

Hawkesbury Shire Council

BUSINESS PAPER

Ordinary Meeting 14 OCT 1986

Minutes of the Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 9th September, 1986 commencing at 7.30 p.m.

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

The Reverend J.Sharp, on behalf of the Hawkesbury Ministers Fraternal, read the opening prayer at the commencement of the meeting.

CONFIRMATION OF MINUTES

- 420 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that the Minutes of the Ordinary Meeting of Council held on 12th August, 1986 having been circulated amongst the members of Council be confirmed.
- 421 RESOLVED on the motion of Councillor Horrex seconded by Councillor Denne that the Minutes of the Special Meeting of Council held on 26th August, 1986 having been circulated amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

DISCUSSIONS WITH METROPOLITAN WATER SEWERAGE & DRAINAGE BOARD. M134

- 422 RESOLVED on the motion of Councillor Horrex seconded by Councillor Dunn that the action be endorsed.

NOTICE OF MOTION

- 423 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that, in light of the completion of the Tourist Information Centre, the downturn in the economy, the need to generate additional employment opportunities through tourism, a report be brought forward on the establishment of a Tourist Development Authority or similar.

GENERAL PURPOSE COMMITTEE MEETING - 26TH AUGUST, 1986

- 424 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the Report of the General Purpose Committee Meeting held on 26th August, 1986 as recorded on Pages 1 to 15 of the Minutes of the General Purpose Committee Meeting be adopted.

BICENTENARY PARK COMMITTEE MEETING - 22ND JULY, 1986

- 425 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Report of the Bicentenary Park Committee Meeting held on 22nd July, 1986 as recorded on Pages I & 2 of the Minutes of the Bicentenary Park Committee Meeting, be adopted.

RATING REVIEW COMMITTEE - 24TH JULY, 1986

- 426 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that the Report of the Rating Review Committee Meeting held on 24th July, 1986 as recorded on Page I of the Minutes of the Rating Review Committee, be adopted.
- 427 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that the 1987 Estimates be prepared on the basis of a Rural Rate concession of 20%, the additional income from this reduction in the Rural Rating concession is to be allocated for specific rural roadworks.

TOURIST PROMOTION COMMITTEE MEETING - 19TH AUGUST, 1986

- 428 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that the Report of the Tourist Promotion Committee Meeting held on 19th August, 1986 as recorded on Pages I and 2 of the Minutes of the Tourist Promotion Committee Meeting be adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORTFINANCE AND ADMINISTRATIONCORRESPONDENCE1. BEGA VALLEY SHIRE COUNCIL. C50

- 429 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stubbs that Bega Valley Shire Council be advised that this Council has had full co-operation from its staff in constituting and administering the new Council in its area and community and, in the circumstances, Council finds no need to approach the State Government/Minister regarding repeal of the provisions of Section 9 of the Amalgamation Act of 1980.

2. THE SALVATION ARMY RED SHIELD APPEAL 1987 - DOORKNOCK APPEAL.
A7

- 430 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that approval be granted.

3. COMMONWEALTH BANK OF AUSTRALIA - 1986/87 LOAN BORROWING
PROGRAMME. B23/32

- 431 RESOLVED on the motion of Councillor Nicholson seconded by Councillor that the loan 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.

4. N.S.W. GOVERNMENT - BOUNDARY ROAD RESERVE, GLOSSODIA. 625-147

- 432 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the report concerning Council's appointment as Trustee of Boundary Road Reserve, Glossodia, be received.

REPORTS

1. REVIEW OF THE OBJECTIVES, STRUCTURE AND RESOURCES OF THE AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT ASSOCIATIONS. C44/2

- 433 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that Council endorse the comments relating to the review of the Australian Council of Local Government Associations and forward these to the Local Government Association of New South Wales.

2. UNEMPLOYMENT STATISTICS. S207/11

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

3. STAFF MATTERS - RESIGNATION. S1/8P

- 435 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the resignation be accepted and that a reference be provided, under the Seal of Council.

4. COMMUNITY AND CULTURAL CENTRE - AUGUST BOOKINGS. C51/3

- 436 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the report on the August bookings for the Community and Cultural Centre be received.

5. PROPOSED LEASING OF UNNECESSARY ROAD - TERRACE ROAD. 4729-61c

- 437 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Nicholson that Council lease the unnecessary road adjoining Lot 6 DP 259095, 150 Terrace Road, North Richmond to Mr W.R. Capp for an annual rental of \$50.00, subject to yearly reviews, with the agreement to rest on correspondence.

6. PROPOSED ACQUISITION - SLOPES ROAD, KURRAJONG. 1143-31c

- 438 RESOLVED on the motion of Councillor Dunn seconded by Councillor Nicholson that Council acquire Lots 1, 2, 3 and 4 DP 713758 Slopes Road, Kurrajong from Mr J.W. and Mrs J.S. Packard for \$650.00, with Council being responsible for reasonable legal fees, survey, subdivision and fencing costs. All necessary documents to be executed under the Seal of Council.

7. COMMUNITY ARTS OFFICER'S REPORT - AUGUST, 1986.

- 439 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the report from the Community Arts Officer be received.

8. JEWEL FOOD BARN - LEASE OF PARKING AREA. P155/2

- 440 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that the report concerning lease of the car park adjacent to the Jewel Food Barn, Richmond be received.

9. MACQUARIE ARMS HOTEL/FITZGERALD HOUSE - LEASE OF PARKING AREA. P155/2

- 441 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that:
1. Council agree to lease the Macquarie Arms Hotel/Fitzgerald House car park for a nominal rental with all legal costs and maintenance expenses to be paid by Mr N. and Mrs I.B. McIntyre.
 2. A two hour parking restriction be imposed between the hours of 8.30 am - 5.00 pm, Monday, Tuesday, Wednesday and Friday, 8.30 am - 8.30 pm Thursday and 8.30 am - 12 noon Saturday, subject to a fine of \$20 for offenders.
 3. All necessary documents to be completed under Seal of Council.

10. LOT 161 GREENWAY CRESCENT, WINDSOR - OWNER: HAWKESBURY SHIRE COUNCIL. 1904W

- 442 MOVED by Councillor Stubbs seconded by Councillor Nicholson that the report concerning lease of Lot 161 off Greenway Crescent, Windsor be received.

An amendment was moved by Councillor Rotherham seconded by Councillor Denne that Council agree not to lease Lot 161 off Greenway Crescent to anybody.

The amendment was lost.

The motion was then put and carried.

11. PROPOSED CAR PARKING AREA - RICHMOND. P155/12

- 443 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report concerning acquisition of part of the Richmond Telephone Exchange site for car parking purposes be received.

12. PROPOSED GOVERNMENT OFFICE BLOCK - OWNER: HAWKESBURY SHIRE COUNCIL. C52/1

The Shire President advised that he had received late correspondence on this matter to-day. He stated that it is quite a substantial

document and suggested that this item be deferred so that a fuller report can be brought forward to Council.

- 444 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that consideration of the report be deferred pending the submission of a more detailed report.

13. WORKERS COMPENSATION CLAIM - WILTOLD WASIOLEK. S1/8P, WC14/84

Councillor Stubbs declared an interest in this matter.

- 445 RESOLVED on the motion of Councillor Dunn seconded by Councillor Denne that Council agree to payment of \$40,000 to Mr. Wiltold Wasiolek being full and final settlement of both workers compensation claims and common law claims in respect of his motor vehicle accident on Mountain Lagoon Road, Bilpin. All necessary documents to be completed under Seal of Council.

14. AUSTRALIANA VILLAGE - MONTHLY REPORT. C52/4

- 446 RESOLVED on the motion of Councillor Durrington seconded by Councillor Stubbs that the report concerning operations at Australiana Pioneer Village during August be received.

15. WESTERN SYDNEY AREA ASSISTANCE SCHEME. C45/16

- 447 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Denne that priorities for WSAAS funding be submitted to the Department of Environment and Planning.

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

- 448 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that the reports be received.

17. REPORTS REQUESTED BY COUNCILLORS

- 449 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that the report be received, subject to the reinstatement of Report No. 8 of 13th March, 1984 - Feasibility study be undertaken on the establishment of a Museum of Industry and Commerce for the Bicentenary Celebrations.

ENGINEERING

REPORTS

1. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY.

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

2. BLIGH PARK TREATMENT WORKS - STAGE I CONSTRUCTION. P160/46B

- 451 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Nicholson that funds amounting to \$416,200 provided as headworks contribution from the South Windsor Release area be voted for the construction of the Bligh Park Treatment Plant.

3. PUBLIC WORKS

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

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS.

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

2. THE JOINT COUNCILS RIVER COMMITTEE. H100-4

- 454 RESOLVED on the motion of Councillor Horrex seconded by Councillor Sheridan that the report be received.

3. RIVER REHABILITATION AND STABILISATION SEMINAR. H100-4-D

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

PLANNING

REPORTS

1. DEVELOPMENT APPLICATION - APPLICANT: R.K. CAMBRIDGE & CO -
OWNER: R. CURRAN - LOT 2 DP 613586 WARKS ROAD, KURRAJONG HEIGHTS.
DA 362/86

- 456 RESOLVED on the motion of Councillor Denne seconded by Councillor Stubbs that approval for Stage 1, being for seven rural/ residential lots fronting Warks Road, bearing Lot Nos. 9 to 15 inclusive, and a residual lot, generally in accordance with the plans submitted, be approved subject to compliance with the following conditions:

- 1-5. Standard conditions (DA subdivisions under the EPA Act) 2, 4, 9, 12, and 14a (\$5,880).
6. The battle-axe handle to Lots 11 and 14 to be of minimum width 3.5m.
7. Separate development approval by Council being granted of lots proposed in Stage 2.

2. PERMISSIVE OCCUPANCY 1985/13 WINDSOR - EXPLORATORY STUDIES
PREPARATORY TO THE EXTRACTION OF SAND AND GRAVEL, CATTAI.
ACCEPTANCE OF PERMISSIVE OCCUPANCY UNDER COUNCIL'S SEAL. C55, E78

- 457 RESOLVED on the motion of Councillor Stanley seconded by Councillor Stubbs that Council's Seal be attached to all relevant documents.

LIBRARY

REPORTS

1. MULTICULTURALISM IN PUBLIC LIBRARIES. L125

- 458 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stanley that the report on Multiculturalism in Public Libraries be received.

2. ALTERNATIVE SOURCES OF FUNDING FOR PUBLIC LIBRARIES REPORT.
L125

- 459 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stevens that the report on Alternative Sources of funding for Public Libraries be received and that the matter of a Friends of the Library group be investigated.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. LOCAL GOVERNMENT & SHIRES ASSOCIATION - GENERAL CIRCULAR 8/1986. C44/2
2. TAMBA, KYOTO, TAKAAKI YAMAZAKI, MAYOR OF TAMBA - RECENT FLOODS OF HAWKESBURY AREA. C50/10
3. HAWKESBURY NEWSPAPERS - LETTER OF APPRECIATION FROM JOHN W. SOMMERLAD. F84/13
4. MS R.J. GURR - REMOVAL OF REFERENCE BOOKS. L125
5. NOXIOUS PLANT ADVISORY COMMITTEE - RESPONSIBILITY FOR THE CONTROL OF NOXIOUS PLANTS ALONG RIVERS. H102
6. LIBRARY ASSOCIATION OF AUSTRALIA - INTERNATIONAL YEAR OF PEACE RESOURCE CENTRE GRANT. L125
7. HAWKESBURY INTERAGENCY - MINUTES. C45/1
8. CHILDREN'S LIBRARIES' FILM CIRCUIT OF N.S.W. - ANNUAL REPORT 1985. L125/15
9. TELECOM AUSTRALIA, NEWS RELEASE - PUBLIC TELEPHONE VANDALISM CONTINUES TO INCREASE. P182
10. MINISTER FOR COMMUNICATIONS, HON. M.J. DUFFY MP - NEW TELEVISION SERVICES TO BE IN UHF BAND. P182
11. MINISTER FOR COMMUNICATIONS, HON. M.J. DUFFY MP - COMMUNITY CONTROL OF PUBLIC STATIONS REINFORCED. P182

12. ALASDAIR WEBSTER, M.P. - CONGRATULATIONS. A9/5
13. FAIRFIELD CITY COUNCIL - ACKNOWLEDGEMENT OF CONGRATULATIONS. S205/1
14. DEPARTMENT OF LOCAL GOVERNMENT - LOCAL GOVERNMENT (PENALTIES) AMENDMENT ACT, 1986. C44-1
15. GREGORY RYAN - APPRECIATION OF CONCERN. C56
16. NORTHERN ZONE LIAISON COMMITTEE OF THE OUTER SYDNEY BUSH FIRE PREVENTION ASSOCIATION - DISBANDING OF THE COMMITTEE. B27/14
17. PITT TOWN PROGRESS ASSOCIATION - APPRECIATION. A7/5, F84/13
18. FREEMAN'S REACH VOLUNTEER BUSH FIRE BRIGADE - VOTE OF THANKS. A5, B28/5
19. RICHMOND PRIMARY SCHOOL STUDENTS - APPRECIATION. A5
20. HAWKESBURY YOUTH CLUB - SUPPORT BY COUNCIL. C51/10/C
21. CELTIC PRINCESS QUEST - CHAIR OF CELTIC STUDIES APPEAL. L125
22. FORGOTTEN VALLEY MOBILE RESOURCE UNIT - DONATION. C45/21
23. STEWART UPTON AUCTIONS PTY LTD - NORTH RICHMOND SHOPPING CENTRE. C51/9, 418-01C
24. HAWKESBURY NEWSPAPERS - CONGRATULATIONS. A9/5
25. THE INTERNATIONAL MILLION MINUTES OF PEACE. M135

QUESTIONS WITHOUT NOTICE

Councillor Nicholson referred to the previous employment of an officer to go around the Shire to ascertain things required to be done and asked if this Officer was still employed by Council.

The Shire Health Surveyor advised that the officer's duties had been changed somewhat and that he had been working with the Ordinance Inspectors and had been particularly busy in matters of clearing of land, weekend patrols, parking infringements. He had also been involved in rural rating inspections.

Councillor Nicholson asked if the question of re-employing the officer on one or two days a week in his former capacity, could be examined.

The Shire President undertook to discuss the matter with the Health Surveyor.

Councillor Denne stated that she had received representations regarding the condition of the gutter in Windsor Street, Richmond in front of Coles Supermarket.

Shire Engineer for attention.

Councillor Dunn referred to householders in Francis Street with yards backing on to Paull's Carpark, where "No Parking" signs have been erected on three of the properties. He stated that he believed that this should not be allowed as the properties have access to Francis Street, and this practice deprives shoppers of parking spaces in the carpark.

Councillor Horrex asked what progress had been made in respect to the claims lodged by Council for flood damage, particularly as it relates to the closure of Grose Vale Road because of the inconvenience being caused as a result of the closure.

The Shire Clerk gave details of the cost of the work, which is

estimated at \$163,000, which is well in excess of the Council's budget and could not be carried out without a Council decision. He stated that he had discussed the matter with the Shire Engineer and that Council had to be realistic in considering the stability of the reinstatement of that road or alternatively providing funds for an adjoining road which will give access.

Councillor Horrex asked if any further information had been received in respect to the Grose River Bridge.

The Shire Engineer advised that no information had been received during the last month.

Councillor Sledge asked when the McLeod Park sign in South Windsor would be replaced.

The Shire Engineer said that arrangements would be made for a replacement of the sign.

Councillor Sledge asked when would the footpath between Tebbutt Street and New Street in George Street, Windsor, be reinstated.

The Shire Engineer stated that there was a delay on that work in the two weeks during the school holidays, that the gang is carrying out work to the south of Richmond Road; and that the programme would now continue and the work completed.

Councillor Sheridan stated that some time ago Council resolved to consider placing a bushfire shed at Ebenezer on the reserve at the corner of Kolora Road and Sackville Road and asked if any indication could be given as to the progress as to when this will happen.

This Shire Engineer undertook to follow this matter up.

Councillor Sheridan asked if the General Purpose Committee could view on Thursday, a tree in Wilberforce Park adjacent to the swing, which is considered to be dangerous. He stated that part of the tree has fallen and the other part is suspect.

The Shire President asked Councillor Sheridan to point the tree out to the Committee on Thursday.

Councillor Stevens referred to the Agenda for the Local Traffic Committee Meeting to be held this Friday in which there is a submission from the Richmond Chamber of Commerce and a request to address the Committee on the Traffic Management Plan for Richmond. He asked that in the event of the Chamber being given permission to address the Committee, could the other people making submissions be given the same opportunity.

The Shire President stated that Council's open meeting policy would apply to the Local Traffic Committee.

Councillor Nicholson stated that the Committee would be only too pleased for the people to attend. However he felt that this Friday would be too early as he was hoping that all the suggestions would go back to the Department of Main Roads to give the Department a month to consider the suggestions and then come back to the Committee. He felt that the submissions should come up to the next Local Traffic Committee meeting.

The Shire Engineer advised that the Richmond Chamber of Commerce has been invited along to the meeting.

The Shire President suggested that the Shire Engineer discuss the matter with Councillor Stevens with a view to contacting the other people who had made submissions.

Councillor Stanley asked if the establishment of the laneway between the Newsagency and Jackson's of Windsor had been finalised as yet.

The Treasurer advised that the acquisition has not been finalised and Council was still in the process of exchanging deeds of agreement.

Councillor Stanley asked if some form of lighting could be provided in the laneway, particularly for Thursday night trading.

Shire Engineer for investigation.

Councillor Stubbs asked if the Local Traffic Committee could have a look at the intersection of Old Pitt Town Road and Schofields Road, Pitt Town with a view to installing double yellow lines or other appropriate measures because of the traffic problems that are associated with that area.

Councillor Stubbs stated that Council made an application under the National Estates Programme for a grant for the display at the Hawkesbury Museum and asked if there was any indication as to when a decision will be made.

The Shire Planner stated that the Heritage Advisor had advised that an assessment is being done next week and most likely Council will be advised within 2/3 weeks after that.

Councillor Stubbs asked if the Engineer could have a look at the possibility of kerbing and guttering being constructed along that part of Eldon Street opposite the new shopping centre and asked if he could have a report as to possible referral to a future works programme.

Councillor Stubbs also referred to that part of Eldon Street which has just been kerbed and guttered and asked if consideration could be given to sealing the road in a future works programme.

Councillor Stubbs referred to the intersection of Bathurst Street and Buckingham Street and asked the present situation regarding the acquisition by Council of the land at the corner of that intersection. He stated that some new fast growing pines have been planted about 2 feet apart, over the last few days, where Council had previously removed the old dead pines.

The Shire Engineer stated that he would check out the present position regarding the acquisition and would follow up the matter of the pine trees.

Councillor Durrington asked if it would be possible to have examined the feasibility of placing some "Horse Riding" signs around the Shire, particularly in the rural areas where people ride horses on the roads, to make motorists more aware of the practice.

The Shire Engineer undertook to bring a report back to Council on this question.

Councillor Rotherham asked if the Shire Engineer has any indication yet as to whether the flood refilled Cordners Corner with sand.

The Shire Engineer advised that the cross sections have been finished and they indicate that sand has been deposited there. The amount cannot be ascertained at this stage. Further discussions were presently taking place with the operator.

QUESTIONS FROM THE GALLERY

The Shire President then invited questions from the gallery.

The meeting terminated at 9.14 p.m.

Submitted to and confirmed at the meeting of Council held on 14th October, 1986.

..... President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury held at the Council Chambers, Windsor on Thursday, 11th September, 1986 commencing at 9.25 a.m.

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

Apologies for absence were received from Councillors P.A.Dunn, R.F.Rotherham and W.J.Sledge.

- 461 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that the apologies be accepted.

SHIRE CLERK/GENERAL MANAGER'S CLERK REPORT

REPORT BY ENGINEER

PROPOSED SEWAGE TREATMENT WORKS - FAIREY ROAD, SOUTH WINDSOR.
SUPPLY OF MECHANICAL EQUIPMENT. S200/6 P160/46A

- 462 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Durrington that the tenders for the supply of Mechanical Equipment for the Bligh Park Treatment Works be accepted for each part as follows :

Part 1	Milliscreen - William Boby	\$27,056
Part 2	Open Channel Flow Meter - Water Treatment Pty.Ltd.	\$3,928
Part 3	Mixer & Aerator - Aquatic-Maxcon	\$29,800
Part 4	Clarifier Equipment - William Boby	\$40,131
Part 5	Pumps - Water Treatment Pty.Ltd.	\$10,750
Part 6	Chemical Dosing Equipment - Water Treatment Pty.Ltd.	\$24,175

The meeting terminated at 9.28 a.m.

Submitted and confirmed at the meeting of Council held on Tuesday, 14th October, 1986.

.....President

Minutes of the Special Meeting of the Council of the Shire of Hawkesbury, held at the Council Chambers, Windsor on 23rd September, 1986, commencing at 9.30a.m.

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

An apology for absence was received from Councillor Dunn.

- 463 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Denne that the apology be accepted.

1. PRESIDENTIAL ALLOWANCE

RESOLVED on the motion of Councillor Stanley seconded by Councillor Horrex that the Presidential Allowance be increased by one third.

2. ELECTION OF SHIRE PRESIDENT

The Shire President stated that the Shire Clerk would conduct the Election as the Returning officer. The Shire President then vacated the chair.

Nominations for the office of Shire President were invited, the only nomination received being Councillor G.G. Michael.

The Returning Officer asked the nominee if he wished to stand for the office of Shire President, the reply being in the affirmative.

The Returning Officer then declared Councillor Michael elected as President of the Hawkesbury Shire for the ensuing term.

3. ELECTION OF DEPUTY SHIRE PRESIDENT

Nominations for the office of Deputy Shire President were invited and the following nominations were received:

Councillor F.Y. Denne
Councillor J.E. Nicholson
Councillor A.B. Sheridan

The Returning Officer asked the nominees if they wished to stand for the office of Deputy Shire President, with Councillors Denne, Nicholson and Sheridan replying in the affirmative.

In the absence of a resolution to the contrary, the Returning Officer advised that voting would be by ordinary ballot.

Ballot papers were then distributed to the Councillors and the Returning Officer stated that for a formal vote, it will be necessary for the Councillors to place the figure "1" opposite the name of the candidate for whom they wished to vote.

The result of the ballot was as follows:

Councillor F.Y. Denne	...	3
Councillor J.E. Nicholson	...	3
Councillor A.B. Sheridan	...	5

The Returning Officer stated that it would be necessary to eliminate one of the two candidates that received three votes by the drawing of one of the names of the candidates out of the ballot box, with that candidate being deemed as having the lowest number of votes, and then to hold a ballot for the two remaining nominees.

Councillor Nicholson's name was drawn from the ballot box and thereby eliminated from the count.

The Returning Officer again stated that for a formal vote, it will be necessary for the Councillors to place the figure "1" opposite the name of the candidate for whom they wished to vote.

The result of the ballot was as follows:

Councillor Denne	...	5
Councillor Sheridan	...	6

The Returning Officer then declared Councillor Sheridan elected as Deputy Shire President of the Hawkesbury Shire for the ensuing term.

464 4. APPOINTMENT OF COMMITTEES, DELEGATES & REPRESENTATIVES. C50/2

RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that the Committees and representatives on the various organisations be re-appointed, with the addition of Councillor Sledge to the Hawkesbury Community Services Consultative Committee and Heritage Advisory Committee and Councillor Rotherham to the Heritage Advisory Committee.

5. GOVERNMENT OFFICE BLOCK. C52/3

7. GOVERNMENT OFFICE BLOCK. C52/3

- 465 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stanley that the Government Office Block Committee meet and discuss the submission and report back to the next Ordinary Meeting.

6. HAWKESBURY COMMUNITY HOUSING ASSOCIATION, LOCAL GOVERNMENT AND COMMUNITY HOUSING PROGRAMME. C45/27

- 466 RESOLVED on the motion of Councillor Horrex seconded by Councillor Stevens that Council indicate support in principle for establishment of cluster housing units under the Local Government and Community

Housing Programme on land owned by the Department of Housing at South Windsor and provide assistance in preparation of the grant application and professional services during the development stages of the project.

7. GOVERNMENT OFFICE BLOCK. C52/3

See Minute No. 465.

The meeting terminated at 10.42am

Submitted to and confirmed at the meeting of Council held on 14th October, 1986.

..... President

1

NOTICE OF MOTION

ORDINARY MEETING - 14TH OCTOBER, 1986

By Councillor R.P.Stubbs :

That a report be prepared detailing use options for the
Scheyville Centre which might have greater advantage on a
regional basis than a prison on that site.

.....

Report of the Meeting of the General Purpose Committee held on Thursday, 11th September, 1986 commencing at 9.30 a.m.

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

Apologies for absence were received from Councillors P.A.Dunn, R.F.Rotherham and W.J.Sledge and were accepted.

1. LOT 161, GREENWAY CRESCENT, WINDSOR. 1904w

The Committee inspected the property.

COMMITTEE'S RECOMMENDATION

COUNCIL AGREE TO lease Lot 161, DP 716680 Greenway Crescent, Windsor, to Mr.B.J.Ghantous for a period of twelve (12) months at an annual rental of \$100 plus any rates levied. The area at all times to remain with reasonable vegetation cover to the satisfaction of the Shire Engineer. The agreement to be reviewed on an annual basis and rest on correspondence.

2. WILBERFORCE PARK 625-21

The Committee inspected the park.

COMMITTEE'S RECOMMENDATION

THE DAMAGED TREE be removed.

3. WOODLANDS PARK 625-136

The Committee inspected the park.

COMMITTEE'S RECOMMENDATION

THE SHIRE ENGINEER bring forward a plan for development of the area to include additional tennis courts.

4. McDONALD VALLEY.

The Committee carried out an inspection of the Valley.

5. HALF MOON FARM. C51-58

The Committee inspected the Farm.

The meeting terminated at 4.00 p.m.

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 23rd September, 1986, commencing at 10.52am.

