTERN SYDNEY AREA ASSISTANCE SCHEME 1985/86 FINANCIAL YEAR. G95/2

Advising that an additional \$100,000 has been made available by the Treasury to increase the total allocation to all Area Assistance Schemes to \$2.1 million for the 1985/86 financial year. This is to be divided on the following basis:-

Western Sydney	\$1 million
Hunter	\$500,000
Central Coast	\$150,000
Illawarra	\$300,000
Macarthur	\$150,000
	<u>\$2.1 million</u>

Taking the opportunity to thank Council for its participation in the W.S.A.A.S. process, in particular, the preparation of the Local Community Services Profiles and the ranking of submissions. It is understood that submissions have now been received by the Regional Co-ordinator and that announcements as to projects whose applications for funding have been successful can be expected in April, 1986.

13. THE AUSTRALIAN BICENTENNIAL AUTHORITY - HAWKESBURY PIONEER FAMILIES BICENTENNIAL COMMUNITY PROGRAM. C40/13

Letter addressed to Reverend Allen Russell, Hawkesbury Pioneer Families Bicentennial Association confirming that the New South Wales Council of the Australian Bicentennial Authority, endorsed as a NSW Bicentennial Activity the proposal for the Hawkesbury Pioneer Families Day celebration as part of the Hawkesbury Shire Bicentennial Community Program.

14. DEPARTMENT OF ARTS, HERITAGE AND ENVIRONMENT - 1985-86 NATIONAL ESTATE GRANTS PROGRAM. H105/12

Informing Council that the 1985-86 National Estate Grants Program for New South Wales includes work to be carried out by Council.

Hawkesbury Heritage Study	\$5,000:	The preparation of a Heritage Study for the Shire of Hawkesbury in accordance with the model brief for such studies as prepared by the New South Wales Department of Environment and Planning.
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Windsor and Richmond Main Street Studies	\$4,500	A study to provide specific guidelines for the restoration of existing buildings and for new infill development.
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15. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF N.S.W. - GENERAL CIRCULAR NO. 2/1986. C44/2

1. Control of Littering Resulting From Deposit of Advertising Material in Letterboxes

Liverpool City Council has recently written to the Associations advising that it receives complaints and deploys street cleaning resources in consequence of the activities of persons engaged in letter box deliveries, and seeking advice as to any means whereby such deliveries can be controlled.

Research indicates that because such deliveries involve a deposit on private property rather than a public street there is at present no such means of control available. It is believed that the problems created by such deliveries are such as to justify a submission to the Government seeking appropriate legislation, but such a submission will need to be supported by fact.

2. Extraordinary Elections - Preparation of Rolls

Division 4 of Part V of the Local Government Act deals with the preparation of rolls for elections. Section 64(1)(c) of the Local Government Act requires a roll to be prepared for an extraordinary election which is held more than six months after an ordinary or extraordinary election for which a roll has been prepared. Section 64(4) provides that a roll to be used for an extraordinary election for a ward to be held not later than six months after an ordinary election shall be the roll used at the last election or, where the Council has caused a new roll to be prepared under Section 64, that roll.

Section 71 of the Act provides that for a person to be nominated as an alderman or a councillor he must inter alia be on the roll of electors for the area for which he is to be nominated.

An extraordinary election was to be held in August, 1985, for a ward of a council. Rolls were prepared for all wards for the ordinary elections held in May, 1984, but no rolls were prepared thereafter other than for the ward for which the extraordinary election was to be held. The name of one of the candidates at the election did not appear on that roll.

The Council approached the Supreme Court for a declaration that he was not entitled to be nominated as a candidate at the election, claiming that as his name was not on the roll for the ward, and as there were no other rolls in existence, he did not fulfil the qualification that his name was on the roll of electors for the area in respect of which he is entitled to be nominated. It was argued that once six months expires after an ordinary election the roll that was prepared for that election ceases to be valid.

The Court did not agree with this submission, holding that although a new roll is to be prepared for each new election, a roll prepared for a previous election continues to be efficacious, notwithstanding that more than six months has elapsed since the previous election, for all purposes other than voting at a forthcoming election. It took the view that the whole tenor of the Act as to qualifications of persons for election to office is that their names shall be on the last valid roll of electors, and that a roll does not cease to be a roll merely because it cannot be used for the next election because six months have expired.

Following this decision, the Council approached the Department of Local Government suggesting that an anomalous situation could now exist as a result of it. It was of the view that a recent resident or owner of property (not being within a ward the subject of an extraordinary election) within a particular council area could be disadvantaged for nomination at a by-election by virtue of the fact that that resident or owner was not named in any of the council's electoral rolls for its area. It has requested that the Act be amended to require that all electoral rolls for a council's area be updated prior to the holding of by-election.

The Department has now contacted the Associations as to any administrative problems which could be encountered if councils were required to update all the electoral rolls for their area prior to the holding of an extraordinary election. In order that this enquiry may be properly answered, councils are requested to complete and return the attached response form by no later than 31 March, 1986.

3. PACOM 1986 "Promoting a City"

The 1986 Pacific and Asian Conference on Municipalities (PACOM) will be held in Sydney from Sunday 25 May to Thursday, 29 May, 1986.

4. The Australian Bill of Rights Bill

Having considered the Bill the Associations have decided to oppose the Bill in its present form. Concern has been expressed at the indecent haste with which the Bill has been introduced, and at the "Big Brother" overtones of some aspects of the proposed Human Rights and Equal Opportunities Commission. To this end, the Secretary has written to the Attorney-General requesting that further consideration of the Bill be deferred at least until all interested parties have had a proper opportunity to consider it and make appropriate submissions. So far, the Attorney-General has not responded to this request.