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

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

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

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

CORRESPONDENCE

ITEM 1: (File M130/14)

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

SUBJECT: AMENDMENT TO RE-ALIGNMENT OF M.R. NO.181
(PITT TOWN ROAD) SUBSEQUENT TO CLOSURE OF LAGOON ROAD.

Subsequent to the closure of Lagoon Road and purchase by the adjoining owner, the provision of splayed corners as shown in the Department of Main Roads re-alignment plans has become unnecessary.

The concurrence of Council is requested to enable the D.M.R. to proceed with the legal process necessary to amend the re-alignment plans.

S.E. REPORT

No objection is seen to this proposal.

Recommendation

That Council concur with the request by the Department of Main Roads to amend the re-alignment boundary of M.R. No. 181, Pitt Town Road, affecting lots 3 and 4 in DP 226920 by deletion of the splayed corners at the intersection with the former road.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File S83/80)
CORRESPONDENT: W.D. & B.L. WILSON
SUBJECT: SEWER EXTENSION, PITT TOWN ROAD, MCGRATHS HILL

Confirming further representations to Council concerning the requirement of \$11,000 at the rate of \$2,200 in respect to the five properties outside the residential area on the western side of Pitt Town Road, McGraths Hill. Seeking the waiving of the contribution requested by Council on the following basis.

That the approval to the extension was granted on 6th September, 1985 with permission granted for connection of the properties given on 6th September, 1985 with the total cost the responsibility of the owners involved.

That Council advised of the payment required on 10th October, 1985 after the work had been completed.

Also advising that the cost of installation of the carrier main required along Wolseley Road exceeded the total contribution sought in respect to the residential subdivision and the additional area connected into the system.

(S.E. - Council waived the contribution for the residential section following representations to Council (Ordinary Meeting 10th December 1985) on the basis of the high cost involved in installing the carrier main under Pitt Town Road and along Wolseley Road.

Currently Council is holding a bank guarantee in respect to the completion of roadworks which was lodged to obtain early release of the plan of subdivision. These works have been satisfactorily completed for some time while the release of the guarantee has been placed in abeyance pending resolution of agreement on these matters.

Mr N.C. Johnson has advised that the retention of the guarantee is inflicting further costs and with the downturn in land sales is seeking resolution of the matter and the favourable recognition of Council to the circumstances of the sewer extension to their land.

The roadworks including the extensive work required for construction of the intersection of the new road (Ivy Avenue) with the main road have been satisfactorily completed. With regard to the sewer construction the maintenance period has now elapsed.

In view of the extraordinary costs incurred by the owners of the land, waiving of the final charges applicable towards headworks costs is submitted to Council for determination.)

Recommendation

That the contribution required by Council for sewer headworks as levied for new allotments within the Windsor sewer scheme in respect to the five allotments external to the residential area owned by the Johnsons be written off and that the bond held by Council be released.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File 625-207)

CORRESPONDENT: HAWKESBURY DISTRICT NETBALL ASSOCIATION

SUBJECT: NETBALL CLUBHOUSE EXTENSIONS & COURTS

Seeking financial assistance for the lighting of the four (4) netball courts at South Windsor Park to be provided with an artificial surface under the Sport & Recreation Grant to the Association.

Advising that they have negotiated a contract price of \$175,300 for the work as follows:

Clubhouse	\$41,700
Courts	\$93,600
Lighting	\$40,000

with funding of \$125,240 available as follows:

Government Grant	\$62,500
H.D.N.A.	\$50,000
Council	\$12,740

Requesting a further grant of \$50,060.

(S.E. - To provide for the lighting of the courts it will be necessary to renew the supply line into the area from Mileham Street in addition to the erection of the lights requested for the courts.

It is proposed that the Club be given a grant of \$25,000 and a loan of \$25,000 to be repaid in equal installments over five (5) years utilising the funds received from development at South Windsor for parks and gardens improvements.)

An assessment of the funds available is now being undertaken to provide for a programme for Council's consideration. This will allow priorities to be set by Council within the limit of the funds available.

Subject to completion of the costing detail, a report will be presented to the Council meeting.

Recommendation

That the provision of funds for improvement of the netball courts be further considered at the Ordinary meeting.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File 625-7)
CORRESPONDENT: MCMAHON'S PARK MANAGEMENT COMMITTEE
SUBJECT: AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

Forwarding a submission in respect to the condition of McMahon's Park and the urgent need for the installation of an automatic underground irrigation system.

Enclosing supporting information including quotations for the irrigation system. Lowest quotation being from Hawkesbury Valley Irrigation, Windsor in the sum of \$10,649.94.

Requesting that Council fund the scheme.

(S.E. - As a result of park usage it has not been possible to maintain grass cover on the oval in recent years.

The scheme proposed provides for a pump with electric motor to be located on Wheeny Creek with installation of "pop up" underground sprinklers on the oval. Subject to the water supply proving adequate the installation would provide a basis for improvement to the oval surface. Enquiries will be made to the Department of Water in this regard.

The ground is used by the Colo Soccer Club, the Kurrajong Little Athletics, the Hawkesbury District Cricket Association, and local schools, with the oval serving the Bowen Mountain, Kurrajong and Kurrajong Heights area.

It is proposed that the scheme be funded from funds provided as a result of subdivision development in the area for the provision and embellishment of parks and gardens.)

Recommendation

That the McMahoNS Park Management Committee's request for funds for a water supply and irrigation scheme for McMahon Park be further considered at the Ordinary Meeting.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File E74/1)
CORRESPONDENT: THE PROSPECT COUNTY COUNCIL
SUBJECT: STREET LIGHTING - LUKIS AVENUE, RICHMOND

Advice that approval has been given for the erection of eight (8) streetlights in Lukis Avenue, Richmond, at an increased annual charge of \$594.88. The work to be undertaken in conjunction with overhead reticulation works in the area.

S.E. REPORT

The proposal provides for the erection of eight (8) 40 watt fluorescent lamps. As the development underway in the area will not be completed for some weeks it might be appropriate to request Prospect County Council to delay energizing of the lights until the development is operational.

Recommendation

That Prospect County Council be advised that Council accepts the proposal subject to energizing of the lights being delayed until the factories being constructed become operational.

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. THE PROSPECT COUNTY COUNCIL - STORM AND FLOOD DAMAGE TO COUNCIL'S SYSTEM ON 5TH AND 6TH AUGUST, 1986. F84/13

Forwarding a report on the response to the storm on 5th and 6th August in that 99% of customers were restored within 24 hours. Stating that 90% of "mains down" incidents were on private service lines.

B2. OFFICE OF THE DIRECTOR OF STATE EMERGENCY SERVICES AND CIVIL DEFENCE - FUNDING ASSISTANCE. S206

Expressing appreciation of the assistance and support provided to the Hawkesbury State Emergency Services by Council. Stating that funds are not available to the above department to provide the financial assistance sought, but that as much assistance as possible will be provided by the supply of equipment.

(S.E. - This reply is in response to Council's representations for assistance towards the operating expenses incurred in the undertaking of road rescue by the SES volunteers.)

B3. UPPER HAWKESBURY POWER BOAT CLUB - BRIDGE TO BRIDGE. 625-205

Forwarding cheque of \$887.45 which is 40% of gross receipts for our Bridge to Bridge day in May of this year.

B4. FREEMAN'S REACH VOLUNTEER BUSH FIRE BRIGADE - LETTER OF APPRECIATION. A5, B28/5

Advising that at the recent Annual Meeting of the Freeman's Reach Volunteer Bush Fire Brigade it was recommended and carried unanimously that a vote of thanks be given to the Fire Control Officer (Mr. W. Rodger) and his family for the help and assistance conveyed to the Brigades of the Shire.

Also, thanks were extended to Mrs. Joanne Duffy, Fire Control Assistant.

B5. DEPARTMENT OF MAIN ROADS, N.S.W. - PROPOSED RICHMOND TRAFFIC MANAGEMENT SCHEME - INTERSECTION PAGET AND LENNOX STREETS - INSTALLATION OF TRAFFIC LIGHTS/ROUNDAABOUT. R190/10, T225

Advising that investigations show that a warrant exists for provision of additional traffic facilities and accordingly the site has been placed on the list of recognised sites for inclusion in a future programme of works.

It is also advised that due to limited funds available at present it is not envisaged that this site will be allocated funds before the 1988/89 financial year.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-220)

SUBJECT: IMPROVEMENTS TO RICHMOND EX-SERVICEMEN'S SPORTING COMPLEX. HAWKESBURY CRICKET CLUB

Council, in providing assistance and grounds for the entrance of Hawkesbury Cricket Club into the grade competition, allocated funds for the construction of the upstairs additions to the amenities block adjacent to the two turf wickets at the Richmond Ex-Servicemen's Sporting Complex together with the provision of funds to the Cricket Club in respect to:

- a) Levelling and top dressing of the turf wicket on No.2 ground.
- b) Construction of two turf and two artificial practice wickets.
- c) Construction of perimeter fence around the No.1 ground.
- d) Construction of moveable sight screens for No.1 ground.

All the works has been completed with the exception of the provision of the safety wire netting down the centre of the artificial turf practice wickets.

Reimbursement of costs have been made in accordance with the funding allocated by Council with the exception of an amount of \$2000 withheld pending completion of the safety surround on the practice wickets.

Representations have been made by the Cricket Club to the Shire President seeking advancement of the amount of \$2000 to the Club prior to completion of the work required.

It is considered this work should be undertaken as soon as possible on the grounds of safety of those using the practice wickets particularly if all wickets are in use at the one time.

Recommendation

That payment of an amount of \$2000 to the Hawkesbury Cricket Club be made with such funds to be utilised for completion of the safety fencing around the practice wickets with such work to be undertaken by the Hawkesbury Cricket Club as soon as possible.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File M130)

SUBJECT: SHIRE OF HAWKESBURY - MAIN ROAD SYSTEM

An invitation has been extended by the Shire President to the Divisional Engineer, Mr. Wal Gordon of the Department of Main Roads, to attend the Committee Meeting at 12 noon to discuss the Department's proposals for this area and those works considered necessary by Council to improve the road system and provide for the safe flow of traffic. In extending the invitation particular reference was made to the following matters:-

1. MR 184. Reconstruction and widening between the traffic lights at McGraths Hill and the junction of Bridge and Macquarie Streets to eliminate the delay currently being experienced by traffic proceeding towards Parramatta.
2. MR 184. Planning of a route for the Richmond By-pass.
3. Funding of the Grose River Bridge.
4. MR 181. Allocation of additional funds for extension of the dust-free surface to St. Albans.
5. Provision of additional funds to provide for the improvement of main road approaches to the towns of Windsor, Richmond and North Richmond.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT be received.

ITEM 3: (File N140)

SUBJECT: PROPOSED ADDITION TO CATTAI STATE RECREATION AREA

The National Parks & Wildlife Service has advised that consideration is being given to the inclusion of the reserve R80521 for public recreation within the Cattai State Recreation Area and requests Council's advice as to whether it has any objections to relinquishing control of the reserve.

Reserve R80521 is under the control of Council and is on the western side of the Main Cattai Road south of Cattai Creek. The reserve is periodically slashed by Council but is otherwise unimproved. Cattai State Recreation Area adjoins on the northern side of the Cattai Creek and is administered by a Trust.

The National Parks & Wildlife Service has verbally advised that whilst a specific management plan for the area had not been formulated, the general proposal for use of the site was for a group picnic area and as access to the creek for canoes and small boats. The area would be administered by the Cattai State Recreation Area Trust and it would be expected that the same fees would apply as for the existing area, that is, \$2.00 per car, \$16.00 per bus. Facilities would be the responsibility of the Trust. The Principal of Cattai Public School, which adjoins the reserve, states that he believes that current security problems at the school would be improved if the area was transferred to the Trust, as the road boundary would be fenced.

Recommendation

That the National Parks & Wildlife Service be advised that no objection will be raised by Council to the reserve for public recreation R80521 being relinquished and added to the Cattai State Recreation Area.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending a site inspection.

ITEM 4: (file 625-202)

SUBJECT: RICHMOND PARK IMPROVEMENTS

With regard to the further improvement of the park, now with details of the improvement to the park lighting determined, a report has been prepared to provide for reconstruction of the children's playground located in the north west corner of the park.

The proposal provides for removal of all the existing play pieces with the development of the area between the pathway and oval for use by children as shown on the plan and detailed in the attachment at the end of the Works Section in this Business Paper. As a further item of improvement action to upgrade the ground under the trees between the pathway and Post Office will be listed for consideration as further funds are provided.

The development of the playground is estimated to cost \$30,100 which is within the amount provided.

Other works required in the park, that is the display of the cannons and refurbishment of the grandstand, future of the toilet block, have not been addressed in the report.

Recommendation

That the proposal for the redevelopment of the children's playground be adopted and forwarded to the Heritage Council for concurrence; and that the proposal be exhibited for public comment and Council confer with the Richmond & District Chamber of Commerce.

COMMITTEE'S RECOMMENDATION

THAT THE PROPOSAL for the redevelopment of the children's playground be adopted and forwarded to the Heritage Council for concurrence; and that the proposal be exhibited for public comment and Council confer with the Richmond & District Chamber of Commerce.

THAT THE BALANCE of funds be voted for improvement to Richmond Park and be utilised for improvement to the gardens.

ITEM 5: (file C51/18)

SUBJECT: MUSEUM DEVELOPMENT

Reference is made to the resolution of Council "that the Shire Engineer provide a further report on the work required to be undertaken at the Museum to include consideration to demolition of the rear attachment to the building and restoration of the wall between the Museum and Macquarie Arms Hotel.

As well the report should address the question of whether the Museum should continue to occupy its present building; whether suitable alternative premises can be built or purchased; and whether the present building can be converted for a viable commercial use."

Further discussion has been held with representatives of the Historical Society regarding their requirements and the submission made by the Society (September 1985) for Council consideration. An attempt to ascertain if the remains of the steps are still in existence was made, but due to constraints of the site, was quickly terminated.

Information required to provide a comprehensive report is still being assembled and with due regard to the upgrading to be undertaken in Thompson Square under the Bicentennial grants the report has been reprogrammed for presentation to the next Committee meeting.

The silhouette or mock up of Tebbutt's Telescope has been prepared, and arrangements may now be made for the reinspection by Council of the site proposed for its display at the Museum as well as other appropriate sites.

Recommendation

That Council inspect the mock up of Tebbutt's Telescope at the various sites.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Local Traffic Committee Meeting held on Friday, 12th September, 1986, at 10.00am

PRESENT: Councillor C.J. Stanley
Sgt. R. Pakes - Police Department
Mr. G. Smith - Department of Main Roads
Mr. P. Mahendran - Department of Motor Transport
Mr. J.R. Gilmore - Shire Engineer

APOLOGIES: Mr. M. Coulter - Deputy Shire Planner

CORRESPONDENCE

ITEM 1: (File T225)

CORRESPONDENT: WINDSOR TOYOTA

SUBJECT: INTERSECTION OF SUFFOLK AND MACQUARIE STREETS,
WINDSOR

Requesting consideration to improved traffic facilities at this intersection due to the increasing number of accidents as a result of the right hand turn from Macquarie Street into Suffolk Street.

COMMITTEE'S RECOMMENDATION

That the provision of a right turn bay be included in the Windsor Traffic Study now being undertaken.

Also, that a "U Turn" restriction be implemented for traffic proceeding north along Macquarie Street.

ITEM 2: (File T225)

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: SUFFOLK STREET - U TURN

Requesting possibility of a "No U Turn" sign at intersection of Macquarie and Suffolk Streets.

COMMITTEE'S RECOMMENDATION

Refer to Correspondence Item 1

ITEM 3: (File 665-740)

CORRESPONDENT: ST MATTHEWS CHURCH, WINDSOR

SUBJECT: PEDESTRIAN CROSSING - GREENWAY CRESCENT

Requesting a pedestrian crossing on Greenway Crescent near its intersection with Moses Street or a Stop Sign at the end of Greenway Crescent.

COMMITTEE'S RECOMMENDATION

That no action be taken at this time.

ITEM 4: (File 665-2312)

CORRESPONDENT: N.L. AND J.F. PEARCE

SUBJECT: INTERSECTION OF KURMOND ROAD AND BELLS LINE OF ROAD, KURMOND

Requesting signs to advise traffic of the danger at this intersection.

COMMITTEE'S RECOMMENDATION

- a) An over-sized curve sign be provided prior to the curve on the approach to the intersection.
- b) That an over-sized "T" intersection sign be provided indicating distance to the intersection.
- c) That two hazard markers be installed adjacent to the entrance road to the Kurmond Public School.
- d) That a double centre line be marked from the main road back around the curve.

ITEM 5: (File R190/10, T225)

CORRESPONDENT: H.E. ROACH

SUBJECT: PROPOSED DIRECTIONAL SIGNPOSTING AND TRAFFIC MANAGEMENT PLAN FOR RICHMOND

Objecting to the proposal (late submission). Refers to Item (1) Reports in Agenda.

COMMITTEE'S RECOMMENDATION

Refer to Report Item 1.

ITEM 6: (File T225)

CORRESPONDENT: DEPARTMENT MOTOR TRANSPORT

SUBJECT: WINDSOR HIGH SCHOOL - BUS TERMINAL

Regarding representations from Windsor High School seeking alteration to the bus zone. Proposing alteration of the bus zone by reduction at the southern end and lengthening at the other end by approximately 25 metres.

Signs to be altered to limit the Bus Zone to 8.00-9.00am, 2.30-3.30pm school days only.

COMMITTEE'S RECOMMENDATION

That the bus zone be altered by deletion of the first 25 metres of the zone at the school vehicular entrance with the addition of this length at the northern end providing for a bus zone between the hours of 8.00am and 4.00pm on school days only, and that the area between the driveway and bus zone be zoned "No Standing" for the same period.

ITEM 7: (File T225)

CORRESPONDENT: DEPARTMENT OF MOTOR TRANSPORT

SUBJECT: BUS ZONE - WINDSOR CHINESE RESTAURANT, GEORGE STREET, WINDSOR

Regarding representations by A. Walmsley concerning parking restrictions outside restaurant.

Advising after investigation that this bus zone is still in use and it is quite possible for two buses to be at the zone at the same time. Therefore, the Department cannot support the shortening of this zone, but would be prepared to deregulate the zone as follows:

5.00am-6.00pm Monday - Friday
8.00am - 2.00pm Saturday

COMMITTEE'S RECOMMENDATION

That no amendment be made to the bus zone, and that a "No Standing" restriction be provided between the bus zone and the northern side of the vehicle entrance to the Chinese restaurant. The restrictions to apply between 5.00am to 6.00pm Monday to Sunday.

ITEM 8: (File 665-1219, 665-1822)

CORRESPONDENT: N.S.W. POLICE

SUBJECT: INTERSECTION OF LEVEL CROSSING ROAD WITH RAILWAY ROAD SOUTH, VINEYARD

Requesting consideration to traffic improvements in view of recent accidents, and that there is no street lighting.

COMMITTEE'S RECOMMENDATION

That a sight board be provided at the intersection.

REPORTS

ITEM 1: (File T225, R190/10)

SUBJECT: DIRECTIONAL SIGNPOSTING AND TRAFFIC MANAGEMENT
PLAN FOR RICHMOND

The plan was advertised seeking public comment with written representations received from the following. The comments received have been summarised.

Alasdair Webster M.P.

1. Supporting proposed signposting.
2. Considers changes Chapel Street will be disrupting.

Kevin Rozzoli M.P.

1. Supporting the movement of traffic along Lennox Street between East Market Street and Bosworth Street.
2. Channelisation Chapel Street not necessary.
3. Defer "No Right Turn" restriction at Corner East Market Street and Windsor Street until necessary.
4. Requests installation of a roundabout at the Castlereagh Road, Bosworth Street, Lennox Street intersection.
5. Request for traffic lights at the March Street, West Market Street intersection or pedestrian controlled lights in March Street.

Councillor S. Stevens, Hawkesbury Shire Council

1. Proposing as an alternative to the channelisation in Chapel Street the closure of Chapel Street at March Street.
2. Supporting the installation of traffic lights at the Bourke Street, Windsor Street intersection.
3. Suggesting closure of Lennox Street at Bosworth Street or appropriate action at Lennox Street and West Market Street.
4. Construction of a roundabout at Lennox Street and Paget Street.
5. Reversal of the "Stop" signs at
 - (a) Windsor Street and West Market Street
 - (b) Windsor Street and Bosworth Streets

Department of Health - Ambulance Service

Endorse proposal.

Richmond Chamber of Commerce

1. Requesting that the plan remain in abeyance until site for proposed major development decided.

2. Request adjustment of traffic lights Corner Bosworth Street and March Street to provide right turn arrow.
3. Request additional signs indicating location of shopping centres.
4. Request permission to address Traffic Committee.

St Peters Anglican Church, Richmond

Objection as it will be difficult to move to and from church and that funeral processions use Windsor Street.

Uniting Church - Hawkesbury Retirement Village (2 Submissions)

1. Would increase time ambulance takes to reach Village.
2. Delays to police and fire brigade.

Residents

M.R. & M.G. Avern, J.W. Duck, B.J. Fienberg, K. Gwynne, Mr & Mrs R.A. Moxey, A.R. Moxey & Sons, A. & N. Moxey, G.A. Paull, R.J. Phipps and A.C. Stewart.

Object to the Chapel Street closures.

Object to No right turn restrictions into West Market Street.

Request synchronisation of traffic lights.

Will disadvantage residents in Chapel Street.

Disadvantage movement to and from St Peters Church.

Inconvenience the local people.

Would cause problems in travelling to the various parts of their property (Moxeys).

B.J. Fienberg and K. Gwynne

1. Suggest traffic lights at intersection of Chapel Street and Kurrajong Road.
2. Turn right arrow at traffic lights East Market Street and Windsor Street for vehicles travelling east along Windsor Street.
3. 40 km/hr speed limit in Francis Street outside schools.

A. & N. Moxey

Object as they have alarm system for response to a call from the Hawkesbury Retirement Village.

G.A. Paull

In addition to other proposals already listed suggest.

1. Old Kurrajong Road be closed at Ridges Lane.
2. Francis Street be closed at Smith Park.
3. Speed bumps in Francis Street at the schools.
4. Roundabout at the Bourke Street, Lennox Street intersection.

R.J. Phipps

1. Suggest upgrading of the Driftway as a town by-pass.
2. Construction of Grose River Bridge.
3. Bridge over the Hawkesbury River at end of Cuppitts Lane.

The following people addressed the meeting regarding this subject:

1. Mr. P. Kersivien and Mr. A. Winley
2. Mr. Ben Fienberg
3. Mr. G. Paull, who also requested the closure of Old Kurrajong Road where it adjoins Ridges Lane
4. Councillor S. Stevens

COMMITTEE'S RECOMMENDATION

- a) That the signposting scheme for the main roads system be implemented.
- b) That the "Give Way" signs at the intersection of Windsor Street and Bosworth Street be reversed with priority to traffic on Bosworth Street.
- c) That the Department of Main Roads be requested to investigate the provision of "right turn" phase from Bosworth Street for traffic turning right towards North Richmond at the traffic lights at the intersection of March and Bosworth Streets.
- d) That there be a "no right" turn restriction in March Street at West Market Street for traffic proceeding east, and that there be a "no right turn" restriction in Lennox Street at West Market Street for traffic proceeding west.
- e) That a "No Right" turn restriction be provided for traffic proceeding west along Windsor Street at the traffic lights intersection of East Market Street and Windsor Street. Such restriction to apply in the pm peak only, i.e. 3.30-6.30pm.
- f) Intersection (of Windsor Street and Bourke Street). That the Local Traffic Committee supports the installation of the traffic lights at this intersection as soon as possible.
- g) Francis Street. That a further review of traffic management be undertaken, such review to be co-ordinated with the traffic study being undertaken for the proposed major shopping complex in Richmond.

The meeting closed at 12.07pm

COMMITTEE'S RECOMMENDATION

REPORTS - ITEM 1 - DIRECTIONAL SIGNPOSTING AND TRAFFIC MANAGEMENT PLAN FOR RICHMOND. T225, R190/10

FURTHER, THAT FULL details of the submissions that were made in relation to the above be submitted to Council's consultants who are preparing the LEP for the shopping centre development in Richmond.

THE REPORT BE received and the recommendations adopted.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

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

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

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

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

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

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

- (a) the registration of the building under the Factories, Shops and Industries Act, 1962;
 - (b) the employment of persons other than those residents;
 - (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
 - (d) the display of goods, whether in a window or otherwise; or
 - (e) the exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling-house or dwelling to indicate the name and occupation of the resident);
34. The development being conducted in such a manner so as not to interfere with the amenity of the neighbourhood, in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
35. Development consent being obtained for the use of the building/each factory unit/each shop prior to occupation taking place.
36. A contribution of \$* based on \$572.00 per additional dwelling being contribution for community facilities as a consequence of residential flat development (both Class A & Class B).
37. In consideration of the number of sole occupancy commercial/shop units, a common structure is to be provided for the display of advertisements. Details of the location and design of this structure shall be submitted with the building application.

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - DEVELOPMENT APPLICATION

SUBDIVISIONS UNDER ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

HAWKESBURY SHIRE COUNCIL

STANDARD CONDITIONS - SUBDIVISION APPLICATION

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

A. SUBDIVISIONS

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

B. ROAD OPENING APPLICATIONS

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

HAWKESBURY SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DEVELOPMENT APPLICATIONS - HEADS OF CONSIDERATION UNDER SECTION 90

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

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

- (k) whether public transport services are necessary and, if so, whether they are available and adequate for that development;
- (l) whether utility services are available and adequate for that development;
- (m) whether adequate provision has been made for the landscaping of the land to which that development application relates and whether any trees or other vegetation on the land should be preserved;
- (m1) whether the development is likely to cause soil erosion;
- (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;
- (p1) without limiting the generality of paragraph (a), any matter specified in an environmental planning instrument as a matter to be taken into consideration or to which the consent authority shall otherwise have regard in determining the development application;
- (q) the circumstances of the case;
- (r) the public interest;
- (s) any other prescribed matter.

SECTION 2 - DEVELOPMENTDEVELOPMENT APPLICATIONS

ITEM 1: (File DA 262/86)
APPLICANT: HOECKER, WERNER & ELIZABETH
OWNER: HOECKER, WERNER & ELIZABETH
LAND & LOCATION: LOT 2 DP 230943 JAMES STREET, GLOSSODIA
AREA:
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL 1(b1)
APPLICATION: WHOLESALE NURSERY APPLICATION FOR STAGE 1 ONLY
ADVERTISING: ADJOINING OWNERS NOTIFIED. NO SUBMISSIONS
RECEIVED
DATE RECEIVED: 22ND MAY, 1986

Sharon
22/10/86

S.P. REPORT

The application is for the erection of Stage 1 of a proposed wholesale nursery being a greenhouse 6 metres by 48 metres.

The proposal will have access from James Street, which mainly contains 1 hectare properties and is of sufficient standard to contain traffic associated with the proposed development.

The property has an area of 2.835 hectares with an existing dwelling located on the property. The land is zoned Rural 1(b1) under the Hawkesbury LEP, 1984, which permits the establishment of a wholesale nursery and adjoins the Residential Zone of Glossodia (ie, the 1 hectare properties).

The applicant was advised that recommendation for development approval would only be made if a satisfactory on-site source of water was available and there was no use of reticulated water. Subsequent stages will require additional development consents.

The Department of Agriculture recommends a water supply of approximately 4,000-5,000m³ for a greenhouse of 300m², as proposed with Stage 1. The Soil Conservation Service has indicated that the existing 500m³ dam could be increased to a capacity of 4,000m³ if the underlying material is suitable. The applicant is currently undertaking bore tests of this material.

The land area is sufficient to contain a dam of this volume. It is considered that a condition should be imposed in this respect to negate any possible later pressure for connection to the town water supply.

Recommendation

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

- 1-8. Standard conditions (DAs) 1, 3, 8, 9, 18, 19, 21 and 34
9. Separate development consents of Council will be required for future stages of the proposed wholesale nursery.

10. Reticulated town water is not to be used in conjunction with the proposed nursery. The capacity of the existing dam is to be increased to approximately 4-5 megalitres subject to the suitability of the underlying material to the satisfaction of the Soil Conservation Service. Satisfactory evidence in this respect is to be submitted to Council prior to the carrying out of any building or works.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM: 2 (File DA 252/86)
APPLICANT: MR. & MRS J. TEBBUTT
OWNER: MR. & MRS J. TEBBUTT
LAND & LOCATION: LOTS 68-83, PALMER STREET, WINDSOR
AREA: 3.2371 HECTARES
ZONING: 1(A3) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
APPLICATION: RESTORATION OF THE TEBBUTT OBSERVATORY AND ASSOCIATED TOURIST USES
ADVERTISING: NOT ADVERTISED. SITE IS SEPARATED FROM RESIDENTIAL DEVELOPMENT AND COUNCIL IS THE MAJOR ADJOINING LANDOWNER.
DATE RECEIVED: 19TH MAY, 1986

*Mr. Cheal
22/10/86.*

S.P. REPORT

The development application from Mr. & Mrs J. Tebbutt (prepared on their behalf by Mr. G. Edds), is for the restoration of the Tebbutt Observatory buildings and the use of two outbuildings for the purposes of a tearoom and craft/Australiana shops.

The application was reported to Council's Meeting of 10th June, but could not be determined until the Heritage Council resolved to approve the application pursuant to S.63 of the Heritage Act. Council was advised of such approval on 19th August.

The application states, in part that:

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

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

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

If permitted by Council, John Tebbutt wishes to purchase or lease the 8½ inch Grubb telescope for mounting in its original position in the circular observatory.

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

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

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

We submit this development application to formalise the intent of the owner for use of the Peninsula estate and in doing so, enable Council to consider the return of the 8½ inch Grubb telescope to the circular observatory..."

The Heritage Council's approval dated 7th August, was subject to a number of conditions, namely;

- " i) the working drawings, specifications and details being approved by the Manager, Heritage and Conservation Branch, prior to any work being carried out;
- ii) the applicant being asked to liaise with the Heritage Council's heritage consultant for the Hawkesbury Shire, Mr. Lester Tropman, in relation to the items to be removed, those to be retained and the general layout and design of new fencing;
- iii) the applicant being asked to leave the machinery shed in its present location and try to arrange with the Hawkesbury Shire Council for its use in conjunction with the other public facilities".

The Heritage Council's approval contains a matter worthy of note. That is, that the Heritage Council has requested the retention of the machinery shed on Council owned land fronting Palmer Street. This point

arose from a suggestion by the applicant that if Council has no further use of the shed and wishes to dispose of it, he would consider the dismantling and re-erection of the shed on his adjacent property.

It is considered that the restoration of the two observatory buildings together with a demonstrated commitment by the owner to making these buildings available for public display is a pre-requisite for Council to consider the siting of the Grubb telescope in its original position.

Council's attention is invited to the report in this business paper concerning the telescope model available for inspection.

Recommendation

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

- 1-7. Standard conditions (DAs) 1, 3, 9, 18, 21, 28 and 29.
8. The two outbuildings to be capable of being vacated quickly in the event of flooding.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael
22/10/86

ITEM 3:	(File DA 462/86)
APPLICANT:	MR J. & MRS A. GALEA
OWNER:	MR J. & MRS A. GALEA
LAND & LOCATION:	LOT 29 DP 627566 RIDGES LANE, RICHMOND
AREA:	APPROXIMATELY 13.5 HECTARES
ZONING:	1(A3) HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
APPLICATION:	ERECT NEW DWELLING AND USE OF EXISTING DWELLING AS A RURAL WORKERS COTTAGE
ADVERTISING:	NOT REQUIRED PURSUANT TO COUNCIL'S POLICY
DATE RECEIVED:	29TH AUGUST, 1986

S.P. REPORT

The subject land has frontage to the Hawkesbury River and is currently used for the cultivation of turf. A rural rate currently applies to the land. Clause 19 of Hawkesbury L.E.P., 1984, provides that in a 1(a3) zone a rural worker's dwelling may, with the consent of the Council, be erected for each 10 hectares in the allotment. A dwelling so created must be used only for the accommodation of a person engaged in the use of that allotment for the purposes of agriculture. As the land is used for an intensive agricultural pursuit it fulfills the requirements of Clause 19.

A further statutory matter which must be taken into consideration is the provisions of Clause 35 of L.E.P., 1984, relating to the development of flood liable land. With respect to dwellings, Clause 35 generally provides a minimum requirement that dwellings must be sited on land with a natural level no lower than the 1 in 10 year flood frequency level subject to filling to the 1 in 20 year flood frequency level with the habitable floor level not lower than the 1 in 100 year flood level. The 1 in 100

year flood frequency event in this locality as defined by the Department of Public Works is 16.8 metres AHD. Council's orthophoto/cadastral mapping indicates that the land has a highest point on the natural levee of at least 14 metres and possibly 15 metres (2 metre contour interval on mapping). It is likely then that the proposed additional dwelling could comply with the level requirements of Clause 35.

Section 90 of the Environmental Planning & Assessment Act indicates that Council in determining a development application should consider:

"(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 bushfire or to any other risk."

This consideration is broadly framed and includes flood liability of access as well as the flood liability of the actual building site. With regard to access, Council's cadastral/orthophoto maps indicate that Ridges Lane has a low point of approximately 8 metres AHD and a general level of approximately 10-11 metres. According to the flood probability chart in Council's flood policy, an 8 metre contour corresponds to a statistical flood recurrence interval of approximately once in three (3) years. A 10-11 metre level corresponds to a statistical recurrence of between approximately once in five (5) years and once in seven (7) years. Ridges Lane was therefore cut by water in the recent August flood.

There is some degree of anomaly in Council's policy for houses in flood areas. A policy adopted by Council provides that for existing houses in flood areas:

- "a. Approval is given for repairs etc., providing they do not alter the basic structure of the house;
- b. Extensions are permitted providing they do not exceed 10 percent of the existing floor area.
- c. Encouragement is given to owners of existing homes in flood areas to lift or move their homes to higher land to provide a habitable floor level as flood free as possible. The Rural Bank provides low interest loans for this purpose".

The policy makes no reference to rural workers dwellings other than the general reference to new buildings. It seems somewhat inconsistent that such restrictive requirements are recommended for existing dwellings while additional dwellings such as rural workers dwellings are not specifically covered.

While it is recognised that existing dwellings on the floodplain should enjoy existing use rights, the case of additional dwellings should be considered differently.

Legal access to the subject land is not available in minor-moderate flooding which has implications for the safety of persons and the potential for damage of property. In similar cases in Oakville, Council has refused building approval and has been successful in subsequent challenges in the Land and Environment Court.

In considering the application, a further relevant consideration is precedent. In general terms, the subject proposal, if supported, could be repeated along the banks of the Hawkesbury River where the natural level normally provides a building site which can comply with the levels specified in Clause 35 of Local Environmental Plan 1984. However, like the subject application, access to such land would be cut in minor to moderate flooding.

Given the flood liability of the legal access to the subject land and the precedent potential for further dwellings on the floodplain, it is recommended that the application be refused.

Recommendation

That the application be refused on the following grounds:-

1. Flood liability of the legal access to the land.
2. Adverse consequences of similar development on the floodplain.

Mr. Garratt and Mr. Galea addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending a check on the flood heights in this area.

*Done
29/10/86*

ITEM 4:	(File DA 78/85)
APPLICANT:	R.K. CAMBRIDGE & CO.
OWNER:	R.K. CAMBRIDGE & CO.
LAND & LOCATION:	LOT 6 DP 716202, MCMAHONS PARK ROAD, KURRAJONG
AREA:	2840m
ZONING:	RESIDENTIAL 2(A1). ENVIRONMENTAL PROTECTION. HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
APPLICATION:	SUBDIVISION INTO 3 ALLOTMENTS WITH AREAS OF APPROXIMATELY 846m ² , 975m ² AND 1016m ² AND GENERALLY IN ACCORDANCE WITH THE PLAN SUBMITTED
ADVERTISING:	NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED:	23RD JULY, 1986

S.P. REPORT

This application was reported to Council's meeting of 9th September, 1986, where it was resolved that the matter be deferred pending negotiations by Council officers with the Metropolitan, Water, Sewerage & Drainage Board with a view to determining whether the Board would accept the blocks providing their own water supply.

The Board has now provided verbal advice to Council, which it indicates will be provided to Council and the applicant in writing, in the near future. The Board's advice is that they will require the blocks to be connected to the mains supply and that as a consequence will be imposing an amplification charge of approximately \$25,000. The exact charge has not been finally fixed but the Board quoted \$25,000 as being a reliable approximation.

It will be recalled that the applicant seeks Council's support for the use of State Environmental Planning Policy No. 1 to vary the area of one (1) allotment by 15% below the prevailing minimum standard, i.e. 845m² instead of 1000m². The applicant made written objection to the minimum area requirement as required by State Environmental Planning Policy No. 1. The relevant extract of this objection was included in the report to Council's meeting of 9th September, 1986.

By way of clarification it is considered worthwhile to outline the intention and legal status of SEPP No. 1. Clause 3 of the Policy indicates that its objective is to provide flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in Section 5(A)(1) and (II) of the Act. The Sections referred to state the objects of the Act including the promotion and co-ordination of the orderly and economic use and development of land.

In a recent paper delivered to a planning law seminar, Mr Justice Bignold of the Land & Environment Court, discussed the status of the test indicated in Clause 6, namely that "compliance with the development standard is unreasonable or unnecessary in the circumstances of the case".

Justice Bignold went to some length to expose a common misconception in the operation of SEPP No. 1. He indicated that the test is not to demonstrate or establish that a particular development standard is unreasonable or unnecessary. Nor is it for the Council to justify the standard. It is for the applicant to demonstrate or establish that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case. In general terms if it is thought that a development standard is unreasonable or unnecessary then the proper course is to vary it by amendment of the Local Environmental Plan.

It is contended that compliance with the development standard is reasonable in the circumstances of the case. The Metropolitan Water, Sewerage & Drainage Board has indicated that the water supply situation in Kurrajong is becoming critical. This is evidenced by the Board's desire to impose an amplification charge of approximately 25,000 on the additional allotment.

Accordingly it is recommended that the application be refused.

Mr. R. Cambridge addressed the Committee.

Recommendation

That the application be refused on the following grounds:

1. The application does not comply with the requirements of Clause 14 of Hawkesbury LEP, 1984;
2. The application is contrary to an equitable utilisation of the Kurrajong Water Supply; and
3. Not in the public interest.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Mike
22/10/86

ITEM 5: (File DA 452/86)
APPLICANT: MR. PAUL DELKOU
OWNER: MR. PAUL DELKOU
LAND & LOCATION: LOT 1 DP 235012, CASTLEREAGH ROAD, AGNES BANKS
(CNR OF WARNOCK ROAD)
AREA:
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984,
RESIDENTIAL 2(d) - ENVIRONMENTAL PROTECTION
APPLICATION: GENERAL STORE
ADVERTISING: ADJOINING OWNERS - OBJECTION RECEIVED FROM MRS. L.
HERLINGS, LOT 3 WARNOCK ROAD
DATE RECEIVED: 26TH AUGUST, 1986

S.P. REPORT

The application seeks Council's approval for a general store on land on the corner of Castlereagh Road and Warnock Road, Agnes Banks. A general store means a shop used for the sale by retail of general merchandise and which may include the facilities of a post office. In the applicable residential 2(d) zoning, a general store is a permissible use of the land with Council's consent.

Plans of the proposed general store indicate a floor space of approximately 195m². The store is proposed to be set back 11.5m from the alignment of Castlereagh Road, and 9m from the alignment of Warnock Road. It is proposed that vehicles would turn directly off Warnock Road onto a hardstanding parking area to the front of the store. Council's development control plan for parking requires an on-site provision of five parking spaces. The proposed parking area would provide sufficient space for seven off-street parking spaces.

The elevation of the proposed store indicates a brick building with a roof pitch of 15° so as to provide some resemblance to the surrounding dwellings. It is suggested that the overall design may be improved by the addition of a verandah, eg bullnose, to both the Castlereagh Road and Warnock Road frontages.

The letter received in response to advertising indicates the following reasons for objecting to the proposal:

- * Shop would generate more traffic, making the road unsafe;
- * Playground would be more beneficial than a general store;
- * Increased use of Bonner Road, exacerbating the existing dust problem;
- * Store would worsen existing tendency of vehicles to make U turns over the correspondent's front lawn;
- * A shop (which has potential for a liquor licence) would lessen the beauty and tranquility of Warnock Road;
- * Correspondent has found no need for a store in Agnes Banks.

The correspondent's proposition that the shop would generate increased traffic movement is sound. However, given the nature of Warnock Road, it is unlikely that an increase in traffic movements will mean that the road is unsafe per se. In relation to the dust created by vehicles using Bonner Road, it is unlikely that the proposed shop would have a significant impact on its level of usage.

A site inspection confirmed the correspondent's observation that cars use the road verge, and occasionally nature strip, to make U turns. Presumably this occurs as a result of a public telephone being sited close to the intersection of Castlereagh Road and Warnock Road. The problem is exacerbated by the lack of road shoulder seal, kerb and gutter and the poor drainage in the area. Given that the proposal involves the use of the road reservation for the purposes of turning movements it would seem reasonable that a condition of any consent should be for full road construction, including kerb and gutter on both sides of the road, for the full frontage of the development to Warnock Road (ie 35m from the Castlereagh Road intersection).

With regard to the need for a general store in Agnes Banks, it is generally accepted town planning practice that an identified neighbourhood should have ready access to a facility which provides a range of day-to-day needs. Agnes Banks can be identified as a separate neighbourhood and currently has no shopping facilities. The proposed general store would also attract some passing main road traffic.

The Castlereagh/Warnock Road intersection is on the summit of a low rise and has adequate sight distance in both directions. This section of Castlereagh Road has a speed restriction of 60kph.

Mrs. K. Phillips and Mrs. Cooper, both of Agnes Banks, addressed the Committee.

Recommendation

That approval be granted, generally in accordance with the site plan dated 20th August, 1986, and the plan of elevations dated 24th July, 1986, subject to the following conditions:

- 1-9. Standard conditions (DAs) 1, 2 (7), 7, 8, 18, 19, 21, 29 and 34.
10. Provision of kerb and gutter and road shoulder seal on both sides of Warnock Road for the full length of the development, ie approximately 35m. Where vehicular access is required over the kerb line, a V drain is to be provided. Design and construction to the requirements of the Shire Engineer.
11. Drainage to be provided in the form of a pipe westwards under Castlereagh Road and continued down the other section of Warnock Road to the logical point of discharge.
12. Provision of a verandah of suitable width along the Castlereagh Road and Warnock Road frontages of the building.
13. Metal roofing of store and verandah to be olive green colourbond or similar to the requirements of the Shire Planner.
14. Provision of a pump out septic system to the requirements of the Shire Health Surveyor, to be located to the east of the building.

15. Any relocation of the public phone box or hydrant and stop valve required as a result of the development, to be at the applicant's expense.
16. Provision of trees and shrubs (in odd number clusters) between Castlereagh Road and the building alignment.
17. The store is not to open between the hours 8.00pm to 6.00am.

COMMITTEE'S RECOMMENDATION

THAT A SITE inspection be carried out.

*5004
22/10/86*

ITEM 6: (File DA 360/86)
APPLICANT: MR. J. KENNING
OWNER: MR. J. KENNING
LAND & LOCATION: LOT 3 DP 595209 KURMOND ROAD, FREEMANS REACH
AREA:
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL
1(b1) ENV
APPLICATION: TO PERMIT A COMBINED ANIMAL ESTABLISHMENT AND
RECREATION ESTABLISHMENT INVOLVING THE KEEPING OF
A MAXIMUM OF TWENTY HORSES
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED WITH NO OBJECTIONS
BEING RECEIVED
DATE RECEIVED: 15TH JULY, 1986

S.P. REPORT

The application is for the purpose of an animal establishment for the training and exercising of horses. In conjunction with the training grounds four cabins will be constructed. These will be used as rest rooms during the day and will allow for eating of meals and washing facilities together with separate storage of saddlery and harness used by those persons who will be teaching their friends and children horse riding of ponies either for pleasure or for show training.

The horses will normally be retained on the sites and float movements would be only occasionally when horses are taken to shows or alternative accommodation. The applicant advises that there will be no need for cooking or laundry facilities in the cabins as day visitors will bring their own lunches.

The adjoining owners were notified with no objection being received.

The proposed development is a permissible use within the zone both as an animal establishment and a recreation establishment. The proposal would be consistent with the rural environment of the existing and surrounding lands and is considered would not interfere with the rural land uses predominant in the locality.

Recommendation

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

- 1-10. Standard conditions (DAs) 1, 3, 7, 9, 18, 19, 21, 26, 28 and 34.
11. The proposed cabins not to be used at any time as sleeping quarters.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7:	(File DA 296/86)
APPLICANT:	MRS. M.A. VAUGHAN
OWNER:	MRS. M.A. VAUGHAN
LAND & LOCATION:	LOTS 1 AND 2 DP 597047 PITT TOWN ROAD, MCGRATHS HILL
AREA:	
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. PT. RURAL 1(b) PT RURAL 1(a3) ENVIRONMENTAL PROTECTION
APPLICATION:	ESTABLISHMENT OF A WOOLSHED DANCE VENUE AND EXTENSION TO EXISTING PRODUCE STORE
ADVERTISING:	ADJOINING OWNERS NOTIFIED. OBJECTION RECEIVED FROM MR. & MRS. N.C. JOHNSON OF PITT TOWN ROAD
DATE RECEIVED:	11TH JUNE, 1986

S.P. REPORT

The application is for the redevelopment of part of the existing produce shed to a woolshed dance venue together with new extensions to the produce store. The proposal is submitted as two stages with Stage 2 involving the construction of a machinery shed, horse stables and picnic area.

The buildings are proposed to be constructed of bush poles and galvanised iron sheeting to appear as an authentic woolshed. External cladding to be vertically fixed iron bark slabs and galvanised iron sheeting, timber floor and railing to verandah. A loading dock is proposed at the west end of the verandah. Delivery vehicles will be mainly carrying food stuffs and drinks (single axled light commercial vehicles). Access to the loading dock is proposed through the car park. This will not cause any traffic congestion because deliveries will be during business hours, not while dances are in progress.

The car park has provision for 70 spaces and an overflow area which makes provision for another 50 vehicles which complies with Council's Parking Code and satisfies the requirements of the Local Traffic Committee. In addition, provision has been made for the siting of four coaches with adequate turning bays. The driveway to the woolshed will be a bitumen seal.

The applicant also intends, as part of Stage 1, to extend the existing produce shed immediately west of the existing residence. This proposed extension will have a floor area of 323m² giving the proprietors 82m² less floor area than currently exists for the carrying out of their farm produce business. The existing stables and farm machinery sheds are to be relocated, and will be reconstructed as part of Stage 2 which will require separate consent.

Under Hawkesbury Local Environmental Plan, 1984, the land is zoned Rural 1(b) being within 400 metres of the main road in which a place of public assembly is permissible subject to Council consent.

A precis of the objection received is as follows:

- * detrimental to the rural amenity
- * resultant noise pollution
- * disturbance from the movement of vehicles
- * invasion of privacy
- * headlights of vehicles would shine on their home
- * disposal of waste by "on-site" septic disposal system would cause a risk of pollution
- * possible traffic hazard
- * property devaluation

The impact on the environment will be reduced by landscaping areas fronting Pitt Town Road and southern side of car park and access road and throughout the car park.

The proposal was referred to the Local Traffic Committee which raised no objections to the proposal subject to certain conditions which have been incorporated in the amended plans submitted, and will be conditioned appropriately.

Hours of operation are not specified, but presumably will be as requested by the public and local community and sporting groups. The applicant proposes to make application for a licence to serve canned beer and carafes of wine. It is proposed to serve a buffet style menu which will be a minor ancillary use to the dance venue.

A display area has been located adjoining the verandah which will contain items from the Shire's history.

The proposed development will be an improvement on the present visual appearance of the site. The removal of the old machinery and rubbish will be required prior to proceeding with the development.

It is considered that there is a demand for this type of dance venue which will not only add to the rural character of, but will increase the tourist trade in the Shire.

Mr. Russo addressed the Committee.

Recommendation

The application be approved generally in accordance with amended plans submitted Job No.: 85003/1A August, 1986, subject to compliance with the following conditions:

- 1-15. Standard conditions (DAs) 1, 3, 7, 8, 9, 10, 13, 18, 19, 21, 25, 28, 29, 30 and 34.
16. Driveway east of the woolshed to be bitumen and drained to the satisfaction of the Shire Engineer.
17. Stage 2 of the development which includes the machinery shed, stables and picnic area to require separate development consent.

18. The premises to be cleared of all rubbish and unsightly materials and items of plant and equipment not subject to removal to be stored in an orderly manner away from the street frontage. This condition is to be complied with prior to the commencement of other works.

COMMITTEE'S RECOMMENDATION

A SITE INSPECTION be carried out.

Eliz. 22/10/86.

ITEM 8: (File DA 356/86)
APPLICANT: H. BALLARD
OWNER: H. BALLARD AND D. WALKER
LAND & LOCATION: LOT 1 DP 245483, NO. 17 DON STREET, KURRAJONG HEIGHTS, SOUTHERN SIDE OF DON STREET, DIRECTORY C4, MAP 21A
AREA: 1,532M²
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984.
APPLICATION: RESIDENTIAL 2(a1) ESCARPMENT PRESERVATION AREA TO ESTABLISH A HOME INDUSTRY FOR THE PURPOSE OF MAKING HAND-CRAFTED FURNITURE
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL IN ACCORDANCE WITH COUNCIL'S ADVERTISING POLICY - ONE OBJECTION RECEIVED - MRS. P. MATTHEWS, 14 DON STREET
DATE RECEIVED: 11TH JULY, 1986

S.P. REPORT

Council is in receipt of an application to establish a home industry within the existing workshop on the subject land for the purpose of making hand-crafted furniture. The workshop has a floor area of approximately 28 square metres and the applicant proposes to carry out work between 9.00am and 5.00pm, Monday to Friday.

Adjoining owners were notified of the proposal. One objection was received from a neighbour three houses away in relation to noise generated by equipment used on the premises. The applicant has been carrying out work previous to lodging his application and the objector states that the noise is audible inside her dwelling.

In this regard, the applicant was requested to provide additional information on the measures to be employed to minimise the noise impact of the proposal on surrounding landowners.

The applicant's reply states in part:

"The workshop contains three major plant items: one bandsaw; one combination machine and one wood lathe. These items are not used on a daily basis because ... the furniture produced are singular items involving step by step fabrication, which in turn involves sporadic use of machinery."

The applicant then indicates measures to be employed to reduce the noise impact of the development on surrounding landowners. These measures will need to satisfy the requirements of Council's Health Surveyor.

The proposal was referred to Council's Development Panel which indicated that a previous complaint regarding noise had been received, but generally had no objection to the home industry subject to appropriate noise reduction measures being adopted.

The definition of a home industry as provided in the Environmental Planning and Assessment Model Provision, 1980 states that the industry is to be carried out in a building other than a dwelling house. Whilst the workshop is attached to the existing dwelling on the land, being underneath it, the workshop is not considered to be part of the dwelling because it is located on that part of the land not designed to be occupied or used for human habitation. As such, it does not conflict with the definition or intent of a home industry.

The proposed home industry complies with the provisions of Hawkesbury LEP, 1984, and may be approved.