He has also written to various members of the Opposition Shadow Ministry and of the Australian Democrats. A number of responses have been received to date, all of which indicate that both the Opposition and the Democrats share the Associations' basic concerns. Opposition proposes to oppose the Bill in its present form, and to seek to amend the legislation in the Senate to improve its operation if it cannot be defeated. It has also undertaken to repeal the Bill when returned to power. The Democrats propose that the Bill should be considered by a Senate Committee to allow time for consideration of it and to enable the community to express its views on it by way of submissions to the Committee, it will thereafter decide whether to seek major amendments to it.

5. National Tree Program Grants

Advice has been received from the National Tree Program that grants are available under this program for projects to conserve, regenerate and plant trees in rural and urban communities to increase public awareness of the value of trees. Applicants should be prepared to organise and carry out the work and provide, either in cash or in kind, at least one half of the funds necessary for the project and setting out the criteria.

6. Argentine Ant Eradication Committee

Advice has been received that the Argentine Ant Eradication Act has been repealed. This means the Argentine Ant Eradication Committee has been abolished; with control now arranged through the Department of Agriculture. Costs associated with control are to be met by the landowners on whose properties infestation occurs.

7. Computers in Local Government Planning

The School of Town Planning, University of New South Wales is organising a five day residential course on the use of computers in planning at a local level.

The course will be held at the Australian Graduate School of Management from 11 August to 15 August.

8. Rates General - Incentive Schemes for Early Payment of Rates

Giving details of the response to the form which was included in the October, 1985, General Circular, which sought details of incentives being offered to ratepayers by various Councils.

16. ENERGY AUTHORITY OF N.S.W. - RE-SUPPLY OF ELECTRICITY. C44

Advising all Local Government Councils that the Electricity Development (Amendment) Act, 1985 received Royal Assent on 10 December, 1985. Some of the provisions of this Act are intended to prevent proprietors of any place or premises from applying a mark-up when re-supplying electricity to their tenants. Under the new legislation, it will be an offence to make a separate charge for re-supplied electricity unless such electricity is separately metered.

The legislation provisions dealing with re-supply will be commenced as from 1st March 1986.

Stating these measures are primarily intended to ensure that the domestic rate is passed on to end consumers in domestic situations (where appropriate sub-metering arrangements and guideline conditions exist) such as caravan parks, boarding houses, and the like.

The amendments will prohibit landlords, where there is no private metering in place, from levying separate charges on tenants (commercial or residential) for electricity use.

17. MINISTER FOR LOCAL GOVERNMENT AND ADMINISTRATIVE SERVICES - LETTER TO ALASDAIR WEBSTER, M.P. - REPORT OF THE NATIONAL INQUIRY INTO LOCAL GOVERNMENT FINANCE. L128

Thanking Mr. Webster for his letter of 23 January, 1986 on behalf of the Local Government and Shires Association of N.S.W. concerning the Report of the National Inquiry into Local Government Finance.

Stating that the Report had been discussed with the Australian Council of Local Government Association and its views as supported by the Local Government and Shires Associations of N.S.W, will be taken into account in the Government's consideration of the Report.

18. DEPARTMENT OF SOCIAL SECURITY - RE- TEMPORARY SOCIAL SECURITY AMNESTY. S205

Advising that the Minister for Social Security announced a temporary Amnesty for some Social Security clients who have been overpaid. The Amnesty will apply until May 31st, 1986.

19. WILBERFORCE PLAYGROUP - CLOSURE OF WILBERFORCE PRE-SCHOOL. C43/2; C43/14

Voicing its opposition to the closure of the Wilberforce Pre-School located in the former Colo Council Chambers. Stating the Playgroup is not opposed to the opening of a Day Care Centre, but to the consequent closure of the present Pre-School, both being required in a community as large as the Hawkesbury.

Requesting Council to retain the Pre-School in its present form and situation for the benefit of the young children in our community.

20. WILBERFORCE PRE-SCHOOL KINDERGARTEN ASSOCIATION - CLOSURE OF WILBERFORCE PRE-SCHOOL. C43/2; C43/14

Petition containing 46 signatures from parents of Wilberforce Pre-School children, opposing the possible closing of the Pre-School to open a Long Day Care Centre.

- c) To act as a point of focus for groups within States for the exchange of information and ideas on IYP activities.
- d) To provide advice, where requested, to the State Government on IYP activities.

Also suggesting that all museums and libraries put on a display with the theme "History of Peace". Offering advice and assistance in mounting such a display and asking to be kept informed of any activities in this regard.

Also attaching a background paper on current preparation for the IYP.

29. POWELL PARK MANAGEMENT COMMITTEE - SECTION 527 LOCAL GOVERNMENT
ACT - CONSTRUCTION OF HALL. 625-52

Requesting further consideration to the immediate construction of a hall at Powell Park.

(S.C. - Following advice of its loan allocation, Council adopted a revised loan programme for 1985/86 of \$3.5 million. It was not possible for a provision to be made in that programme for the Community Hall at Powell Park. The Management Committee has been advised that its request for a Community Hall has been referred to the Hawkesbury Community Services Consultative Committee for determination of priorities in terms of the overall Shire's needs.)

G.M. McCully,
Shire Clerk/General Manager