Recommendation

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

1. The development shall at all times conform with the definition of a Home Industry as defined in the Environmental Planning and Assessment Model Provision, 1980.
2. Submission of a Building Application, plans and specifications complying with Ordinance 70.
3. No advertising structures to be erected, displayed or affixed on any land or building.
4. All raw materials and finished goods to be stored within the building and all work performed to be confined to within the building.
5. Hours of operation to be restricted from 9.00am to 5.00pm, Monday to Friday.
6. Noise reduction measures are to be employed by the applicant as part of the development to the requirements of the Shire Health Surveyor. Details of such measures are to be submitted with the Building Application.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Eliz
22/10/86

ITEM 9:	(File L11/86)
APPLICANT:	C. WALLACE
OWNER:	C. WALLACE
LAND & LOCATION:	LOT 3 DP 557053 SAUNDERS ROAD, OAKVILLE. SOUTH WESTERN SIDE OF SAUNDERS ROAD, DIRECTORY E9, MAP 11
AREA:	2.033 HECTARES

ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL 1(b)
APPLICATION: PROPOSED RE-ZONING TO ALLOW FOR THE STORAGE AND SALE OF LUCERNE HAY AND THE ERECTION OF TWO ADVERTISING SIGNS
ADVERTISING: ADJOINING OWNERS WERE NOTIFIED OF THE PROPOSAL WITH NO SUBMISSIONS BEING RECEIVED
DATE RECEIVED: 12TH AUGUST, 1986

S.P. REPORT

Council is in receipt of an application seeking its support for a zoning variation by way of a local environmental plan to allow for the storage and sale of lucerne hay from the existing stables on the site and the erection of two advertising signs, 1.22 metres by 0.91 metres (4ft x 3ft) on the property, facing Saunders Road.

The applicant has indicated that the development will not involve the use of machinery, as loading and unloading of vehicles will be undertaken manually and no undue noise or interference will be caused by the delivery of hay to the land. Hay will be delivered approximately 6-8 times per year by semi-trailer and approximately 10-15 times per week by smaller car/trailer.

The existing stables, having a floor area of approximately 46.5 square metres, will hold about 800 bales of hay. Hours of operation will be from 8.30am to 6.30pm and three car parking spaces will be provided on the site. The proposal will not employ any people, other than the owner of the land.

The property is currently zoned Rural 1(b) under Hawkesbury Local Environmental Plan, 1984, which zone prohibits the establishment of a produce store on the land. The use, however, is considered to be reasonably small in scale and compatible with surrounding land uses such as horse studs and grazing activities. Further, whilst the purpose of the Rural 1(b) zone is to control traffic generating development along main roads, being, in this case, Pitt Town Road, access to the development will be from Saunders Road.

The property, which also contains a dwelling and has an area of 2.033 hectares, is at a contour level of between approximately 5 metres and 14 metres, Australian Height Datum (AHD). The stables are located within an area subject to the 1 in 20 year flood, which would inundate land at a level of 13.3 metres, AHD or less. Under Clause 35(2) of Hawkesbury LEP, 1984, a building used for commercial purposes shall not be erected on land below the 1 in 20 year flood frequency level. Further, subclause 35(5) requires the floor level of a commercial building to be at a level of not less than the 1 in 100 year flood frequency level of 16.0 metres AHD. Although the proposed development significantly departs from these standards, the existing stables are currently used for the storage of lucerne hay and to allow its sale from the property would not be in conflict with the intent of Clause 35. During times of flood, the hay can easily be relocated, due to it being only in fairly small quantities, thus ensuring that flood damage is limited.

Adjoining owners were notified of the proposal with no submissions being received.

The storage and sale of lucerne hay from the property is considered to be an appropriate use within Rural zones, provided access is not from a main road, particularly when the use is of a limited nature and complements surroundings land uses.

It is considered appropriate to not treat this proposal as a "spot" rezoning and instead amend the provisions of Hawkesbury LEP, 1984, to allow produce stores in all rural zones except where access from a main road is required.

Recommendation

Council resolve to prepare a draft local environmental plan to permit the establishment of produce stores, with consent, in all rural zones except where direct access to a main road is required.

Mr. C. Wallace addressed the Committee.

COMMITTEE'S RECOMMENDATION

COUNCIL RESOLVE TO prepare a draft local environmental plan to permit the establishment of produce stores, with consent, in all rural zones except where direct access to a main road is required.

FURTHER, THAT THE Department of Environment and Planning be advised that in Council's opinion an environmental study is not necessary.

SUBDIVISION APPLICATION

ITEM 1: (File DA 417/86)
APPLICANT: GLENHAVEN HORTICULTURE SERVICES PTY LTD
OWNER: GLENHAVEN HORTICULTURE SERVICES PTY LTD
LAND & LOCATION: LOT 4, DP 349193, ROXANA ROAD, KURRAJONG
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984, RURAL 1(A6)
APPLICATION: SUBDIVISION EXCISING AN ALLOTMENT OF 1253m² CONTAINING AN ESTABLISHED PRODUCE STORE LEAVING A RESIDUE OF 2524m² CONTAINING AN ESTABLISHED DWELLING HOUSE
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 11TH AUGUST, 1986

S.P. REPORT

The land offered for subdivision is irregular in shape, has an area of 3712m² and frontage to both Bells Line of Road and to Roxana Road.

Standing on the land is a dwelling house together with a commercial building presently occupied by a produce merchant.

The differing uses are separated by a substantial screen fence and the submission proposes that the subdivision boundary should, in the main, follow that screen fence.

The subject land is zoned Rural 1(A6) and Council may only approve subdivision within the zone when each allotment created has an area of not less than four (4) hectares of arable land excluding sites for a dwelling and water storage dam.

The submission is accompanied by an objection pursuant to Clause 6 of State Environmental Planning Policy No. 1 on the grounds that allotments resulting from the subdivision would be compatible with the pattern of subdivision in the immediate vicinity, the proposed subdivision would restrict future expansion of the commercial activity, would formalise the existing physical separation of the differing uses, and would deny main road frontage to the commercial development.

The objection is considered to be well founded and worthy of support.

Recommendation

That Council support the applicant's objection made pursuant to Clause 6, State Environmental Planning Policy No. 1 and:

1. seek the concurrence of the Director; and
2. should that concurrence be forthcoming the subdivision be completed under delegated process.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE PLANNER'S REPORT

ITEM 1: (File C40/13)

MITZI 22/9/86

SUBJECT: BICENTENNIAL REGIONAL GAMES

At its meeting on 15th August the New South Wales Bicentennial Council recommended a change in direction to the Regional Games concept as developed by the Department of Sport and Recreation and the New South Wales Bicentennial Council.

At Council's Ordinary Meeting on 10th June, 1986, it was resolved that Council contribute \$2,125 in 1986 and 1987, towards the cost of the employment of a Regional Co-ordinator for the Cumberland Region.

The representatives on the Regional Management Committee were Council's Youth Recreation Officer and Mrs Jean Peare from the Hawkesbury District Netball Association.

The Bicentennial Council now advises that the change in emphasis from the regional concept will mean that:

- i. the structure of the regional management committees will no longer be required; and

- ii. there will be no need for financial commitment from Local Government to the administration of the programme.

Recommendation

That Council withdraw their contribution for employment of a regional co-ordinator and advise Mrs Jean Peare that her representation is no longer required on the Regional Management Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (file C43/12)

SUBJECT: VACATION CARE CENTRE

At Council's Ordinary Meeting, 12th August, 1986, it was resolved that application be made to the Department of Youth & Community Services for a Vacation Care Centre in 1987.

The centre was to operate at Ham Street Hall at South Windsor. Unfortunately the Hall Committee was unable to guarantee the use of the Centre for the whole of 1987 which would hinder funding agreements.

Council's Youth Recreation Officer has recently negotiated the use of the Uniting Church Hall in Paget Street, Richmond for the Vacation Care Centre.

Council will be notified of the success of the application before the end of November.

Recommendation

That Council endorse the Uniting Church hall at Richmond as the venue for the proposed Vacation Care Centre.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C43/8)

SUBJECT: YOUTH RECREATION OFFICER'S REPORT

The Youth Recreation Officer has been involved with the following activities in September.

Before & After School Care

A public meeting was conducted by the Hawkesbury Children's Services Steering Group to discuss the need for the Before and After School Care on 9th September. The Youth Recreation Officer attended this meeting with the findings from surveys conducted at Richmond, St. Monica's and Hobartville Primary Schools being revealed. The need for Vacation Care was also expressed. The Before and After School Centre is to be established in Richmond if funding can be obtained from the Western Sydney Area Assistance Scheme or the Commonwealth Office of Child Care. The Centre would cater for thirty (30) children between 6.00am and 9.00am then 3.00pm to 6.00pm Monday to Friday and is designed for the children of working parents.

Youth Services Planning & Co-ordination Unit

A Youth Services Planning and Co-ordination Unit has recently been established within the Department of Environment & Planning which is sponsored by the Western Regional Forum of Government Agencies. The project is funded for one (1) year and aims to assist in the planning and co-ordination of youth services in Western Sydney with emphasis on establishing baseline services, planning for those services, co-ordination of area requirements with departmental planning and priorities. The unit will also support community service planning teams, act as a co-ordinating unit for initiatives in government and agencies and facilitate the involvement of community based services and relevant non-government agencies. Finally the unit will develop appropriate models of youth services in Western Sydney with emphasis on inter-departmental co-operation in service delivery. A representative from the Local Government Youth Workers' Division is participating in the steering committee for the unit.

Hawkesbury Shire Fitness Awards

To date, a total of twenty three (23) fitness award booklets have been distributed by Council to members of the community as well as through the Hawkesbury Newspaper Office. The Committee met with Ross Hansen from the Hawkesbury Agricultural College to discuss the awards and possible courses on starting a fitness programme and community fitness. The Committee members include the Shire Clerk, Deputy Shire Engineer, Mr Joe Bieniek, Youth Recreation Officer and John Sommerlad from Hawkesbury Newspapers.

School Holiday Activities

In the August/September school holidays the Youth Recreation Officer conducted a survey of those who participated in Council's activities to establish the needs and preferences for excursion destinations in future vacation periods.

The following excursions are listed in priority order:

Australia's Wonderland, Old Sydney Town, Jenolan Caves, Luna Park, Manly Beach, African Lion Safari, Mt. Druitt Waterworks, Taronga Zoo, Zig Zag Railway.

In the planning of activities for 1987, these priorities will be considered.

Hawkesbury Youth Club

The McGraths Hill Community Centre Management Committee was attended by the Youth Recreation Officer and Community Projects Officer on 8th September. The Committee resolved to allow the youth club to continue operating in the centre on Friday evenings but requested that some of the equipment be removed. The attendance numbers at the Youth Centre were increasing each week with up to forty (40) young people attending on 5th September.

Hawkesbury Community Youth Support Scheme

The Youth Recreation Officer has been nominated as a representative on the Board of the Hawkesbury Community Youth Support Scheme at Richmond.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File P160)

SUBJECT: OUTSTANDING REPORT - SELECT COMMITTEE ON
PROSTITUTION

At its Ordinary Meeting of 12th August, 1986, Council resolved that a further report be submitted on the matter of transferring the responsibility for brothels to Local Government.

Implementation of the State Government's proposal would rely on a proposed zoning system that would exclude brothels from both residential areas and commercial "shop-front" sites, while placing general responsibility for the system upon Local Government.

Ownership or management of such premises would be denied to those persons with criminal records and ownership would be confined to persons rather than companies or other legal entities, with no more than three being owned in the State by the same person or his or her direct family.

The Committee is of the opinion that prostitution can be adequately controlled by way of traditional land-use planning controls in the same way that other commercial uses are now regulated.

According to the Committee a State Environmental Planning Policy (SEPP), should be proposed to set State-wide guidelines.

Council would be required to consider applications for the establishment of brothels in accordance with those guidelines.

The effect of the Policy would be to give a State Government licence to establish brothels in certain areas subject to Council ratification.

Janet
22/10/86

The Local Government and Shires Associations identified a number of problem areas for Local Government:

- "1. Councils face substantial staff and legal costs in proceedings before the Land & Environment Court should they refuse an application. The Court is able to determine any application and not simply order a Council to re-assess the matter. Thus, the Court would become the de facto local decision maker without the local experience or accountability to the electorate.
2. Experience in Victoria, where a similar approach has been implemented, indicates that any decision to approve a brothel has been found to be unacceptable to the 'local population'. Councils have refused all such applications, leaving the matter to be determined by the Victorian equivalent to the Land and Environment Court, this overlooks the legal system and forces the Court to undertake a role for which it was never intended.
3. A person lodging a development application for consent as an owner or operator of a brothel is required to 'be of good fame or character'. A person is deemed not to be of good fame and character if that person has been convicted of any serious criminal offence in the ten (10) years prior to making the application.

It would be extremely difficult for Council planning officers to determine the 'fitness' of applicants in respect of the guideline outlined above. Not only is it impractical for Councils to assess if an applicant is of 'good fame or character', it is ineffectual. The vetting procedure will only apply to the initial application, subsequent operators would not be subject to scrutiny.

4. The SEPP will not give Councils any new power to deal with existing brothels, unless existing brothels are required to obtain planning consent, they may be immune from any effective control."

If the State is to expressly legalise brothels, then the State has to make attempts at licencing and address the problems of crime, drugs, disease and oppression of the individual associated with prostitution.

These problems cannot be handled through traditional land use planning and accompanying development control. Dumping of responsibility for control of prostitution onto Local Government will not provide the "quick-fix" solution that the State is looking for.

Whilst Council has a responsibility to consider the social effect of a development proposal it is not considered that such considerations should encompass something for which there is no adequate available reference base e.g. criminal records, statistics on number of other brothels owned etc. These matters should remain a responsibility of State Government.

Council, however, should remain the assessment authority of environmental effect of such proposals e.g. car parking, building design, building regulations, access, servicing, loading, service vehicle entry etc.

Recommendation

That Council advise the Local Government and Shires Associations that it endorses concern in respect of the proposed SEPP for the control/regulation of brothels and that a submission be made to the Government in the terms of the report by the Shire Planner.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael
22/10/86

ITEM 5: (file L9/86)

SUBJECT: PROPOSED REZONING OF APPROXIMATELY 11 HECTARES OF
RURAL 1(a) LAND TO GENERAL INDUSTRIAL 4(a)
LAND & LOCATION - LOT 4 DP 264159, FAIREY ROAD,
SOUTH WINDSOR (APPROXIMATELY OPPOSITE BLACKMAN
CRESCENT)
AREA - 22 HECTARES
DATE RECEIVED - 28TH JULY, 1986.

Council is in receipt of an application from Mr B. Oner for the rezoning of part of Lot 4 DP 264159 from Rural 1(a) land to General Industrial 4(a).

The application proposes to provide industrial building sites at or above the 16 metre level AHD with lower land to be used for parking and storage. A residue lot consisting of the lowest land (i.e. South Creek Flood Plain) would be used for rural purposes. The application involves substantial regrading and filling of the site to achieve the building platform.

In considering the application it was thought prudent to extend assessment to take into account all of the land on the eastern side of Fairey Road, between the railway line and the Prospect County Council Substation which has flood free land capable of development. As a consequence the relevant owners were requested to provide their comments on the possible rezoning of their land from Rural to General Industrial (i.e. whether they would support or object to such a proposal). A period of approximately one (1) month has now elapsed without any response from these owners. In these circumstances it is considered that Mr Oner's application should be subject to no further delay and that it proceed independently, at least in the initial stages, from the adjoining land.

The total area of the land is 22.4 hectares and the area proposed to be rezoned to General Industrial 4(A) contains an area of approximately 11 hectares with a frontage of approximately 195 metres to Fairey Road. The land the subject of the rezoning application does not extend to South Creek and covers the higher land (generally above the 12 metre contour).

The applicant proposes to fill all building sites to the 16 metre AHD level i.e. equivalent to the 1:100 year flood frequency event. This filling would be achieved by a combination of regrading, the construction of a dam on a lower part of the land and by using imported filling as necessary. It is proposed that all access roads be kept at a minimum level of 14.5 metres and all lots be provided with a building area behind

the 10 metre building line at 16 metres or above. It is proposed that for most of the lots the 16 metre area will be maintained for the whole of the lot area behind the building line, however it is proposed that a number of lots have a building area at 16 metres with the rear yard being filled to at least 13.5 metres for parking and open storage.

This aspect of the proposal has been considered in detail and it is generally considered desirable to only allow filling to a general maximum depth of 2 metres (i.e. a natural level of 14 metres AHD). In some circumstances it may be desirable to allow deeper fill for the purposes of providing regular allotment boundaries. Further, it is not considered appropriate that industrial allotments have split levels behind the building line the likely outcome being a reluctance to use the lower level for activities other than the storage of wastes. Accordingly the plan indicating the boundary of the proposed rezoning should be amended so as to indicate a rezoning boundary generally conforming to the 14 metre level.

The land is opposite existing zoned General Industrial 4(A) land. A concrete batching plant is operating directly opposite the site. The land is more remote from zoned residential areas than the existing zoned industrial area.

With regard to the provision of services, the Metropolitan, Water, Sewerage & Drainage Board would not provide the applicant with advice on the existing water supply capacity in the area. The Board's policy is to only respond to an approach from the Department of Environment & Planning. With regard to sewerage, the proposed rezoning would closely correspond to the development of the new sewerage treatment works south of the site. The availability of water and sewerage services to the land is seen as critical for ultimate support to the rezoning. As Council is aware there is already large stocks of vacant unserviced zoned industrial land in the Mulgrave/Vineyard area.

While Council has a relatively large supply of unserviced industrial land, serviced industrial land is in scarce supply. Council currently has four (4) vacant allotments in the Blackman Crescent Development. There are also a number of vacant allotments in the Walker Street area, but these have been undeveloped for a long period of time and are likely being held for speculative purposes. A further source of serviced industrial land in the Windsor area is therefore likely to have positive economic effects for the Shire generally.

As indicated, adjoining owners have been advised of the existence of the application, and to date no responses have been received. As a draft local environmental plan, the proposal will also be subject to the statutory exhibition procedures.

It is considered that the proposal will provide positive economic effects and that the development of land generally above the 14 metre contour is environmentally acceptable. Accordingly it is recommended that Council support a rezoning of that land generally above the 14 metre contour.

Recommendation

That Council support a rezoning of that part of the subject site generally above the 14 metre contour from Rural 1(a) to General Industrial 4(a).

Further that the applicant be requested to provide an amended plan in accordance with this determination.

As the proposal is a relatively minor matter, an environmental study is not considered necessary, the supporting written submission being adequate for the purposes of the act.

Mr. R. Cambridge addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Sum 22/10/86

ITEM 6: (File DA370/85, DA54/84, 68A/181/77)

SUBJECT: EXTRACTIVE INDUSTRY, GOLAC, ROBERTS CREEK ROAD,
EAST KURRAJONG

Council will be aware that in 1980 the then Planning and Environment Commission granted development consent for the extraction of clay and shale from the subject property described as Portion 28, Parish of Merroo, Portion 149 and Part Portion 22 and 151, Parish of Currency, subject to conditions. The extraction took place but has not been active in recent years.

Subsequently the land changed ownership from Golac to Damilstick Pty Ltd and has been subdivided to create DP732077.

Mr Surveyor Cambridge on behalf of Damilstick has written indicating as follows:

"Council supported an application in 1984 to rezone the land from 10 hectares to predominantly 2 hectares, with the owners of the land relinquishing rights to the extractive industry in respect of the quarry located on the land.

Since that time the area has been predominantly rezoned from a 10 hectare area to a 4 hectare area. The company has also had to dispose of the land that would have been open space in order to generate cash flow.

The company will soon embark on further extraction from the quarry in order to meet continued cash flow requirements. Due to the creation of a number of 4 hectare lots now allowable by the zoning in the area the quarry operations will cause increased annoyance and disturbance to the future residents.

The company seeks Council's continued support for the 2 hectare proposal and would be agreeable to transferring the quarry with existing extractive rights on approximately 15 acres whilst the gazettal of the 2 hectare plan has taken place."

Council by letter dated 2nd September, 1986 replied as follows:

"Reference is made to your undated letter received by Council on 22nd August, 1986, indicating your intent to further extract from the quarry contained on the existing Lot 6 DP732077, and it is advised that Council is of the opinion that the extractive rights pertaining to the property are now voided by the later subdivision of the land creating DP732077.

Council bases this advice on the fact of the original approval by the Planning and Environment Commission being over the land as a whole, prior to subdivision, and additionally the fact that, because of the subdivision additional lots have been created which would further exacerbate the nuisance caused to adjoining landowners by the quarry. This latter aspect is alluded to in paragraph three of your letter.

You will be aware that the Department of Environment and Planning declined to support the rezoning into small lots of the land and the Council has subsequently advised the Department that it no longer wishes to proceed with this small subdivision local environmental plan because of your later submissions in accordance with the 4 hectare local environmental plan being the current zoning.

In the circumstances, there is no justification for Council to support the 2 hectare proposal as it is considered that there are no current extractive rights as indicated above.

It is suggested that you obtain your own legal advice in this respect."

Mr Cambridge has now advised that he is of the opinion that there were no conditions imposed relating to cancellation of the approval and as such requested the matter be put to this meeting for determination.

Council's letter to Mr Cambridge contains the pertinent facts. Additionally Section 109 of the Environmental Planning and Assessment Act, as recently amended, provides as follows:

Section 109 - Existing consents

"...A use shall be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months."

The support of Council in 1984 of a Local Environmental Plan to permit 2 hectare subdivision over the land was generally on the basis that this was a reasonable "trade off" to prohibit further extractive works which, as Council will be aware, were operating under unfavourable environmental control practices. With the subsequent change in zoning from 10 hectares to 4 hectares the Department of Environment and Planning did not concur with the 2 hectare proposal.

It is considered that Council should resolve to inform Mr Cambridge that extractive rights are now no longer available for the above reasons and that it does not support a 2 hectare subdivision of the land as the previous justification for support is no longer existent.

Recommendation

That Mr Surveyor Cambridge on behalf of Damilstick Pty Ltd be advised that Council is of the opinion that the approval for extraction granted by the

Planning and Environment Commission has now expired pursuant to Section 109 of the Environment Planning and Assessment Act, 1979 and further that the extraction may not continue, in any case, as the land the subject of the original consent has been subdivided and the consent as well as having expired is now void.

Mr. R. Cambridge addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 7: (File DA274/86)

SUBJECT: DEVELOPMENT APPLICATION FOR AGED PERSONS UNITS -
GREGG RITCHIE AND PARTNERS, GRENVILLE STREET, PITT
TOWN

Council is referred to the application reported to the General Purpose Committee of 29th July, 1986 and the resolution by Council of 12th August, 1986 that the matter be deferred until a further report has been submitted on the resolution of the structural problems associated with the renovation of the old building.

Discussions have now been held with the applicant concerning the retention of the existing building and the drainage of the site.

Existing Building

The existing building in fact is not to be retained. It is proposed to construct a new building with concrete slab floor and brick internal walls. The external wall will also be of brick however, and it is intended to form a cavity and attach the existing timber slabs to the external face. It is also proposed to retain the existing hipped roof construction and replace the existing rear skillion with a hipped roof of similar construction to the main roof. This will be done in consultation with the Heritage Advisor but appears to be satisfactory.

Drainage of the Site

While Mr Ritchie is negotiating to obtain an easement through adjacent properties to either Eldon or Chatham Street, he has given details of a proposal as an alternative which will drain the buildings and most of the allotment to Grenville Street. This will involve raising the level of most of the land which will support the buildings, driveway and parking areas from adjacent properties following the natural contours. The floor levels in this proposal would be approximately 600 - 700mm above natural ground for the front buildings and a little over a metre for the rear buildings. It is believed the alternative proposal submitted is feasible should the applicant fail to obtain the easement sought.

At its previous meeting Council also raised a query as to the validity of the proposed condition number 10 concerning a restriction whereby at least one occupant be over 55 years of age and/or disabled. The Land Titles Office has verbally advised that there is no prohibition on such a restriction being imposed however indicate that the policing of such is left to Local Government. The condition is proposed mainly as an indication to prospective purchasers of the units of the method by which the application was considered by Council ie. as aged persons units. Should such an indication not be given then it is not unreasonable to expect the units to be occupied by "normal" households. The problem normally associated with "normal" use of aged units is the requirement of greater vehicular numbers and parking spaces and of greater yard areas.

Council's code for normal villa units would require a minimum of 10 spaces plus additional landscaped areas to enable play areas for children and for normal recreational activities associated with residential development. If the proposal was assessed on this basis, it would be an overdevelopment of the site in that the lot size is not of sufficient area to accommodate the number of units proposed in conjunction with the minimum landscape area requirements prescribed in Hawkesbury LEP 1984.

Recommendation

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

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

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Am 22/10/86

ITEM 8: (File L5/86)

SUBJECT: "DIAMOND HILL" HERMITAGE ROAD, KURRAJONG -
APPLICATION FOR LOCAL ENVIRONMENTAL PLAN TO
PERMIT SUBDIVISION INTO FIFTY RURAL/RESIDENTIAL
ALLOTMENTS

S.P. REPORT

Council will be aware of a number of proposals over the last approximately twelve years seeking Council's consent to extract the knoll known as "Diamond Hill" of blue metal. The applications were consistently refused by Council, which refusals culminated in a State Pollution Control Commission of Enquiry in 1978.

The Enquiry found that a quarry should not be permitted and that the general area within which "Diamond Hill" is contained be rezoned and such provision made for its subdivision as will (a) ensure preservation of its existing qualities and (b) ensure prohibition of all activities and developments that would be incompatible with such preservation, including the extraction of hard rock and other minerals or materials.

The report also recommended that appropriate land either side of Little Wheeny and Blue Gum Creeks be dedicated for public recreation, subject to landholders being permitted to have stock and pumping access where this access does not adversely affect the quality of the environment.

The application before Council in addition to the creation of the fifty lots, proposes the dedication of the area containing the deposit to Council as public reserve and also additional areas along Little Wheeny and Blue Gum Creeks.

A precis of the application is as follows:-

"Location and Site Description... It lies below Kurrajong Hills and is within an area generally bounded by Little Wheeny Creek to the east, Mill Road to the south, Hermitage Road to the west and Mountain View Close to the north.

Topography

The site is approximately 80 hectares in area and is generally cleared apart from remnant forest and streamside vegetation along Blue Gum and Little Wheeny Creeks. The topography is undulating to steep with the predominant natural feature being "Diamond Hill" located in the central portion of the landholding... Slopes are generally in the range 5°-10° with slopes up to 40° clearing at cliff lines along Blue Gum and Little Wheeny Creek. Primary access to the site is via an unsealed road leaving Hermitage Road where it crosses Blue Gum Creek.

Vegetation

Much of the area has been cleared for agricultural purposes, however, remnant native forest vegetation is found within Blue Gum and Little Wheeny Creeks.

Fauna

The heavily timbered gully areas provide a significant habitat for native wildlife as evidenced by many bird species observed... It would be expected that the creek systems form a major wildlife corridor habitat within the general area.

Evidence given to the "Diamond Hill" Enquiry indicated that Little Wheeny Creek contained populations of Australian Bass and that 38 species of aquatic and water associated fauna inhabit the area.

Geology & Soils

Consists of Triassic Hawkesbury sandstone and Wyamatta Shale capped by tertiary basalt...

Residual soils associated with the basalt are dark, red, brown, sandy clays of medium to high plasticity.

Drainage

The site is drained by two creek systems being Blue Gum Creek and Little Wheeny Creek... The waters of these creeks have a "protected" classification by the State Pollution Control Commission.

Although no quantitative assessment of water quality was undertaken in the study, water quality in both these creeks appears to be high.

Traffic

The major sealed access to the site is by Mill Road. However, Hermitage Road links with Bells Line of Road and provides a shorter and unsealed route.

Cultural Heritage

The Sydney Region North West Sector Regional Environmental Study gives locations of Aboriginal artifacts within the study area... Rock art and axe grinding grooves are shown to occur within Little Wheeny Creek, however, the location is not positively known.

Services

The only services provided to residents in the area at present are power and telephone connections. It is not envisaged that either water or sewerage services would be extended to the area in the future.

Proposed Development

Subdivision -

It is proposed to subdivide the site into fifty rural residential lots, the average lot size would be 9000m²...generally the rear of blocks would back onto bushland or cleared pasture areas. It is proposed that a stream reserve be made alongside Blue Gum and Little Wheeny Creek. It is also proposed to reserve as open space, the area of "Diamond Hill" which contains the deposits.

All of these reserve areas would be dedicated as open space and be placed under control of Hawkesbury Shire Council. The area involved is approximately 35 hectares and is a significant portion of the landholding and far in excess of normal open space requirements.

Buildings will be excluded from the predominant ridge line of "Diamond Hill". This is to ensure that significant visual intrusion of buildings along the skyline will not occur.

Services - Water Supply... At this stage it is assumed that for outdoor water uses and toilet flushing, water will be supplied from a totally independent source. This will be carried out by construction of an off creek dam supplied by Blue Gum Creek... water will be pumped from a small pumping pool within Blue Gum Creek. The pumping pool will be formed by way of a low weir...

Connection points for fire fighting pump access would be provided at intervals along the main supply line.

Sewerage -

Individual onsite sewage treatment and disposal systems were considered for the proposed subdivision.

Access -

Access to the site will be by either Hermitage Road or via Mountain View Road. Access via Mountain View Road has been made possible by a land exchange with the existing owner of the adjacent landholding. A principal feeder road reserve within the development will be 17 metres wide with minor roads off these roads 15 metres wide. The minor roads will end in cul-de-sacs of sufficient size to provide a safe working area in the event of a bushfire.

Impacts

As the lot layout caters for retention of the existing vegetation within dedicated reserves, the impact on vegetation and fauna as a result of this development, is considered minimal... the impact on riverain vegetation is considered minimal in the light of length of creek system left in an undisturbed state and the past impacts of land clearing and stock grazing... major impacts to water quality would occur if septic systems were not sufficiently capable of treating wastes and allowing a runoff into the creek systems. However, soil testing has confirmed that the site is suitable for onsite disposal of sewerage waste.

Traffic

The increase in traffic volume at the intersection of Mill Road and Bells Line of Road would be an increase of approximately 4%.

Visual - ... A building prohibition zone has been incorporated into the subdivision layout which will limit the impact of buildings as visible on the main ridge line.

Bushfire Hazard

Consideration has been given in the design of the subdivision to minimise the risk to life and property from the effect of bushfires... provision is made for fuel reduced buffer areas between the allotments and the heavily timbered areas.

Conclusion

Given the significant area dedicated to open space, a protection of the creek environment, the minimal impact on stream water quality and quantity and the provision of sound mitigation measures as discussed, adverse environmental impact resulting from the development is considered minimal."

The proposal was notified to adjoining and adjacent owners and advertised in the local press as per Council policy. Objections have been received from the following persons, all resident or landholders in the vicinity:-

Messrs M. & K. & Ms J. Dawson
Barbara Maguire
Mrs V. Lawson
Mr. Ian McEwan
I.W. & J.M. Seton
J.A. & E. Watts
C.K. Newton
Mrs M.J. MacDougall
D. Broughton
Mrs Robin Vermeulen
L. & V. Lawson
R. & J. Shand
Roslyn Bost

A precis of the objections is as follows:-

Despoilation of delicate environment because of applicants' monetary gains; no consideration for agricultural potential; too many and too small lots; precedent; plan does not preserve existing qualities of the property as required by the SPCC recommendations; likely abuse of public reserve lands; traffic conflict with intersection with Bells Line of Road; despoilation of peace and quiet and rural amenity; spoil the view from adjoining properties; traffic increase along Mountain View Close and Hermitage Roads; steep gradients of land; should be a greater mix of lot sizes; management problems of public reserves; pollution of Little Wheeny and Blue Gum Creeks; poor design of access roads; dumping of cars and rubbish in reserves; over-development of the area; lots should be no less than 4 hectares; accumulative effect of this proposal along with the Islands; SPCC objectives are already obtained and rate increases.

A number of these submissions, whilst not raising objections per se, indicate a constructive criticism of the proposal and suggested ways of providing a better development.

In addition, the Kurrajong Hills Committee has advised that it is not opposed to subdivision of the proposed area, if it is carried out in a logical manner, that there should be a mix of lot sizes with larger lots incorporating the agricultural potential land with smaller lots on the

steeper slopes, that access points to the property should be carefully looked at, that Hermitage Road requires upgrading, that concern is expressed at the damming of Blue Gum Creek and general concerns to the management of the public reserve land.

By a later submission, the applicants have indicated as follows:-

"No final decision has been made as to the titling system to be adopted. There are immediate options available, such as Strata Title, a binding together of owners through a series of covenants and restrictions as to user, or a joint ownership facility.

Strata Title, while possible, would probably prove complicated to present, difficult to define boundaries on such a large scale and costly for the body corporate to administer. It is however, an option which has not been discarded at this stage.

Covenants and restrictions are considered a suitable option at present.

Joint ownership is a recent innovation and has been applied in a large subdivision at Buckety in the city of Cessnock. In that case, joint ownership in title has been given to all internal roads, private reserves, fire control access roads, stormwater and sewer facilities... we consider a combination of joint ownership and restrictions as to user as being the most suitable of the presently available options."

The majority of the objections can be adequately covered by conditions of an ultimate development consent, should the proposal proceed to final approval. As in "The Islands" proposal, the proposal will cause substantially increased traffic to the local road system and subsequent approval of Council will require considerable contribution and/or roadworks to be carried out. Proper management techniques in relation to the disposal of wastes, will overcome most of the objections in relation to pollution of the creek system, particularly as the land bordering the creek systems is to be dedicated as open space and will create a natural buffer system.

The most significant comments to arise as a result of the public input is that the SPCC recommendations have arguably been obtained already without the subdivision proceeding. In this respect, Council is advised that the land is now zoned as a Non Extractive Rural Zone with this occasioning at the time of gazettal of amendment No.6 to Hawkesbury LEP 1984, which, inter alia, reduced the subdivision potential of the land from 10-4 hectares. As the zoning currently stands, the maximum possible subdivision potential of the land is approximately 15 to 18, four hectare lots with such ultimate number being dependent on an assessment of the slope and arability characteristics of the land. The proposal for fifty lots would create approximately 3½ times the maximum permitted density over the land as currently exists.

Should the land remain under the current zoning provisions with this proposal not proceeding, then it is incumbent on an applicant to apply to Council for a rezoning of the land to permit extraction or alternatively, to submit a development application, notwithstanding that extraction is not allowable, and request the Minister for Planning and Environment to determine such application pursuant to Section 101 of the EPA Act, 1979. The deposit is recognised as having sufficient value that such

applications cannot be discounted in the future. It is because of this, that the Commission of Enquiry recommended that the deposit be dedicated to Council as open space. It is only such an action that will halt the threat of extraction.

The question seems to be one of which subdivision format and number of lots best serves the Commission of Enquiry's recommendations and preserves, as far as is possible, the local environment, with the number of lots presumably lying somewhere between the minimum 15 approximately, as currently is allowable to the number of 50 as proposed.

There is no doubt even with the 50 lots, that there is room for improvement as to lot layout, internal roads and possibly the main access onto Hermitage Road, and the shape and usefulness of the open space in the present proposed format. Council should ensure the preliminary plan is acceptable prior to a resolution of support.

Recommendation

That the applicant be advised that Council agrees in principle to the alteration of the zoning by way of a local environmental plan but that formal support will be withheld pending the submission of a suitable plan amended to show a mix of lot sizes, redesign of the open space land so that it is interconnected, and an indication as to the proposed methods of titling. Further, that the revised plan may require a reduction in lot numbers and redesign of internal roads and the access provision out Hermitage Road.

The applicant requested that this matter be deferred.

COMMITTEE'S RECOMMENDATION

THE MATTER BE deferred pending a further submission by the applicant, and a site inspection be carried out.

ITEM: 9

(File P160)

forth 22/10/86

SUBJECT:

OUTSTANDING REPORT 13TH MAY, 1986 - LEGAL
PROCEDURES - PREPARATION OF LOCAL ENVIRONMENTAL
PLANS

S.P. REPORT

In considering various reports on the proposed rezoning of the "Islands", a number of Councillors expressed concern that present legislation relating to the preparation of Local Environmental Plans (LEP) was unfair to prospective applicants on two counts:-

- i) Council's policy of advertising applications prior to assessment;
- ii) Council not making a resolution to either prepare a draft plan or abandon a proposal until after the initial public exhibition and assessment.

The Act requires mandatory public exhibition of a draft plan after the Director, or where appropriate, an officer of Council, has certified the Plan. This stage is reached after Council has resolved to prepare the Plan.

The view was expressed that in fairness to applicants, Council should resolve to prepare an amending LEP as the first step in the planning process. Subsequent preparation and exhibition of the draft plan would allow for full public participation while still affording Council the opportunity to withdraw its support for the rezoning should assessment of the proposal indicate that this is the most appropriate course of action.

Council's present policy is provided for in the Act with the addition of notification of adjoining owners prior to the matter being first presented to Council. The existing legislation is considered to be adequate as there would seem to be little point in Council undertaking an exercise in futility if it does not favour a rezoning proposal from the outset.

As considerable cost is involved in preparing a draft plan, it is in Council's interests to inform itself as to whether it favours a rezoning prior to undertaking the necessary planning exercise. In this respect the Council can and should obtain whatever information it considers necessary to make a preliminary decision.

This view is reflected in Clause 5 of the Environmental Planning and Assessment Regulation, 1980, which requires a Council to specify the reasons for deciding to prepare a Draft Plan. In order to do this, Council must at least, initially, have formed a view favourable to a proposed rezoning prior to deciding to prepare a draft plan.

Council's present policy regarding rezoning applications and the existing legislation were subject to scrutiny at the time of "The Islands" proposal, with the result being that both were considered to be quite sound and not in need of modification.

If any change was to be implemented in the Act it should only be directed in a broad sense to providing some assessment criteria for rezoning similar to Section 90 of the Act in relation to development applications.

Recommendation

That the information on procedural matters relating to the preparation of Local Environmental Plans be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 10: (File P160)

SUBJECT: DRAFT LOCAL ENVIRONMENTAL PLAN TO MAKE HAWKESBURY
LEP, 1984, MORE FLEXIBLE AND RESPONSIVE TO
ENVIRONMENTALLY ACCEPTABLE DEVELOPMENT

S.P. REPORT

As reported to Council last year, following correspondence from the Department of Environment & Planning, it is proposed that a new Draft Local Environmental Plan be prepared for the Shire, rationalising the planning controls and making the draft plan more flexible.

It was originally proposed that a comprehensive LEP be undertaken which would reduce the number of zonings and make some alteration to minimum area standards in those zonings. This process, while being ultimately desirable, would involve the preparation of new planning scheme maps, together with printing costs, as well as extensive consultation with both the public and relevant government departments. The cost of preparation of new LEP maps, including drafting, would be at least \$20,000 assuming the Department would agree to black and white copies as opposed to coloured copies.

It is now proposed that a major amendment of Hawkesbury LEP, 1984, be undertaken, the effect of which will be to relocate many planning standards from the LEP document to a development control plan. This will enable Council to concentrate more upon the merits of a particular application instead of being bound by rigid statutory controls. It is also proposed to revise the applicable planning definitions, remove superfluous words and phrases and to better define the land use tables so that only those uses which will be out of character with a zone are included in the prohibited use column. The cost of such an amendment is relatively minor, only involving some staff time on the re-drafting of the LEP Instrument as well as attending to the formal exhibition procedures required under the Act.

It is considered that the proposed amendment will overcome many of the difficulties currently being experienced in the application of the plan. Examples of the current inflexibility in the plan include the prohibition of go-cart tracks on the flood plain, the prohibition of riding schools in rural areas, the prohibition of rural industries in some rural zones, and the prohibition of access to generally accepted rural uses across the 400 metre wide main road zonings. In fact, approximately a quarter of amending LEPS prepared since April, 1984, could possibly have been avoided with a more flexible instrument in the terms of that proposed. The consequence of this is the direction of staff time towards the time consuming, procedural matters associated with rezonings as well as unnecessary expense and delay to applicants. Given the development opportunities in the Shire, and the prevailing economic climate, LEP 1984, is excessively bureaucratic.

Another source of inflexibility is perceived to be the residential land use controls which currently prohibit townhouse and villa development in most residential zones. The nature of such development is that it usually is only economically viable in instances of urban consolidation and where

existing housing stock is declining in quality. Accordingly, it is proposed to make such development permissible with consent in the residential 2(a) zone subject to control by Council within a DCP.

Accordingly, it is recommended that Council undertake the preparation of a major amendment to Hawkesbury LEP, 1984, along the lines suggested.

Should Council support the principle of amending the LEP, a draft document will be produced for Council comment and full public participation as required by the Act.

Recommendation

1. That Council resolve to prepare a Draft Local Environmental Plan to increase the flexibility of the existing Planning Instrument.
2. That the Department of Environment & Planning be provided with the information required under the Act and Regulations.
3. That Council resolve to prepare Draft Development Control Plans for the Shire to enable the relocation of planning standards from the existing planning instrument, where relevant.
4. That the Department of Environment and Planning be advised that in Council's opinion, an environmental study is not required.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 11: (File DA 392/85)

SUBJECT: PROPOSED REZONING OF LOT 2 DP 585723, NO.70
MARCH STREET, RICHMOND & NO.19 PAGET STREET,
RICHMOND FROM RESIDENTIAL 2(a) TO RESIDENTIAL
2(c)

S.P. REPORT

An application has been received from Mr. Ken McLean on behalf of the Estate of the Late Alan Paull to vary the current zoning of Lot 2, DP 585723, March Street, Richmond from the present Residential 2(a) zoning to Residential 2(c). The site area is approximately 4,600m².

The Residential 2(c) zoning sought is the residential flat zoning in Hawkesbury Local Environmental Plan, 1984. The zoning provides for conventional residential flat buildings, the maximum density for which is one dwelling per 150m² of site area. Consequently, the land has a theoretical potential for 30 units. A plan prepared by the applicant to support the proposal, indicates a site yield of 20 units in the form of townhouses.

For 22/10/86

Since the application was lodged, three buildings on the March Street frontage have been identified in the North West Sector Heritage listing and are part of Council's Draft Local Environmental Plan. These buildings are of timber construction, probably originating from the 1920's. All of the buildings are in a state of good repair and contribute to the streetscape in this area. The applicant has agreed to the retention of these buildings in any subsequent re-development. The property's frontage to Paget Street also contains an attractive brick "Californian Style" dwelling. It is believed that consideration of retention of this dwelling should also be given in any subsequent re-development.

The site is well located for a medium density residential usage, being a short distance to Richmond railway station, with shops, entertainment and recreational areas being available in the immediate vicinity.

The land is generally below the kerb line of March Street and its ultimate development will require a scheme for its effective drainage. This is considered to be a matter of detail to be attended to by the applicant with the submission of further plans.

Adjoining owners have been notified of the application with a single response being received, indicating no objection, subject to the developer providing a six foot paling fence at no cost, for privacy reasons.

Plans supporting the application indicate a townhouse style development not exceeding two storeys. Such development corresponds to Council's Residential 2(b2) zoning and not Residential 2(c).

As the site has many characteristics in favour of a more dense townhouse style development, it is recommended that the application for a Draft Local Environmental Plan be supported.

Recommendation

That Council create a Draft Local Environmental Plan to rezone lot 2 DP 585723 from Residential 2(a) to Residential 2(b2).

Further, that the matter be forwarded to the Department of Environment and Planning as required under the Act, with advice to the effect that an Environmental Study is not considered to be necessary.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ifew 22/10/86

ITEM 12: (File DA348/86)

SUBJECT: PROPOSED DEMOLITION OF ST. JOHNS CHURCH RECTORY,
WILBERFORCE

At the Ordinary Meeting of Council on 9th September, 1986 a question was asked of the Shire Planner as to when the advertising period in respect of the application would expire. The advice was given that it would expire in time for reporting to this Committee. Unfortunately this is not

correct with the exhibition period not being one of usual Council policy of 14 days duration but of 30 days duration as required statutory by Clause 11 of Hawkesbury CEP 1984.

The add expires on 26th September. To date there have been no submissions received.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 13: (File P160/33)

SUBJECT: DEVELOPMENT APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

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

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 14: (File L11/86)

SUBJECT: PROPOSED REZONING TO ALLOW FOR THE STORAGE AND SALE OF LUCERNE HAY AND THE ERECTION OF TWO ADVERTISING SIGNS

Council is referred to Item 9 of the Development Application section. An objection to the proposal has been received from five produce stores in the area including: Millers Produce Co. Pty. Ltd., McGraths Hill; Mulgrave Produce, Mulgrave; R. Yeatman Pty. Ltd., Mulgrave; Pitt Town Produce, Pitt Town; and M. Vaughan Produce. Their objection to the development is on the following grounds.

- The proposal would cause financial hardship to existing produce merchants who are presently finding it difficult to remain viable. This could result in the closure of some stores, and a consequent loss to local residents of goods and services provided by these produce merchants, eg saddlery, veterinary lines, fertilizers etc.
- The site is situated on a dangerous blind bend in Saunders Road and would create a serious traffic hazard.

The use is considered to be small in scale and will only involve the sale of lucerne hay. Due to the variety of goods offered by the existing produce stores, the proposal is unlikely to pose a threat to their viability. Further, due to its scale, the development is unlikely to create a traffic hazard, however, access provisions will be properly assessed at subsequent DA stage. The landowner is currently selling hay from the property, which has not created any traffic problems within the area.

Recommendation

The information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE HEALTH SURVEYOR'S REPORT

SHS 22/10/86

ITEM 1: (File B25-7)

SUBJECT: RE-SITED BUILDINGS

Further to a recent Notice of Motion and subsequent report several points were raised by Councillor Durrington. The following report addresses the points raised with the view to incorporation into Council's policy.

For Council's information the following is the existing adopted policy of procedure to be used in assessing such applications.

Procedure

1. Request in writing is to be submitted seeking approval in principle to the re-siting of the dwelling. The request to state:
 - a) A description of the dwelling proposed to be moved;
 - b) The location of the dwelling at present, its approximate age and include if possible photographs of the buildings;
 - c) Request an inspection of the building in its present location and pay the required inspection fee; (currently \$150 if located outside the Shire)
 - d) Make arrangements to have a key available if the building is unoccupied;
 - e) Clearly indicate the location to which the building is to be re-sited;
 - f) Clearly indicate who owns the land, who is the proposed occupier of the building;
 - g) Clearly indicate who it is proposed will move the dwelling and what route will be taken to the site. In this regard it will be necessary to provide a copy of the applicable road permit and pay a damage deposit of \$500 prior to the building being moved.

2. An inspection of the building will be carried out, assessing its age and general condition and detailing the repairs and work necessary to place the building in good order and condition.

In particular the site to which the building is to be moved will be looked at from the following viewpoints.

- a) The standard of existing development in the area.
- b) If the area is a new area consider the future likely development for the locality.
- c) Consider the work that would be necessary to place the building in a condition compatible with the surrounding or proposed surrounding development.

Such conditions as the following may need to be applied if it is considered the building could prove to be acceptable development.

- Exterior -
- a) The existing tile roof to be steam or pressure cleaned.
 - b) The building to be clad with brick veneer.
 - c) The fascia, window frames etc. to be renewed.
 - d) The skillion at the rear/side etc. to be removed.
 - e) All cut or damaged structural timber to be renewed or satisfactorily spliced.
 - f) The building is to be repainted.
 - g) The land is to be landscaped.
 - h) Fences or balustrades of ornamental type to be erected.

- Interior -
- i) Wet area floors to be replaced with concrete or other approved material.
 - j) All damaged internal wall sheeting is to be replaced.
 - k) The building is to be repainted internally.
 - l) All work to be completed within 6 months.

3. The applicant will then be advised:-

- a) That the application for approval in principle is not able to be granted and the reasons for such refusal, or
- b) Advising that the building is suitable for relocation and setting out the conditions to be complied with and the details (such as those above which may be applicable) which should be incorporated in a subsequent building application.

If approval in principle is forthcoming the applicant may then submit a formal building application. Additional deposits ie. road damage \$500 and bond for satisfactory completion \$1,000 to be paid at this time.

The applicant is also advised that the building is not to be moved onto the site until a building permit has been obtained and advice given as to whether separate development assessment is required under the Environmental Planning and Assessment Act.

The matters raised by Councillor Durrington are as follows:

1. "The relocation of some houses requires almost the total clearing of vegetation to get the house onto the block. Accordingly, it is

considered that permission to re-site should be withheld where clearing would exceed that normally required where a house is conventionally built on the site."

H.S. Comment

This could be a factor needing consideration where access by very wide loads is prevented by substantial trees. It would be difficult to be as definitive as suggested in determining the amount of clearing required however bearing in mind the requirements of Council's Tree Preservation Order and Bush Fire Mitigation Policy it could certainly be a factor to consider in assessing the suitability of the site to accept a re-sited building.

2. "Some re-sited homes are constructed at a level that infringe on the privacy of adjoining blocks and makes them look out of character. It is considered that the levels of the relocated house should be considered with the application."

H.S. Comment

Relocated buildings are only raised to comply with Council's policy of Development of Flood Prone Lands. Occasionally they are higher than neighbouring houses particularly in older areas where existing development had been constructed to an earlier standard. The likely effect on adjoining land by any development is an aspect which Council is obligated to consider under the provisions of Section 313 of the Local Government Act.

3. "There has been difficulty in having re-sited buildings completed and obviously this often relates to cost. No doubt some owners are not fully aware of the cost involved and may not obtain a quote to cover all of the necessary works. These costs only become known in full after the work has commenced and are often substantially more than first envisaged."

H.S. Comment

This observation is undoubtedly true. Initial and sometimes cursory assessment of a proposal by the applicant could often indicate significantly less cost than reality would dictate. Accordingly, following assessment by Council, if it is felt the applicant should be advised of the extent of the work particularly those aspects which may not be readily apparent. While this advice could not, for obvious reasons be exhaustive of work which may be required and could not include costs it would nevertheless make the applicant more aware and enable him to obtain quotes which may be more realistic.

4. "It is considered that there should not be too many re-sited buildings in the one locality."

H.S. Comment

Each application needs to be considered on its own merit and assessment of likely impact on the neighbourhood made in each case. In some circumstances less adverse impact would be apparent on the neighbourhood were the neighbourhood to contain several re-sited buildings.

- 5 & 6. "Brick veneering of a building sometimes leaves very narrow eaves which it is considered does not improve the appearance of the building. Consideration should be given to the restoration of the original cladding or replacement by some of the newer types of cladding available."

H.S. Comment

Brick veneering of re-sited buildings is required only rarely of late particularly because of the very significant cost included which may jeopardise the expeditious completion of the building. Where brick veneering is required which will result in very narrow eaves and is considered would look out of place, the eaves can be extended. It is agreed that in the majority of cases, the original cladding, if in good condition, or the alternatives now available are more suitable of the style of building often relocated.

7. "It is considered adjoining neighbours should be notified and their comments sought."

H.S. Comment

It is considered unlikely that response from notification will be favourable despite the fact that the vast majority of these buildings are completed satisfactorily and fit in well with the locality. Should the proposal be considered satisfactory Council will find itself in the position of approving the application despite having received representations against it.

Recommendation

The policy of procedure to be adopted in assessing applications for re-sited buildings be varied to include:

- a) Consideration of the amount of clearing of the site necessary to accept the building.
- b) Specific consideration be given to effect on adjoining properties by reason of relatively high floor levels.
- c) Advice being given to the applicant regarding necessary work which may not be readily apparent.
- d) Where brick veneering is required that eaves be extended to maintain reasonably proportionate appearance.

COMMITTEE'S RECOMMENDATION

THE POLICY OF procedure to be adopted in assessing applications for re-sited buildings be varied to include:

- a) Consideration of the amount of clearing of the site necessary to accept the building.
- b) Specific consideration be given to effect on adjoining properties by reason of relatively high floor levels.

- c) Advice being given to the applicant regarding necessary work which may not be readily apparent.
- d) Where brick veneering is required that eaves be extended, where practical, to maintain reasonably proportionate appearance.

SECTION 3 - FINANCE1. ACCOUNTS PAIDCOMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

	<u>Voucher Nos.</u>	<u>Total</u>
General Fund Nos.	54047 - 54658	2,834,512.54
Trust Fund Nos.	5034 - 5078	972,484.51
		3,806,997.05

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

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

3. CORRESPONDENCE

ITEM 1: (File P160/18)

CORRESPONDENT: DEPARTMENT OF EDUCATION

SUBJECT: PROPOSED SCHOOL SITE - GLOSSODIA, OWNER -
HAWKESBURY SHIRE COUNCIL

Referring to previous letters concerning the proposed sale of part of lot 457 Spinks Road, Glossodia.

Confirming previous advice that it is the policy of the Department to only acquire sites where access and services are available at the time of purchase.

Advising that the Valuer General has estimated road costs at \$375,000 and confirming Council's offer to provide a site for approximately \$200,000.

Advising that in view of the costs, steps have been taken to evaluate alternative site proposals and therefore the Department has no further interest in acquiring the subject property.

S.C. COMMENT

A letter was received from the Department of Education on 4th January, 1985 and advised that Ministerial approval had been given for the acquisition of a primary school site from part of Council's Woodbury Estate at Glossodia.

The Department of Education instructed the New South Wales Valuer General's Department to commence negotiations with Council for purchase of the subject land which would have an area of approximately 3.2 hectares.

The Valuer General contacted Council on 7th March, 1985 and requested advice of the purchase price required by Council with Council to be responsible for provision of the following:

1. The full cost of providing tar sealed kerb and guttered road access between Kentucky Drive and Spinks Road.
2. Provision of adequate reticulated town water supply to the site at no cost to the Department of Education.
3. Payment of all survey, subdivision and registration fees in relation to the subdivision.
4. Carrying out of the development within a reasonable time after being requested to do so by the Department of Education.

Council's valuer was requested to assess the market value of the land required in accordance with the request by the Department of the Valuer General.

It was difficult to assess an appropriate valuation for the land because of possible variations in costs related to providing tar sealed kerb and gutter, road access, reticulated water supply and bus bay.

Council's valuer suggested that a more viable alternative might be to offer to sell the proposed school site as vacant land together with Lot 464 Kentucky Drive to enable access to the site and for the Department to then be responsible for construction costs associated with erection of a primary school.

Council would retain access to the playing fields and residue of the property through Lot 514 Spinks Road and, at the time the Department of Education was developing the school site, Council could schedule creation of an access road to coincide with the school development.

A plan of the proposal is displayed at the meeting showing the land that would be retained by Council outlined in pink with the land to be sold to the Department of Education outlined in yellow. Council's valuer assessed the market value of the land to be sold at \$115,000 and it was resolved, at the Ordinary Meeting of Council held on 10th September, 1985, to sell the property for that price with Council to be liable for survey, subdivision and registration fees.

Subsequent discussions took place with representatives of both the Department of the Valuer General and the Department of Education concerning costs associated with providing access and services to the site. Reports were submitted to the Ordinary Meetings of Council held on 11th February, 1986 and 11th March, 1986.

It was felt that, after allowance for all works to be undertaken, a net sale price to Council of \$70,000 would not be unreasonable. It was therefore suggested that, Council would agree to provide services to the

property at an estimated cost of approximately \$120,000 and that, the resulting purchase price for the land would be in the vicinity of \$200,000.

It is felt that Council's offer to sell an unimproved property for \$70,000 or alternatively a fully serviced property for a price in the vicinity of \$200,000 was most reasonable. It is also felt that the site in question is most suited for construction of a school specifically given the proximity of the shopping centre, child care centre and playing fields.

As Ministerial approval has been given for acquisition of the primary school site from Council's landholding it is proposed to make an approach direct to the Minister for Education in an attempt to resolve the acquisition and commit the Department of Education to establishment of a new primary school to service Glossodia and surrounding areas.

Recommendation

Council approach the Minister for Education in regard to acquisition of Part Lot 457 and Lot 464 DP214756 Glossodia for establishment of a primary school.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File C40/13 H105/17/A)

CORRESPONDENT: AUSTRALIAN BICENTENNIAL AUTHORITY

SUBJECT: DEED OF AGREEMENT - THOMPSON SQUARE PRECINCT

Enclosing draft Deed of Agreement in regard to the Thompson Square Precinct Restoration Project for consideration by Council.

S.C. COMMENT

The draft Deed was forwarded to Council's Solicitor and, subject to a number of minor alterations, appears satisfactory.

Once the Bicentennial Authority has informed Council that the alterations are acceptable, the Deed should be executed under the Seal of Council.

Recommendation

The Common Seal of Council be affixed to the Deed of Agreement for the Thompson Square Precinct Restoration Project.

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. GENERAL CIRCULAR NO: 8/1986 - INDUSTRIAL INFORMATION. C44/2, S205/1

1. Sick Leave

Councils were advised in General Circular No. 1/1986 that correspondence had been received from the Medicare Claims' Manager, New South Wales, in the following terms:-

As part of the Municipal and Shire Council Wages Staff Award, Councils are obliged to pay the cost of any medical certificate required by Council, which is related to an employee's sick leave. This being the case, Medicare benefits are excluded under Section 19(2) of the Health Insurance Act.

The Act states:-

Unless the Minister otherwise directs, a Medicare benefit is not payable in respect of a professional service that has been rendered by, or on behalf of, or under arrangement with -

(c) a local government body".

The Associations then made representations to Medicare who have responded as follows inter alia:-

"..... I am now in a position to confirm my previous advice in this matter. That is, Medicare benefits are not payable in these circumstances.

Section 19(2) of the Health Insurance Act specifically precludes payment of Medicare benefits for professional services rendered under an arrangement with a local governing body.

Section 19(3) also provides a further basis for exclusion from Medicare benefits because, under the terms of the Award, the services may be regarded as having being incurred by the employer".

Local Government Awards provide for sick leave to be payable if ".... the Council is satisfied that the sickness is such that it justifies time off and does not arise from serious misconduct".

Therefore, the provisions of all awards are that the Council has to be satisfied by the employee that he/she was indeed sick enough to justify time off. If the Council stipulates to the employee that it requires a doctor's certificate, then the provisions of the Municipal and Shire Council Wages Staff Award are such that the Council has to pay the cost of such certificate and the provisions of the Health Insurance Act provide that if the certificate is required by the Council, then no Medicare benefit is payable.

The alternative for Council to overcome this situation in respect of the Municipal & Shire Council Wages Staff Award is to place the onus back onto the employee to prove to the satisfaction of Council that he was indeed sick. In this case, the Council is not insisting on the employee producing a doctor's certificate, but rather evidence of sickness. The employee may produce a doctor's account or a statutory declaration, or other proof as evidence of sickness, and if the evidence is sufficient, then Council should accept the claim for sick leave.

2. Garbage Collection

Councils were advised in General Circular No. 6/1986 that the Department of Industrial Relations had written expressing its opinion that it was safe only to collect refuse from the side of the road, which is closest to the truck, and that the truck should be on the proper side of the road and as close as possible to that side.

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

Inspections were carried out on 22nd July, 1986, at Bankstown City Council, where there is a conventional 55 litre bin service and at Parramatta City Council, where the service is provided by 240 litre carts.

As a result, it has been decided that workplace committees, consisting of representatives of the garbage staff and officers responsible to Council (Contractor) for the garbage service should be established at each Council (Contractor's Yard) to nominate what streets are safe only to collect from one side and recommend that such streets should be collected single sided.

As employers, Councils are obliged to provide a safe system of work and prevent accidents. Identifying the manner in which garbage is to be collected for all streets within Council's boundaries is one such precaution that can be taken, and Councils are urged to carry out this exercise as soon as practicable, and to ensure that their contractors do so.

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

(H.S. - Generally, streets within the Shire from which garbage is collected from one side only have been identified. However, in view of this notification, the matter will be reviewed by the Safety Co-ordination Officer, the Garbage Foreman and the Health Surveyor. The recommendations then, will be placed before the Safety Committee for its endorsement, following which the garbage collection staff will be formally advised.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ITEM 1: (File L125)

SUBJECT: AUSTRALIAN LIBRARY WEEK - OCTOBER 17TH-24TH

The slogan for this year is "Everybody Needs a Library".

It has been decided to hold the Library's fortieth year celebrations during this week. The Library Act was adopted by Windsor Municipal Council on 7th November, 1945 and the first public library service began on 1st November, 1946, in the Windsor School of Arts.

Dr Mark Hertzberg, President of the Library Council of N.S.W., has agreed to be the guest speaker during this week's activities. His topic will include 'Public Libraries in Changing Times'.

It is proposed to hold a cocktail function in the Library prior to his talk which will be given in the Tebbutt Room. The date will be Tuesday 21st October at 7.00pm.

It is suggested that Federal and State Government members be invited to this occasion.

Other activities for the week include a display of 'Life in the Forties' and staff plan to wear 1940's fashions.

Recommendation

That the report regarding Australian Library Week 1986, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked for some comment regarding the re-opening of Grose Vale Road.

The Shire Engineer advised that no reply has been received regarding Council's application for a grant, and undertook to report further on the matter at the next Ordinary Meeting.

Councillor Rotherham asked if there was any indication regarding sand deposits at Cordners Corner.

The Shire Engineer stated that negotiations have been held with the operator, and they propose to re-activate the dredge.

Councillor Durrington referred to deep pot holes in Wolseley Road between Old Stock Route Road and the flats at McGraths Hill.

Councillor Durrington asked whether stolen Sulo bins have to be replaced by property owners.

The Shire Health Surveyor confirmed that this was the case, except in extenuating circumstances such as the bin being hit by a vehicle.

Councillor Durrington asked whether landscaping was a requirement in the development of the Australian Hotel's bottle shop and car park at McGraths Hill, as this has not been done.

The Shire Planner to investigate.

Councillor Durrington has been approached by people objecting to the inclusion of their house in the North West Sector Study, and asked what these people should do.

The Shire Planner advised that the exhibition period expires at the end of September, and that any objections should be submitted to Council prior to this time.

Councillor Stubbs asked for a progress report on the reprinting of Tebbutt's Astronomical Memoirs.

The Chief Librarian stated that the printing is still in progress.

Councillor Stanley expressed disappointment at the lack of support of the Wine and Food Festival last Sunday in Windsor Mall. He asked if the Officer responsible could report on where the breakdown in communications occurred between the organisers, Council and the officer concerned.

The Shire President stated that there will be a report come forward from the Macquarie Towns Festival Committee probably to the next General Purpose Committee.

Councillor Stevens asked for a report from the Community Projects Officer on the first meeting of the WSAAS Rating and Review Committee.

Councillor Horrex asked whether a letter will be sent out explaining more fully the details of the North West Sector Heritage listing, as many people are apprehensive about it.

The Shire Planner advised that those letters are being prepared at the moment.

Councillor Horrex asked if the matter of the closure of Tizzana Road will be coming before Council.

The Shire Engineer advised that this will be coming before Council.

Councillor Horrex expressed the need for a clearer sign indicating the entrance to Kurrajong when travelling east along Bells Line of Road.

The Shire Engineer stated that this has been referred to the Department of Main Roads who are investigating the matter.

Mr. W. Gordon, Divisional Engineer of the Department of Main Roads, then addressed the Committee.

The meeting terminated at 1.30pm

Report of the General Purpose Committee held in the Council Chambers, Windsor on Tuesday, 7th October, 1986 commencing at 9.00 a.m.

PRESENT: Councillors G.G. Michael, A.B. Sheridan, R.F. Rotherham, W.J. Sledge, J.E. Nicholson, F.S. Stevens, F.Y. Denne, C.J. Stanley and J.J. Horrex (for items 1-3)

Apologies were received from Councillors P.A. Dunn, S.E. Durrington and R.P. Stubbs and were accepted.

1. DA ITEM 5 - MR PAUL DELKOU - GENERAL STORE - LOT 1, DP 235012, CASTLEREAGH ROAD, AGNES BANKS. DA 452/86 (PAGES 8 TO 10 - DEVELOPMENT SECTION).

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THAT APPROVAL BE granted, generally in accordance with the site plan dated 20th August, 1986, and the plan of elevations dated 24th July, 1986, subject to the following conditions:

- 1-9. Standard conditions (DAS) 1, 2 (7), 7, 8, 18, 19, 21, 29 and 34.
10. Provision of kerb and gutter and road shoulder seal on both sides of Warnock road for the full length of the development, ie approximately 35m. Where vehicular access is required over the kerb line, a V drain is to be provided. Design and construction to the requirements of the Shire Engineer.
11. Drainage to be provided in the form of a pipe westwards under Castlereagh Road and continued down the other section of Warnock Road to the logical point of discharge.
12. Provision of a verandah of suitable width along the Castlereagh Road and Warnock Road frontages of the building.
13. Metal roofing of store and verandah to be olive green colourbond or similar, to the requirements of the Shire Planner.
14. Provision of a pump out septic system to the requirements of the Shire Health Surveyor, to be located to the east of the building.
15. Any relocation of the public phone box or hydrant and stop valve required as a result of the development, to be at the applicant's expense.
16. Provision of trees and shrubs (in odd number clusters) between Castlereagh Road and the building alignment.
17. The store is not to open between the hours 8.00pm to 7.00am.
18. Final design of building to be to the satisfaction of the Shire Planner and is to include a full length verandah along the Warnock Street frontage.
19. All works required as a result of the above conditions to be completed prior to occupation and use of the shop.

2. DA ITEM 7 - MRS M.A. VAUGHAN - ESTABLISHMENT OF A WOOLSHED DANCE VENUE AND EXTENSION TO EXISTING PRODUCE STORE. LOTS 1 & 2, DP597047 PITT TOWN ROAD, MCGRATHS HILL. DA 296/86 (PAGES 11 TO 13 - DEVELOPMENT SECTION).

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THE APPLICATION BE approved generally in accordance with amended plans submitted Job No.: 85003/1A August, 1986, subject to compliance with the following conditions:

- 1-15. Standard conditions (DAs) 1, 3, 7, 8, 9, 10, 13, 18, 19, 21, 25, 28, 29, 30 and 34.
16. Driveway east of the woolshed to be bitumen and drained to the satisfaction of the Shire Engineer.
17. Stage 2 of the development which includes the machinery shed, stables and picnic area to require separate development consent.
18. The premises to be cleared of all rubbish and unsightly materials and items of plant and equipment not subject to removal to be stored in an orderly manner away from the street frontage. This condition is to be complied with prior to the commencement of other works.
19. Use of the premises for all functions is to be not later than 12.30am.
20. The applicant is to consult with the Shire Health Surveyor prior to the preparation of building plans as required by Condition No. 1 above particularly as to the proposed methods of minimising noise emission.
21. Condition 11 above is to include dense landscaping of species approved by the Shire Planner particularly along the south western perimeter of the car park.

3. SHIRE ENGINEER'S REPORT ITEM 3 - PROPOSED ADDITION TO CATTAI STATE RECREATION AREA. N140 (PAGES 14 & 15 - WORKS SECTION).

The Committee inspected the site.

COMMITTEE'S RECOMMENDATION

THAT THE NATIONAL Parks & Wildlife Service be advised that Council objects to the public reserve R80521 being transferred from Council control on the grounds that:

- a. there would not be free unrestricted public access to the area;
- b. the reserve serves the local people and is located at the entry to the Shire; and
- c. the reserve provides public access to Cattai Creek for fishermen and a location for launching of boats.

4. TEBBUTT'S TELESCOPE - VARIOUS LOCATIONS

The Committee inspected a "mock up" telescope at the Tebbutt room of the Hawkesbury Museum. The Committee also inspected the Observatory building.

COMMITTEE'S RECOMMENDATION

THAT A FURTHER report to Council be brought forward in six (6) months time as to the progress of John Tebbutt on his restoration of the Observatory buildings and associated tourist development and that the costs be investigated of temporary placement of the telescope in the short term in either the Library or Tourist Information Centre.

The meeting terminated at 12.30pm.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor on Tuesday, 16th September, 1986 at 7.30pm

PRESENT: Clr. G. Michael, Clr. A.B. Sheridan, I. McEwan,
 C. Hamilton, R. Gilmore and R. Miller

1. APOLOGIES

Clr. S. Stevens

2. SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214)

SUBJECT: EASY ACCESS GARDEN

The work being undertaken utilising the C.E.P. grant is scheduled for completion on 17th September.

Construction of the pathway, including the pathway around the fountain, barbecues and seats, together with turfing and the initial landscaping of the area was completed by the team.

Work has also been undertaken to complete the fountain to the stage that the work is ready for testing and commissioning.

The further development of this area including extension of pathways through to the toilet block has been listed for inclusion in a further Community Employment Programme.

Recommendation

1. That the report on the Easy Access Garden be received.
2. That Council be requested to give a high priority to the development of the Bicentenary Park in further Community Employment Programme applications.

COMMITTEE'S RECOMMENDATION

THAT THE REPORT be adopted.

ITEM 2: (File 625-214)

SUBJECT: HORTICULTURAL SUB-COMMITTEE

General maintenance has continued on the Bicentenary Park area with mulching and watering of trees.

Due to the effect of severe frosts, allied with the previous dry weather conditions experienced during the past four months, a replacement tree planting programme at present has not been undertaken.

Inspections of the park during the past four weeks have indicated no real improvement on tree and shrub material affected by the dry weather and severe frosts which followed. It is planned to withhold the further planting and replacement programme until the end of September when it is hoped that all plant material which at present is showing signs of frost damage, will have improved in appearance and hopefully will be rejuvenating new foliage.

It is intended that any tree or shrub that has not shown signs of improvement by this time will be listed for replacement under the proposed replacement and general planting scheme for Spring.

Preliminary cost of replacement frost damaged trees is 65 at a cost of \$1,137 (super advanced stock).

Recommendation

That the report on the tree planting programme be received.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATION be adopted.

3. QUESTIONS/GENERAL BUSINESS

Playground Equipment

The sub-committee advised that they had received one quotation for supply of the playground equipment. Further prices are being investigated prior to a recommendation being made to the Committee.

R. Miller requested information as to the completion date in 1988 for the park project. Date still to be determined.

R. Miller enquired as to the beautification (tree planting) of the land acquired from the State Rail Authority.

The Horticultural Sub-committee was requested to inspect and prepare a scheme for the Committee's consideration.

4. DATE OF NEXT MEETING

7.30pm Tuesday, 18th November, 1986 at the Council Chambers.

The meeting terminated at 8.20pm

Report of the meeting of the Community Consultative Committee held in the Bligh Room, Windsor Community and Cultural Centre on Friday 26th September, 1986, commencing at 10.00am

PRESENT: Mr. J. Atkinson, Community Projects Officer, Chairman
Dr. P. Bazeley
Councillor S. Stevens
Mr. G. Falson, Shire Planner

APOLOGIES: Councillor F. Denne
Councillor S. Durrington
Councillor J. Horrex
Mrs. R. Hawkins
Mrs. G. Brown
Mr. L. Weatherstone, Deputy Shire Clerk

1. Buildings Used for Community Purposes

The following buildings are used for community activities:

Bilpin	- Community Hall
Blaxlands Ridge	- Community Hall, Old School House and Weathershed
Bowen Mountain	- Park Kiosk
Colo Heights	- Horrie Eley Memorial Hall
East Kurrajong	- School of Arts, East Kurrajong Road School of Arts, Comleroy Road
Freemans Reach	- School of Arts
Glossodia	- Community Centre Child Care Centre
Grose Vale	- Community Centre Old School
Hobartville	- Park Amenities Block Child Care Centre
Kurrajong	- C.W.A. Hall McMahons Park Kiosk
Kurrajong Heights	- C.W.A. Hall
McGraths Hill	- Community Cottage Tourist Information Centre
Maraylya	- Hall, Boundary Road

- | | |
|----------------|--|
| North Richmond | - Community Centre (including Chas Perry)
Child Care Centre
Scout Hall
Sporting Club |
| Richmond | - Neighbourhood Centre
C.W.A.
The Bosworth Centre
22 Bosworth Street, Womens Cottage
Swimming Pool Hall
Pre-school, March Street
137 March Street, Hawkesbury Band
Library
Senior Citizens Centre
Toxana - basement
School of Arts |
| St. Albans | - School of Arts
Conference Centre Hall - Uniting Church |
| Wilberforce | - School of Arts
Former Council Chambers including
Pre-school, Meeting Room and Hall
Child Care Centre (under construction) |
| Windsor | - Community & Cultural Centre
Library
Macquarie Park House
Rest Centre, Fitzgerald Street
Museum, Thompson Square |
| Windsor South | - Hall, Ham Street
Pre-school, Church Street
Child Care Centre (Greenhills) |

The properties operate in a wide variety of ways.

Some properties	- Council owned and managed
" "	- Council owned with community management
" "	- Community owned and managed

There are five bushfire brigade sheds for brigade purposes. Club premises - RSL and Sporting Club premises also available for functions by arrangement. Park amenities blocks and pavilions not included.

Schools and Department of Health buildings also used for community purposes.

IT WAS RESOLVED to recommend that an inventory of buildings be prepared with information on the ownership, management, condition and current community use.

2. Requests to Council for Provision of Community Buildings

Council has received requests to provide community buildings for locations where there are no facilities. Requests have been received to upgrade or extend existing community facilities.

IT WAS RESOLVED:

1. To recommend to Council that community consultation be held with a view to preparing a report to Council with recommendations on the development of community services throughout the Shire.
2. That the first meeting be organised to cover Grose Vale/Bowen Mountain with members of the Consultative Committee participating.

IT WAS RESOLVED to recommend to Council that a single page questionnaire accompany next year's rate notices seeking information on what residents see as priority needs in their area. For example on:

- Community Buildings
- Childrens Services
- Recreational Facilities
- Roads and Services
- Future Development - land use
 - commercial development

3. Housing

In response to the request from Council, it was resolved to recommend to Council that the following be appointed to the Committee for the Local Government Housing Research Project:

Councillor W. Sledge
Mr. L. Ryan (alternate)

It was also resolved to commend Council on its decision to support the application by the Hawkesbury Community Housing Association for funding under the Local Government and Community Housing Programme.

The meeting closed at 11.17am.

Report of the Meeting of the Extractive Industry Committee held in the President's Office on Tuesday, 10th June, 1986 at 7.00 p.m.

PRESENT: Councillor G.G. Michael, Shire President; Councillors R.F. Rotherham, F.S. Stevens and C.J. Stanley; Messrs. G.M. McCully, Shire Clerk; Mr. J.R. Gilmore, Shire Engineer and Mr. A. Hastie, Design Engineer.

APOLOGIES: Nil

CORRESPONDENCE

ITEM 1: (File F84/5)

CORRESPONDENT: STATE POLLUTION CONTROL COMMISSION

SUBJECT: LICENSING UNDER THE STATE POLLUTION CONTROL COMMISSION ACT, 1970

Advising Council that Licence Number W6-144 under the Clean Waters Act, 1970, for premises located at Cordners Corner, Freemans Reach, expires on 1st June, 1986.

S.E. REPORT

As from the 1st October, 1985, licences previously issued by the Commission under the Clean Air Act and the Clean Waters Act, are to be replaced by a single "composite licence" under the State Pollution Control Commission Act.

Accompanying these variations are extensive changes in licence fee categories which are now based on a unit fee which relates to an estimated scaled maximum daily discharge of pollutant.

Using the scale provided, Council's annual licence fee is now \$580.

Committee's Recommendation

That Council's licence to discharge certain wastes into the Hawkesbury River from Cordners Corner be renewed for a further twelve (12) months.

ITEM 2: (File E/78)

CORRESPONDENT: LANDS OFFICE

SUBJECT: PERMISSIVE OCCUPANCY 1985/13 WINDSOR, CLARENCE REACH

Providing Council with a copy of correspondence received from the Public Works Department regarding the above Permissive Occupancy.

S.E. REPORT

The Department of Public Works has expressed some concern about the impact of dredging on the stability of the river bank and subsequently they have stressed that the applicant (Council) must address the effect of any proposed dredging on the river bank stability, tidal flow, flood flow, sediment transport and water quality.

To support their concern the Department has enclosed, for information, a Schedule of general conditions required for dredging operations in tidal waters.

All of the above matters will be investigated and quantified in a later Environmental Impact Statement and, accordingly, the subject correspondence has been recorded for future information purposes.

Committee's Recommendation

That the information be received.

ITEM 3: (File E78; F84/5)
CORRESPONDENT: PUBLIC WORKS DEPARTMENT
SUBJECT: COUNCIL'S PROPOSAL TO DREDGE PART OF ARGYLE REACH
PERMISSIVE OCCUPANCY 1986/6

Informing Council that the Department is currently undertaking studies in the Hawkesbury which is hoped will assist in the formulating of interim channel dredging guidelines.

In addition, the Department has requested that Council forward details relating to volumes, depth of dredging, batter details and the anticipated duration of the proposal.

S.E. REPORT

The Department has withheld from making any objective comments on Council's proposal pending the outcome of the above study, however, it is believed that the application should be actively proceeded with and in this regard the further technical information sought has been provided to assist the Department in its considerations.

Committee's Recommendation

That the information be received.

ITEM 4: (File E78)
CORRESPONDENT: R.C. ARNDELL 'HOPE-FARM', CATTAI
SUBJECT: LAND BASE PERMISSIVE OCCUPANCY 1985/13

Advising Council that he is not interested in any future dealings relating to the use of his property as a land base for the extraction of sand from the Hawkesbury River.

S.E. REPORT

This matter was the subject of a report to the Committee on 10th April, 1986, when it was indicated that Mr. Arndell's property appeared to offer Council the best location for a future land base if approval to extract was eventually obtained.

In view of Mr. Arndell's correspondence, it will now be necessary to pursue other alternatives.

Committee's Recommendation

That a further investigation continue into a suitable land base site for the operation.

GENERAL BUSINESS

ITEM 1: (File F84/5)

SUBJECT: CORDNERS CORNER FUTURE OF SAND REMOVAL
OPERATIONS

S.E. REPORT

Mr. M. Perry has recently advised that as from Friday, 30th May, 1986, he is no longer in a position to supply sand to the public from Cordners Corner.

This has resulted in a temporary closure of the plant and the subsequent relocation of staff.

Committee's Recommendation

The information be received.

ITEM 2:

SUBJECT: TIME AND DATE OF NEXT MEETING

At a time to be arranged by the Shire Engineer.

The meeting terminated at 7.30 p.m.

Report of the Meeting of the Extractive Industry Committee held in the President's Office on Tuesday, 7th October, 1986 at 5.00 p.m.

PRESENT: Councillor G.G. Michael, Shire President; Councillors R.F. Rotherham, F.S. Stevens and C.J. Stanley; Messrs G.M. McCully, Shire Clerk, Mr J.R. Gilmore, Shire Engineer and Mr A. Hastie, Design Engineer.

APOLOGIES: Nil

CONFIRMATION OF MINUTES

RESOLVED on the motion of Councillor Rotherham, seconded by Councillor Stevens that the Minutes of the Meeting held on Tuesday, 10th June, 1986 be confirmed.

CORRESPONDENCE

ITEM 1: (file F84/5, E78)

CORRESPONDENT: PUBLIC WORKS DEPARTMENT

SUBJECT: HAWKESBURY RIVER SAND EXTRACTION

Confirming discussions that took place at a meeting between Council staff and officers of the Department and informing Council of recent development relating to sand extraction in the Hawkesbury River.

S.E. REPORT

For some time now the Department of Public Works has expressed concern about the possible adverse geomorphological impacts that could result from future sand extraction along sections of the Hawkesbury River.

This concern has resulted in the Department undertaking preliminary studies of active processes in the river system that tend to encourage accretion and/or erosion activity.

It is hoped that the study which will extend to bank regrading will provide all relevant authorities with basic guidelines to assist them during the assessment stage of all future proposals.

In regard to Council's proposal to extend dredging into Argyle Reach the Department have indicated that comments from them will be deferred until the above study is completed at least to the draft stage.

The latest information from the department (verbal 1.10.86) is that a draft has now being finalised, although it was not revealed as to when formal advices would be received.

Recommendation

That the information be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (file F84/5)
CORRESPONDENT: DAVIDSON RECLAMATIONS PTY. LTD.
SUBJECT: FUTURE COUNCIL SAND DREDGING OPERATIONS

Advising Council that Davidson Reclamations would be interested in working any future sand leases that Council may control as a sole contractor.

S.E. REPORT

The Manager of Davidson's Reclamations, Mr Bill Davidson, has requested that he be given the opportunity to briefly address the Extractive Industry Committee on the above matter.

Recommendation

That Mr Davidson be given the opportunity to address the Committee at the completion of General Business.

COMMITTEE'S RECOMMENDATION

THAT A LETTER be forwarded to Mr Davidson thanking him for his attendance at the meeting and advising him that Council would be most pleased to receive his tender in respect to future sand extraction projects.

GENERAL BUSINESS

ITEM 1: (file F84/5)
SUBJECT: CORDNERS CORNER SAND REMOVAL OPERATIONS

S.E. REPORT

River soundings of Cordners Corner taken to assess the post August flood situation regarding sand deposition over the lease area are now completed.

The plans (to be tabled at the meeting) indicate that bed movement did occur during the flood resulting in the deposition of some additional sand.

Both Council's contractor and his dredger have viewed these plans and on the basis of the information provided and economic considerations it has been decided to abandon further dredging operations within the river.

It will be observed that while the maximum design depth shown on the plans has not been achieved final batter profiles are quite satisfactory. The Department of Public Works has been provided with copies of the soundings.

Because of the uncertainty of lower bed conditions it is not possible to estimate final quantities not obtained however indications suggest that up to 0.5 metres of sand may have been deposited along various sections of the lease.

As approval to extend the operation into Argyle Reach has not been obtained it is now necessary to consider commencing onshore operations.

This work will involve regrading and the removal of the existing primary bank which at present is acting as a pondage enclosing wall and access route to the stockpile area.

This stage of the project is somewhat different from the river based operation in so far as the material to be removed is a sandy loam (current market value 5 to 6 dollars) and this removal will be carried out using land based plant only.

Recommendation

1. Mr Perry be requested to remove all unnecessary plant (dredge included) from the site.
2. The onshore operations be commenced.
3. Consideration be given to utilising certain Council plant to assist with earthworks.
4. Discussions regarding future royalty payments be held with Council's contractor Mr Perry in view of 3 above.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2:

SUBJECT: TIME AND DATE OF NEXT MEETING

At a time to be arranged by the Shire Engineer.

Meeting closed at 6.00 p.m.

SHIRE CLERK/GENERAL MANAGER'S REPORT
ORDINARY MEETING - 14TH OCTOBER, 1986

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. MR B.J. GHANTOUS - LEASE OF LAND OFF GREENWAY CRESCENT, WINDSOR.
1904W

Accepting conditions associated with lease of the above property and pointing out that in his address to Council he requested that consideration be given to an initial term for the lease of two (2) years and then the agreement to be reviewed on an annual basis.

Noting that the reason for the initial two (2) years is that he will be spending between \$1500 and \$2000 on erection of fences and as Council would appreciate, would need some security of tenure to substantiate the expense.

Also requesting Council's advice on whether or not Council would be prepared to offer an option to purchase the property and what conditions would be applied to that option.

(S.C. - The property was inspected by Council on 11th September, 1986 and it was resolved to agree to lease Lot 161, DP 716680 Greenway Crescent, Windsor to Mr B.J. Ghantous for a period of twelve (12) months at an annual rental of \$100 plus any rates levied. The area at all times to remain with reasonable vegetation cover to the satisfaction of the Shire Engineer. The agreement to be reviewed on an annual basis and rest on correspondence.

The property was acquired from the Anglican Property Trust in December 1985 for \$59,160 and has an area of 1.53 hectares. The land is zoned open space recreation and has a narrow access from Greenway Crescent. As such, without an alteration to the zoning, Council would be prevented from disposing of the land.

However, in regard to Mr Ghantous' request for an initial lease term of two (2) years it is felt that, in view of the initial capital expense, the request is reasonable and should be agreed to.)

IT IS RECOMMENDED THAT Council agree to extend the initial lease period for Lot 161 Greenway Crescent, Windsor to two (2) years and then the agreement to be reviewed on an annual basis.

2. L.G. MACDONALD & CO. - COMPLETION OF AUDIT BOOKS. A8/1

Advising that he has completed the audit of the books of account and subsidiary records of the Hawkesbury Shire Council to 31st December, 1985. Also certifying that the Statements of Account as prepared by the Shire Clerk are in accordance with the requirements of the Local Government Act.

Stating that the Annual Statements of account were approximately five (5) months later than the stipulated date in Ordinance 26, Clause 48(a) viz 31st March, 1986. Reminding Council that the delay in preparation of the

annual accounts effects all areas of accounts and that Council would not be aware of its financial position until the statements were completed and audited.

(S.C. - In relation to the comment by the Auditor on the delay in completion of the 1985 Annual Statements of Account it is advised that this was brought about by the considerable change in workload and staff functions as a result of the implementation of a new computer system supplied by Samaka (Australia) Pty Ltd.

It is to be noted that Council has been kept informed of this situation in the quarterly reports of the "Certificates as to State of the Accounts Work". The Department of Local Government and the Local Government Association have also been informed of the delays being experienced.

It is anticipated, as for the 1984 Annual Statements of Account, that the 1986 Statements will be available for Audit by the end of February, 1987 and well before the date stipulated in Ordinance 26.

Taking into account the considerable difficulties of implementing a totally new computer system, the conducting of an extraordinary election and the changes in senior accounting personnel it is felt that the accounting staff have achieved an excellent result for the year.)

IT IS RECOMMENDED THAT the report on L.G. MacDonald and Co. Audit of the 1985 books of account be received and the document be tabled.

3. HON. P.D. HILLS, MINISTER FOR INDUSTRIAL RELATIONS AND MINISTER FOR EMPLOYMENT - AUSTRALIAN TRAINEESHIP SCHEME. G95/40

Advising that he has previously written to Council concerning initial participation in the Australian Traineeship Scheme and expressing appreciation for Council's co-operation and assistance in the skilled training of local youth.

Indicating that Government policy requires a review of employment creation programmes such as the Community Employment Programme, the Youth Employment Scheme and training schemes (e.g. traineeships and apprenticeships) for instance, increasing priority is being accorded to training systems and there is less emphasis on job creation activities which lack structured training although such schemes are still important.

Advising that Council is expected to review its commitment to achieve a better balance and increase its participation in traineeships.

Asking that Council reconsider the matter again and suggesting that the number of trainees Council might decide to engage might be indicated on the basis of the ratio of Y.E.S. positions to traineeships as indicated in his previous letters to Council.

(S.C. - Participation in the Australian Traineeship System has not been undertaken for a number of reasons:

Firstly the Government had offered an annual grant of \$1000 or up to \$2000 where the trainee was handicapped. This was against an annual cost which would have exceeded \$15,000 per trainee per annum.

In addition to this cost factor, the question of continued guaranteed employment was also included within the scheme. Council would have to train the person and then guarantee a job at the end of the apprenticeship.

It is believed that Council should write to the Minister and advise him that this Council has shown its commitment to job creation schemes and traineeship schemes in the past. Hawkesbury Shire has an excellent record of retaining trainees in full time positions where a suitable position becomes available during their temporary period of employment.

In addition to this, Council has continued a commitment to the schemes despite abnormally high numbers of claims for workers' compensation - given the proportion of employees involved in job creation schemes.

Despite numerous approaches to the Government, by both Hawkesbury Shire and other Local Government areas, the Minister has failed to recognise the importance of workers' compensation liability to this Council as a self insurer and to other councils which absorb increased premiums due to workers' compensation claims by previously unemployed workers.

Until such time as the Government is prepared to introduce an overall scheme to cover workers' compensation for their trainees it is almost uneconomic to involve them in Council works. The tone of the letter indicates that Council is expected to participate in the Australian Traineeship System and it is felt that the Minister should be advised that Council, for the reasons previously expressed, does not wish to take up the option.

It may be that this involves risking current C.E.P. and Y.E.S. Schemes and it is felt that if this is the case then it may be necessary to totally re-assess Council's priorities and commitment to other various job creation schemes.

The main aim of the schemes is to reduce the number of unemployed and Council's commitment through the use of unemployed labour at sites such as Australiana Village and throughout the Shire has indicated our continuing commitment to the scheme.)

IT IS RECOMMENDED THAT the Hon. P.D. Hills, Minister for Industrial Relations and Minister for Employment be advised that Hawkesbury Shire Council does not intend to take advantage of the Australian Traineeship System due to the level of subsidy required by Council and commitment to guarantee continuing employment at the end of the scheme.

FINANCE AND ADMINISTRATIONREPORTS1. COMMUNITY HALL - WISEMANS FERRY. C45

Council at its meeting of 12th February, 1985 resolved to support the provision of a community hall subject to a satisfactory arrangement with the three adjoining Councils. Following negotiations with representatives of the Wisemans Ferry Community and other councils, Council at its meeting of 10th June 1986 resolved to contribute an amount of \$37,750 towards the construction of the hall. As Hornsby Shire has provided the land, an estimate of costs has been prepared by that Council. It has now been agreed by Hornsby Council to exclude any costs for the land on which the building will be erected. The estimate of cost is \$151,000.

Hornsby Shire has advised (16th September, 1986) that Gosford City Council has replied to the request to participate in the project in the following terms:

"In August, 1985, Council considered the proposal for the establishment of a multi-purpose community facility at Wisemans Ferry. However, Council resolved to defer its decision on this proposal, pending consideration of the 1986 budget.

Unfortunately, Council's application for a 4% rate increase in 1986, above the 8% granted by the State Government was refused by the Minister of Local Government. This decision has had a significant impact on Council's expenditure program for 1986.

Therefore, I regret to advise that the ensuing financial restrictions will preclude Council from contributing towards the establishment of a community facility at Wisemans Ferry."

Hornsby Shire Council formally allocated an amount of money to cover its proportion of the 1/3 cost of providing a demountable building and associated site works at a meeting held on 4th September, 1986. In addition Baulkham Hills Shire Council has indicated its preparedness to also participate in the project but has not indicated an amount which would be contributed.

In view of the substantial benefit that this facility will provide for the residents of the area and the fact that Baulkham Hills and Hornsby Shire Council will share the costs with this Council, it is felt that funds should be allocated from the Loan Borrowing Programme for this project.

IT IS RECOMMENDED THAT Hornsby Shire Council be advised that Council is prepared to contribute \$50,334 towards the project.

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

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

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
6th	Wedding	* M. Keen
8th	Meeting	* Co-ordinating Group for the Handicapped H.S.C.
8th	Naturalisation Ceremony	* Sister City Committee
9th	Meeting	* Macquarie Towns Scottish Society
13th	Ball	* Hills Christian Centre
14th	Meeting	
15th,16th,22nd		
24th	Eisteddfod	* Hawkesbury District Eisteddfod Society
9th,16th,23rd		
30th	Music Practice	Macquarie Towns Junior Orchestra
19th	Shire Ball	* Hawkesbury Shire Council
20th	Wedding	* S. Johnson
20th	Wedding	* C. Miller
23rd	Band Practice	* Blake Morrison
25th	Earth Week Presentation	H.S.C.
26th	Kuring-gai Philharmonic Orchestra Concert	H.S.C.
27th	Wedding	* D. Lovelace
27th	Wedding	* C. Davies
		* Paying Functions

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

3. CONTRACTS AND DOCUMENTS FOR EXECUTION. C50

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

Annual Application for overdraft limit with the Commonwealth Bank of Australia, Windsor.

(S.C. - Council has an overdraft limit for general purposes, of \$800,000 and a fully drawn loan for Bligh Park Estate, of \$900,000 with the bank which has to be applied for each year.)

Application for Minerva International Communications Service - IBM Computer - Library.

New Sewage Plant, South Windsor - Supply of Mechanical Equipment

1. Contract No. 1313-BP1 (PT1 & 4)
William Roby & Co.

2. Contract No. 1313-BP1 (PT 3)
Aquatec-Maxcon Pty Ltd
3. Contract No. 1313-BP1 (PTs 2, 5 & 6)
Water Treatment (Australia Pty Ltd)

4. STAFF MATTERS - RESIGNATION. S1/8P

Mr L. Rowles - Debt Recovery Officer

Tendering his resignation effective from Friday, 3rd October, 1986 .

Mr. R. Edwards - Chief Rates Clerk

Tendering his resignation effective from 19th September, 1986.

(S.C. - Both employees carried out their duties in a satisfactory manner.)

IT IS RECOMMENDED THAT Council accept the resignations of Mr. L. Rowles and Mr. R. Edwards and provide a reference under Seal of Council.

5. RURAL RATE APPEAL - LOT 2 YEOMANS ROAD, KURMOND. 5209/0012

Mr B.L. & Mrs R.S. Keen appealed against Council's decision to refuse rural rating in respect of the above property.

The appeal was heard by Assessor, Mrs Fitz-Henry, on 15th September, 1986 and Council was represented by the Shire Treasurer.

The land in question has an area of 3.597 hectares and is used for orcharding. There are approximately 300 stone fruit trees (8 apricot, nectarine, plum and peach) on 1.5 hectares of the property.

The Court ruled that, although a business or industry existed on the property, it could not be determined that this was the whole or main use of the land or that a potentially commercially viable business or industry was in existence.

IT IS RECOMMENDED THAT the report concerning a rural rate appeal by Mr B.R. & Mrs R.S. Keen for Lot 2 Yeomans Road, Kurmond be received.

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

At the Ordinary Meeting of Council held on 10th June, 1986, it was resolved to agree to the closure and sale of part of Chapman Road at Vineyard with the price to be determined by valuation.

The applicants, Mr M.C. & Mrs C.A. Petrow had offered \$500 for the land and necessary inspections and reports have now been undertaken.

The proposed closure involves potential creation of two (2) residential lots having frontage of 66 feet to Chapman Road and depths of approximately 250 feet. In order to create separate allotments, an L.E.P. would be required and the Shire Planner has advised that he would not support the proposal to create two (2) separate allotments out of the land. This is because it is not in line with subdivision configurations in the area.

Mr & Mrs Petrow currently own an adjoining block, Lot 8 DP 220094 which has an area of 2763sqm.

The closed road borders around the property in a boomerang shape and has an overall area of 3740sqm. In any proposed sale, it would be conditional that the closed road be consolidated with Mr Petrow's existing landholdings.

There is no doubt that, given potential building rights, the closed road section is capable of residential development. As such it would have a potential value in the vicinity of \$20,000-25,000 assuming a suitable purchaser could be located.

There are however a number of problems identified with the lot and these are related to the configuration of the lot, drainage problems and sillage storage/removal problems, location of a suitable site for residential construction, necessity for site works and potential adverse effects on Council's Planning Scheme if a two lot subdivision proceeds.

As previously stated it is not felt desirable to sell the property for independent residential development and it is considered that the most satisfactory disposal of the land would be consolidation with Mr & Mrs Petrow's property.

Council's Valuer has inspected the site and it is felt that the land should be offered to Mr & Mrs Petrow for \$10,000. A plan of the property is on display at this meeting.

IT IS RECOMMENDED THAT:

1. No objection be raised to the closing of the public road involved having in mind, in particular, present and future requirements of the public, including general public recreation needs, the environment generally and access by fishermen to actual or potential fishing grounds.
2. The price of the land to be \$10,000.
3. The land in the road closure to be consolidated with the applicant's land adjoining, namely Lot 8 DP 220094.
4. The applicant to complete a satisfactory agreement to undertake consolidation of titles and pay all costs involved.
5. The Common Seal of Council be affixed to the relevant documents.

7. GOVERNOR PHILLIP PARK - AMENITIES BUILDING/CLUBHOUSE. 625-205

At the Ordinary Meeting of Council held on 8th July, 1986, consideration was given to tenders received for construction of an amenities building and club rooms. Further, Council requested that the agreement between the Upper Hawkesbury Power Boat Club for use of the second floor of the building be formalised.

Since that meeting discussions have taken place between Council officers and representatives of the Boat Club to determine a satisfactory basis for the agreement.

The Club has now given a written undertaking to enter a lease agreement with Council for occupation of the clubhouse and pending confirmation from the group, the lease will be subject to the following terms and conditions:

1. The lease to be for a period of five (5) years commencing from the date of completion of the building. Further tenancies to be subject to discussion at the end of the initial period.
2. The initial year's rent to be \$3000 subject to annual adjustments in accordance with the Consumer Price Index.
3. The Upper Hawkesbury Power Boat Club to internally fit out the club house section of the building. The work to be completed within six (6) months of the section being made available to the club by Council.
4. The club to allow any responsible, interested parties use of the club house and grounds for functions and/or race meetings. Hire charges to be subject to endorsement by Council.
5. The club to be responsible for all legal fees associated with the preparation of the lease agreement.

It is felt that Council's interests are satisfactorily protected by these conditions and Council's Solicitor has been instructed to prepare the necessary lease agreement.

IT IS RECOMMENDED THAT the report concerning occupation of the club house at Governor Phillip Reserve by Upper Hawkesbury Power Boat Club be received.

8. REQUEST FROM THE ROYAL AUSTRALIAN ARTILLERY HISTORICAL SOCIETY. 625-202.

The Society has written stating that it has submitted a proposal for the restoration of early Sydney military fortifications as part of the Australian Bicentennial Programme. The proposal includes an artillery saluting station to be constructed at Mrs. Macquarie's Chair, which is the site of the original fort. They have included a detailed copy of their proposal for Council's information. They state that it is intended to include two 32 pounder smooth-bore muzzle-loading cannons of the type that formed part of the original armament of the fort in the replica to be constructed.

The Society has identified a number of 32 pounders within the Sydney area and understands that Council has two such weapons, which were recently unearthed at Richmond. The Society states that although the cannons may have been sited in Richmond for many years they have no connection with the military history of the district. Further, that their proposal provides an opportunity for the cannons to be returned to the Sydney fort area, where they could provide a realistic impression of the Nation's early military history and, accordingly, they request Council's co-operation in making the relics available.

IT IS RECOMMENDED THAT The Royal Australian Artillery Historical Society be advised that Council intends to locate the two cannon within the Shire following their restoration, which is currently taking place, and accordingly cannot make them available for the Mrs Macquarie Chair proposal.

9. DEVELOPMENT OF LAND - REAR OF TOURIST CENTRE, MCGRATHS HILL.
C52/5.

Council has previously considered proposals for the development of the above land based on submissions by Stephen Larkin. At its meeting of 10th June, 1986, it resolved to concur with the principle of the development of the area by the erection of a large bird aviary with connecting bridge and lookout to the Tourist Centre, exhibition/sale building, family restaurant, picnic area, car parking, amenities and landscaping generally in accordance with a plan submitted by Consulting Architects. Further, that the tenure of the area was to be subject to further discussions and following the submission of a financial feasibility.

Council's Valuer has advised that the land, with an area of about 1.6ha, is valued at: Motel Site, \$200,000; Industrial Site, \$160,000; Rural Home Site, \$75,000; and Restaurant & Aviary Site, \$175,000.

Correspondence has now been received from Stephen Larkin requesting Council to consider the following:

- "1. The lay out design as in the enclosed plans with the family restaurant being now adjacent and parallel to the Groves Avenue boundary.
2. The design of the sale/exhibition building to be of one storey colonial-style.
3. The design of the family restaurant to be of a one or two storey colonial-style building.
4. The tenure of the land to be on the following basis -
 - The freehold sale of the unhatched area of the land, designated A, in two titles, with a long term leasehold tenancy of the hatched area, designated B, on the enclosed plans.

5. The purchase price of the freehold land to be in the range of \$175,000-\$200,000 and the lease of the aviary area (B) to be for a nominal amount to assist in establishment costs and future continuing maintenance.
6. The settlement of the freehold purchase to occur at the completion of the total project to Council's satisfaction."

The lay out plan indicates that the freehold to be acquired is approximately two thirds of the total area, which Council was considering for development and, accordingly, would have a reduced value based on the Valuer's advice. There have been discussions with Stephen Larkin and he is agreeable to the following terms:

The freehold area being sold in the two titles at a value of \$200,000, with 10% of the sale price paid on exchange of contracts, a further 40% at settlement or six months from the time of exchange and the remainder at 12 months from the date of exchange. The development to take place within a period of 12 months or the land reverting to the Council. The area on which the aviary is to be developed to be subject to a lease at nominal rental, with future management of the area to be subject to further discussions.

In this regard, the aviary development to be carried out by the developer could cost in the vicinity of \$50,000-\$60,000.

With the development costs involved, a long term lease is envisaged. Entry to the aviary and associated development would probably be through the Tourist Centre and by the purchase of tokens which could then also be utilised in promotions by all those facilities on the site and others run by Council in other locations.

The development proposed is permissible with Council consent as a tourist facility and associated uses. Mr. Larkin is aware of the need to submit the necessary development and building applications. Provided the final design, etc. is satisfactory and generally conforms with the concept plan submitted, it is considered appropriate that the Shire Planner be delegated the authority for development consent to enable construction to start as early as possible.

IT IS RECOMMENDED THAT -

1. Part of the land to the rear of the Tourist Centre, as identified by Areas A on the plan attached to the letter of Stephen Larkin of 16th September, 1986, be sold for development as outlined in the letter for the sum of \$200,000 on the basis of:

10% of the total price on exchange of contracts, a further 40% at settlement or six months, with the remaining 50% at 12 months following exchange of contracts. The land to revert to Council should the development not be undertaken within the 12 month period.

2. Council agree to a long term lease for the land marked as Area B on the plan attached to the letter of 16th September, 1986, which is to be subject to the development by an aviary with associated access, such development to be carried out by Stephen Larkin at his cost with management to be incorporated into the lease and that the lease be subject to nominal rental.
3. All documents be completed under the Seal of Council.
4. The Shire Planner be delegated the authority to approve of the subsequent development application.

10. COMMUNITY ARTS OFFICER'S REPORT - SEPTEMBER, 1986.

National Community Arts Conference

The second National Community Arts Conference was held in Adelaide on 5, 6, 7th September. This was attended by 450 artists, administrators, politicians and funding bodies. The conference was opened by Mr Barry Cohen M.P., Minister for Arts, Environment and Heritage, Mr John Bannon, Premier of South Australia and Donald Horne, Chairman of the Australia Council. Keynote speaker was Owen Kelly, author of many United Kingdom publications on community art. Panel speakers included union-based arts administrators, representatives of funding bodies, community artists and representatives of national groups such as Actors Equity.

Individual workshops during the three-day period covered all aspects of community arts practice and these were all very informative. Of particular benefit were workshops on arts and the handicapped, the Australian Folk Life Enquiry being conducted by the Minister, Barry Cohen, M.P. and a special session on children's circus.

Children's Circus Project

The fully-funded children's circus project at Bilpin will continue until funding is fully expended. A performance was given by the group during the Macquarie Towns Festival, and the group will perform at the opening of the Blaxlands Ridge Community Hall.

Macquarie Towns Festival

All events proceeded as planned, with the exception of the Open Air Fair, which had a low attendance due to constant rain. The Parade, followed by St. Monica's fete was very popular and very well attended. Attendances were down for the Kuring-gai Philharmonic Orchestra. The old-time dance for over 50's which was organised in conjunction with the Richmond Ex-Servicemen's Club, was very popular and demonstrated the need for afternoon entertainment for this age group. A full report will be prepared following the next Committee meeting on Wednesday, 22nd October.

Colo Wilderness Mobile Resource Unit - September Report

The Resource Unit held Vacation Care Centres at Blaxland's Ridge, Colo Heights and Bilpin from the 1st to the 5th September, with 150 children attending.

The theme was Australian Culture. Children and parents linked with excursions organised by Council's Youth Recreation Officer to El Caballo Blanco.

Pre-school recommenced after the holidays and the Resource Unit expanded the pre-school sessions from the previous three (3) days per week to five (5) days.

These new sessions are being held at the Bowen Mountain Park and in the Bilpin Hall and are well attended. The expanded service was made possible by the provision of increased pre-school subsidies from the Department of Youth and Community Services to enable the Resource Unit to improve the service to outlying areas.

The service is now providing:

Monday	Pre-school	Blaxlands Ridge Community Hall
Tuesday	Pre-school	Blaxlands Ridge Community Hall
Wednesday	Pre-school	Bowen Mountain Park
Thursday	Pre-school	Bilpin Hall
Friday	Pre-school	Bilpin Hall

A meeting was held by the Resource Unit Management Committee, Community Arts Officer and Mike Corcoran from the Regional Office of the Department of Youth and Community Services to discuss the incorporation of the Resource Unit and charges in operation.

The role and workload of the Community Resource Worker have been altered to become an outreach and more welfare orientated position. This position now involves the establishment of new groups with an emphasis on parent support, services to senior citizens access and information about community services and education.

The Resource Worker has been organising Friday coffee and discussion mornings fortnightly in the Blaxlands Ridge Community Hall for senior citizens. The Community Nurse also attends these mornings and excursions are being planned.

Parents' support groups and a baby sitting club are in progress at Blaxlands Ridge and Bowen Mountain and planned for Colo Heights.

The Blaxlands Ridge Community Hall is currently being used by the following groups:

Monday am to pm	Pre-school
Monday evenings	Adult aerobics
Monday (monthly)	Blaxlands Ridge Hall Management meeting
Tuesday am to pm	Pre-school
Tuesday (monthly)	Colo Wilderness Management Meeting
Wednesday am to pm	Blaxlands Ridge Playgroup
Wednesday pm	Adult dance class
Thursday am to pm	Baby health clinic
Thursday pm	Pre-school dance class
Thursday pm	Primary school dance class
Friday fortnightly	Coffee morning (seniors)
Friday am to pm (monthly)	Bushfire brigade meeting

Blaxlands Ridge School House

Monday (fortnightly) am to pm Parents Support Group
 Wednesday evening Adult pottery class

The official opening of the hall will be held on the 18th October, the hall committee is organising this special day with entertainment and family activities.

IT IS RECOMMENDED THAT the report of the Community Arts Officer be received.

11. AUSTRALIANA VILLAGE - MONTHLY REPORT. C52/4

Set out below are financial details relating to operations of Australiana Village during September:

Income	\$6,226.00
Expenditure	\$7,114.27
Operating Loss	\$ 888.27

Visitors to the Village totalled 1,752 comprising 879 adults, 749 children and 124 pensioners. As part of the school holidays promotions, 51 children were admitted to the Village free of charge using coupons published in various newspapers.

The current operating budget for daily maintenance expenses, etc. from 1st January to 30th September is as follows:

Income	\$65,710.03
Expenditure	\$77,194.72
Operating Loss	\$11,484.69

During September, work on the Lagoon Project under the Commonwealth Employment Programme has progressed and it is envisaged to be completed during October. Minor problems are being experienced with the trains operation and these are currently being investigated by Buttsworth Engineering (who carried out initial work on the train).

Preparations for the Christmas period (especially group bookings) are well advanced with a minimum of 14 major days being envisaged.

IT IS RECOMMENDED THAT the report concerning operations at Australiana Pioneer Village during September be received.

12. COUNCIL MEETINGS - NOVEMBER, 1986/JANUARY, 1987. C50/1

Council meeting dates have been determined as follows for the months of November, 1986 through to January, 1987, and it would be appreciated if Councillors would note their diaries accordingly :

November

4th General Purpose Committee
 11th Ordinary Meeting
 12th Management Executive Committee
 18th Bicentenary Park Committee
 24th Special Meeting - Estimates
 25th General Purpose Committee

December

9th Ordinary Meeting
 12th WSROC
 16th Special Meeting - Making of Rates
 16th Tourist Committee
 17th Management Executive Committee

January

27th General Purpose Committee

IT IS RECOMMENDED that the above meeting dates for the November, 1986/January, 1987 period be received.

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

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

1. Management Executive Committee
2. Heritage Advisory Committee

IT IS RECOMMENDED THAT the reports be received.

14. STAFF MATTERS - WAGES STAFF. S205/43

Some time ago there was an approach from the Federated Municipal and Shire Council Employees' Union of Australia regarding the implementation of a nine day fortnight roster for wages staff, excluding those involved in waste/garbage collection. Presently the wages staff work a 19 day 4 week period, i.e. 19 out of 20 working days, this being introduced with the 38 hour week. All wages staff are rostered off every fourth Friday.

It was put to the Union that a favourable recommendation would be made to Council proposing the implementation of the nine day fortnight based on the following:

1. Normal credit for public holidays and sick leave.
2. Non-payment of allowances on rostered day off.

3. No permanent reclassification of staff due to shift rosters as a result of the rostered day off.
4. Overtime to be worked on the rostered day off by mutual arrangement.
5. All wage and salary payments to be made on a non-cash basis and by electronic transfer of funds, except for those staff commencing and finishing at St. Albans where the current arrangements of payment by cheque will be retained.
6. The position to be retained of start and finish on the job.
7. As a general principle, the staff to be rostered to provide for attendance of half the staff each alternate Friday (Friday being the rostered day off).
8. No loss of productivity whatsoever as a result of the implementation of the nine day fortnight and this matter to be reviewed at the end of a period of six months.
9. That the Union organise a poll of all staff regarding the matter.

A poll of all the wages staff was taken, with the result that 88 were in favour, 17 against and a small number of informal votes. Accordingly, the Union has requested that Council give favourable consideration to the introduction of the nine day fortnight as soon as possible. As well as those conditions above, there are other matters favourable to Council including staff time savings with the implementation of electronic funds transfer and increased security.

The waste/garbage collection staff are not involved in the matter and discussions with them have indicated their desire at this stage to be involved in a nineteen day month. The matter has been investigated by the Health Surveyor, who advises that he can arrange rosters that will allow for this to occur with the same provision for electronic payment of wages.

IT IS RECOMMENDED THAT Council agree to the proposal for:

1. nine day fortnight for engineering works staff
2. nineteen day month for garbage collection staff

on the terms indicated for an initial trial period of six months with, at this time, the agreement resting on correspondence between the two organisations.

15. COMMUNITY BUILDING, BLIGH PARK. Pl60/46/A

Council has adopted a social plan for the development of community facilities in Bligh Park which is currently awaiting final approval by the Department of Housing. Sketch plans for a Community Hall has been prepared by Council's architect and previously considered and are on

display at this meeting. Considering development which has taken place and the expected continued rate and population, it is considered desirable that Council proceed with the construction of the Community Hall at an early date.

Funding for the hall, which is estimated to cost in the vicinity of \$250,000, would come from contributions made under Section 94 of the Environmental Planning & Assessment Act by the joint development partners (Council and Department of Housing), with some small shortfall being made up by a further contribution from Council which can only be determined when final plans have been prepared and tenders called for the building construction. At this stage it is recommended that Council's architect be instructed to proceed with final plans and specifications for the building with tenders called towards the end of this year and construction taking place during the first half of 1987.

IT IS RECOMMENDED THAT Council's Architect, Robert Pont, be instructed to proceed with final plans and specifications and tenders be called for the construction of a Community Hall in accordance with the concept plan prepared for Bligh Park.

16. FAMILY DAY CARE SERVICE - ALTERNATIVE PREMISES, FRANCIS STREET, RICHMOND. 1386W

Earlier this year the Premier's Department advised that it was currently seeking Ministerial approval to declare the property at 53 Francis Street, Richmond, surplus to current requirements. As a result, there was a meeting with representatives from the Department of Youth and Community Services, with the Department currently making a submission supporting the use of the cottage for the Family Day Care Service.

There has been contact with the Property Management Unit of the Premier's Department in the last week, when it was indicated that it was extremely unlikely that the property would just be made available for the Service to occupy at no costs. The Council could make an offer to purchase the premises, and in this regard the Department indicated that it was acquired some years ago for \$75,000 and they would be looking for a substantial return on this figure in any offer made now, alternatively, they may favourably consider an offer to rent the premises. There have been discussions with the Family Day Care Co-ordinator, resulting in the programme being capable of paying a rent of \$60 per week for the remainder of this year and \$100 per week for 1987.

At this stage, no advantage can be seen in purchasing the premises from the point of view of future use, particularly considering their location, and it is recommended to Council that an application be made to the Property Unit of the Premier's Department for renting the premises as indicated.

IT IS RECOMMENDED THAT Council make a submission to the Property Management Unit of the Premier's Department proposing to rent the premises at 53 Francis Street, Richmond, for the Family Day Care Service, based on a rental of \$60 per week for the remainder of 1986, and \$100 per week for 1987.

17. LOCAL GOVERNMENT GRANTS COMMISSION. C44/1

The Local Government Grants Commission recently held a hearing with all WSROC member Councils and the members of the new Commission, in relation to the distribution of Commonwealth General Purpose funds.

Section 9 of the Local Government (Financial Assistance) Act, 1986 specifies that each State shall formulate principles to apply in respect of the General Purpose distribution. The Commission was anxious to give every Council an opportunity of providing input into the formulation of principles, and accordingly, is holding a series of hearings at selected locations throughout the State. The Commission determined that it would hear one submission from areas where there were regional organisations based on the regional structure.

The WSROC Administrative Committee prepared a detailed submission, indicating that outer metropolitan councils have significant revenue and expenditure disabilities which could and should be addressed through the equalisation principle of the revenue sharing grants. The main areas of disadvantage being related to ongoing population increase and large scale urban development. It was indicated that the previous Grants Commission had responded inadequately to these needs and that this view was supported by the findings of the National Enquiry into Local Government Finance.

An additional submission was made on Council's behalf in relation to consideration being given in respect of water and sewerage functions. WSROC and the Local Government Association have made submissions that there should not be any special compensation for councils in respect of water and sewerage functions because they are self-funding from charges. This is not the position in Hawkesbury, not where there are government assisted schemes, as the Local Government Authority is not the operating body, but instead is required to make a capital contribution towards the construction of schemes and then collect this from rate revenue in the subsequently defined benefit areas. This places an increased rate burden within those benefit areas, on the ratepayers as opposed to the normal position that occurs in the metropolitan area where the Metropolitan Water Sewerage and Drainage Board pays for all of the construction costs and relates this cost across the whole of its rating area. The detailed submission by both WSROC and Council is available for Councillors' inspection at their convenience.

IT IS RECOMMENDED THAT the information regarding the Local Government Grants Commission be received.

18. REPORTS REQUESTED BY COUNCILLORS

Set out on the following pages are the details of the requests for reports that are currently being worked on.

IT IS RECOMMENDED THAT the report be received.

HAWKESBURY SHIRE COUNCIL

PAGE 1

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14-OCT-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
13-Mar-84	Museum of Industry SP	Feasibility study to be undertaken on establishment of a Museum of Industry and Commerce for the Bicentenary Celebration	Report	Report under consideration	
11-Jun-85	Waste Disposal SHS	Further report on waste disposal operations particularly salvaging recyclable materials and joint operation with other councils.	Report	Under consideration for report	
90 13-Aug-85	Educational Tapes LIB	Report on feasibility of producing educational tapes for Local Government in co-operation with the Department	Report	Under consideration for report	
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	
103 08-Oct-85	Amenities R'mond SE	Report on public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities	Report	Plans nearing completion for report	
108 11-Nov-85	Grose Vale Site DSC	Further report on the management of the former Grose Vale School building once Council has obtained ownership	Report	Awaiting ownership	
11-Feb-86	Hollands Paddock SE	Plan to be prepared on possibility of installing perimeter road in carpark area to give access through the Terrace into New Street	Plan	Subject to completion of Traffic Study, Windsor	

HAWKESBURY SHIRE COUNCIL

PAGE 2

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14-OCT-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
11-Feb-86	Playing Fields SC	Report on the access to an area set aside by Lands Department for active playing fields at Bowen Mountain	Report	Report to G.P.C. Meeting	
11-Mar-86	Water Supply & Sewerage SC	A joint working party of staff from the Board & Council to look at this matter and, again, to report around June/July	Report	Report to G.P.C. Meeting	
11-Mar-86	Child Care Wilberforce DSC	An examination of community needs of the Wilberforce area form the basis of a report to Council	Report	Report to be prepared following construction of Long Day Care Centre	
10-Jun-86	Display Macquarie Towns Festival LIB	Report on feasibility of staging Council display in conjunction with Macquarie Festival Committee	Report	Report to Oct GPC Meeting on success of display	
10-Jun-86	Playground equipment in major parks YRO	Report on playground equipment in major parks	Report	Investigations being carried out	
10-Jun-86	Grandstand Richmond SE	Report on possible funding of the cost of repairing the grandstand and fire risk	Report	Report to November G.P.C.	
10-Jun-86	Grandstand McQuade Park SE	Report on Fire Risk	Report	Report to November GPC Meeting	

HAWKESBURY SHIRE COUNCIL

PAGE 3

REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 14-OCT-86

FILE NO REP DATE	SUBJECT REFERRED TO		ACTION	COMMENT	COMP DATE
10-Jun-86	Tebbutt Telescope DSC & SP	Report on suitable site for placement	Report	Inspected by Committee. to GPC Meeting	Report
8-Jul-86	Museum SE	Further report on work required including demolition of rear attachment & restoration of wall design of stair- well & suitability of building	Report	Report to October G.P.C. Meeting	
8-Jul-86	Kurrajong LEP SP	Report on request for preparation of a LEP for the Kurrajong area	Report	Under investigation	
12-Aug-86	Access to Facilities Glossodia SE	Further report following investigation re. road link between El Rancho Estate & Golden Valley Estate at Glossodia	Report	Under investigation	
12-Aug-86	Community Housing Programme SC	Report on possibility of Council making a submission for funding under the Local Government & Community Housing Programme	Report	Report to G.P.C. Meeting	
9-Sep-86	Tourist Development Authority DSC	Report on establishment of Tourist Development Authority or similar	Report	Detailed report being prepared	
9-Sep-86	Mason Park SE	Report on action that will be taken to provide for the installation of extra playground equipment	Report	Report to November GPC Meeting	

ENGINEERINGCORRESPONDENCE1. STATE RAIL AUTHORITY OF NEW SOUTH WALES - PROPOSED INSTALLATION OF FLASHING LIGHTS & WARNING BELLS AND BARRIERS AT THE PUBLIC LEVEL CROSSING - MULGRAVE ROAD, MULGRAVE. R185/12

Advising Council of plan number 320-1185 detailing proposed improvements to the level crossing and that the estimated cost of the work to be undertaken by the Authority is currently being prepared and will be forwarded shortly.

Also requesting that Council arrange for preparation of the estimate of costs for the associated road works with the work to be undertaken in the 1987/88 financial year.

(S.E. - The estimate of cost for the work to be undertaken by Council is being prepared and will be forwarded to the State Rail Authority.

It will be necessary to provide for funding of the work from the 1987/88 Capital Works Programme. The average cost for this type of installation is around \$120,000 of which Council is obliged to pay a third.)

IT IS RECOMMENDED THAT the provision of funding of Council's contribution for lights, bells and barriers at the Mulgrave Road rail crossing be included in the 1987/88 Loan Funding Programme.

2. THE WOMEN'S COTTAGE - CYCLE SAFETY DAY, RICHMOND PARK. 625-202, C51/52

Requesting use of Richmond Park on Saturday, 25th October, 1986, to conduct a Cycle Safety Day as an activity during Children's Week. Permission is sought to display a Police vehicle and motor cycle in the Park, to set up an obstacle course for children under six (6) years on dinkies and to carry out the planned activities as follows:

- Safety Talk
- Learning to cross the road using the Zebra Crossing in Windsor Street
- A Safety Ride to Pughs Lagoon and back accompanied by a Motor-Cycle Policeman

The Hawkesbury District Cricket Association holds no objections to the above proposal, also Sergeant Turner of Hawkesbury District Community Relations and Constable Thompson have been contacted for assistance on the day.

(S.E. - No objection is raised to conduct the Cycle Safety Day, subject to the standard conditions regarding use of reserves, as well as the following conditions:

- i) That a Public Risk Policy in the sum of \$5 million be effected and submitted to Council prior to the event.

- ii) Payment of costs incurred in provision/removal of additional rubbish bins and ancillary services if required.
- iii) That Police Department approval be obtained from the Castle Hill Traffic Branch.)

IT IS RECOMMENDED THAT permission be granted for The Women's Cottage to conduct a Cycle Safety Day in Richmond Park on 25th October, 1986, subject to standard conditions regarding use of reserves, as well as the following conditions:

- i) That a Public Risk Policy in the sum of \$5 million be effected and submitted to Council prior to the event.
- ii) Payment of costs incurred in provision/removal of additional rubbish bins and ancillary services if required.
- iii) That Police Department approval be obtained from the Castle Hill Traffic Branch.

3. WILBERFORCE PRE-SCHOOL KINDERGARTEN ASSOCIATION - MARKET DAY - COUNCIL PROPERTY OUTSIDE WILBERFORCE SHOPS, KING ROAD, WILBERFORCE. C51/8

Requesting permission for use of Council property outside Wilberforce shops, King Road, Wilberforce to hold a fundraising Market Day on Saturday, 15th November, 1986 from 9.00am to 2.00pm. Several stalls will be set up to sell home made crafts etc. The section of land required is located close to the Pre-school and away from vehicular traffic.

(S.E. - No objection is raised to the Wilberforce Pre-school conducting the above event subject to the standard conditions regarding use of reserves.)

IT IS RECOMMENDED THAT permission be granted for the Wilberforce Pre-school to hold a Market Day on Council property outside Wilberforce shops on 15th November, 1986 from 9.00am to 2.00pm. Subject to the standard conditions regarding use of reserves.

4. WESTERN SYDNEY REGIONAL ORGANISATION OF COUNCILS - \$3MILLION SCHEME, ROADSIDE TOURIST SIGNS. R190-10

Forwarding Media Release from the Office of the Minister for Public Works, Ports and Roads the Hon. Laurie Brereton. Announcing a \$3million scheme to provide tourist signs to be introduced and funding by the Department of Main Roads and local Councils with assistance given by the NSW Tourist Commission.

Advising that the first signs will be erected in the Blue Mountains Region by Christmas.

Requesting Councils interested in taking part in the scheme to contact the Divisional Office of the Department of Main Roads.

IT IS RECOMMENDED THAT Council advise the Department of Main Roads that it is interested in joining in the scheme to provide roadside tourist signs.

5. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - SEWERAGE SERVICE - KEDA CIRCUIT, NORTH RICHMOND. S200/2

Advising that investigation work is still proceeding into the sewerage scheme for the North Richmond Low Level Area 4 with emphasis being placed on the environmental protection aspects of the scheme. Construction of sewerage facilities may still commence in the current 1986/87 financial year.

(S.E. - This advice is in response to a further enquiry from Council.)

IT IS RECOMMENDED THAT the information regarding sewerage extension Keda Circuit, North Richmond be received.

6. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - WATER SUPPLY AND RECOURCES COMMITTEE, ANNUAL CONFERENCE 27-28TH NOVEMBER, 1896, STATE OFFICE BLOCK, SYDNEY. W271, C44/2

Requesting Council to nominate up to two delegates who must be elected members. Delegates may be accompanied by observers subject to payment of the \$30 registration fee together with the yearly application fee of \$100.

(S.E. - The Association has been advised that Council will be sending two representatives to the Conference.

Council should now nominate who will attend [proposed 1 delegate and 1 observer].)

IT IS RECOMMENDED THAT Council be represented at the 1986 Local Government Association's Water Supply and Resources Conference.

7. RICHMOND COMMUNITY NURSING HOME - RICHMOND CAROLS BY CANDLELIGHT. 625/202

Seeking permission for use of Richmond Park to hold the annual Carols by Candlelight at 7.00 pm, Sunday, 14th December, 1986. Requesting that Council provide additional rubbish receptacles and stage and seeking donation from Council to assist in costs.

(S.E. - Council has actively supported this event in past years - appropriate arrangements will be made regarding provision of additional

Shire Clerk/General Manager's Report

Ord. 14/10/86

rubbish receptacles and stage. A donation of \$200 was made for last year's function.

IT IS RECOMMENDED THAT approval be given to the Richmond Community Nursing Home to hold Carols by Candlelight at Richmond Park at 7.00 pm, Sunday, 14th December, 1986 and that a donation of \$200 be forwarded to the organising committee.

ENGINEERINGREPORTS1. FIRE CONTROL OFFICER'S REPORT - BUSH FIRE BRIGADE OFFICE BEARERS.

Council's Bush Fire Brigades have advised of their elected officers for the bush fire season 1986/87 in accordance with the provisions of Section 20 (b) of the Bush Fires Act.

Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Bilpin	W.Shields	W.Johnson	B.Hungerford Sue Richards T.Scott G.Bannerman B.Pittman S.Lonergan A.Newton	W.Shields W.Johnson
Blaxlands Ridge	W.Bean	V.McMahon	W.Nichols A.Lockley T.VanZeyl G.Houston	W.Bean V.McMahon
Colo Heights	G.MacKintosh	H.Hewitt	B.Finn G.Keys H.Pollard S.Keys R.Keys N.Cunningham E.Petracco C.Johanson N.Hulbert Mary Boyes	G.MacKintosh H.Hewitt
East Kurrajong	G.McFarlane	E.Porter	Ellen Kennedy K.Thorn C.Collins O.Ralph L.Brown	A.Buttsworth G.McFarlane
Ebenezer	D.Mund	N.Williams	J.Hawkins R.Surtees B.Bonnet V.Lunney G.Morley A.Hupalo	D.Mund N.Williams
Freemans Reach	O.Earle	G.Withers	R.Richardson M.Reay J.Bateson A.Slade	O.Earle

Shire Clerk/General Manager's Report

Ord. 14/10/86

Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Freemans Reach cont.			Jan Earle Carol Bateson P.Simpson	
Glossodia	D.Butcher	G.Hutchinson	B.Moriarty S.Haines J.Lang J.Knibbs	D.Butcher G.Hutchinson
Grose Vale	B.McKinlay	L.Duffy	D.Duffy K.Clewett M.Clewett D.Lundie-Jenkins R.Morey W.Alston R.Robinson S.Humphries P.Ware	B.McKinlay L.Duffy
Grose Wold	G.Fayne-Scott	J.Clay	J.Heath L.Bosanquet W.Hunter	G.Fayne-Scott
Headquarters	K.Hemsworth	W.Redshaw	P.Poulson R.Lenton R.Collis M.Gribble	K.Hemsworth O.Earle B.McKinlay P.Speet
Kurrajong	P.Minturn	N.Minturn	K.Haggart P.Jones K.Jones A.Curtin	N.Minturn P.Minturn
Kurrajong Heights	B.Williams	R.Lewis	R.Scott W.Pennell P.Hurst D.Webster	B.Williams R.Scott R.Lewis
Lower Macdonald	R.White	J.Howe	Lesley White R.Casserley A.Munro P.Matthews	R.White
Lower Portland	B.Cartwright	J.Hinks	K.Anderson C.Jones L.Mitchell G.Jones A.Johnston D.Hunt	B.Cartwright G.Jones A.Johnston K.Anderson
Mountain Lagoon	B.Boughton	D.Dutch	P.Clark C.King D.Buckett	B.Broughton D.Dutch

Shire Clerk/General Manager's Report

Ord. 14/10/86

Brigade	Captain	Senior Deputy Captain	Deputy Captain	Permit Issuing Officer
Mountain Lagoon cont.			H.Parsons Carol Nuzum	
Oakville	K.Powe	P.Speet	I.Nicolson R.Turnbull W.Reinhardt J.Seltrenrych P.Powe S.Powe I.Irons G.Hession R.Powe R.Gavin R.Hobbs K.Fawbert K.Thomas M.Fawbert M.Domars M.Lieben R.Marsland M.Knowles C.Smith	K.Powe P.Speet
St.Albans	M.Jackson	G.Bailey	W.Bailey K.Thompson P.Gibbs W.Jarvis	M.Jackson
Tennyson	D.Petrikas	D.Shipway	C.Petrikas S.Thompson C.Gresham	D.Petrikas
Upper Colo	M.J.Ward	B.Bailey	D.Stone G.Bruce	M.J.Ward B.Bailey
Wilberforce	D.Mitchell	A.Greentree	G.Henderson R.Moffitt A.Martin E.Ridgeway	D.Mitchell
Yarramundi	G.Lemon	C.Hamilton	M.Robb V.Helms J.Hatcher B.Thompson K.Pullen P.Reid S.Hill	G.Lemon C.Hamilton

IT IS RECOMMENDED THAT the list of Officers of the Bushfire Brigades for 1986/87 be received.

2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM - CORRESPONDENT:
MCMAHONS PARK MANAGEMENT COMMITTEE. 625-7

Reference is made to Correspondence Item 4 of the Works Section of the General Purpose Committee 23rd September, 1986.

Funds are available from the contributions received for the acquisition and improvement of Parks and Gardens from development in the Kurrajong area.

IT IS RECOMMENDED THAT an amount of \$11,000 be voted for installation of the automatic underground irrigation system at McMahon's Park, subject to submission and approval of a scheme that can provide an all year reliable supply with appropriate licences.

3. CLUBHOUSE EXTENSIONS AND ARTIFICIAL SURFACE FOR FOUR COURTS -
CORRESPONDENT: HAWKESBURY DISTRICT NETBALL ASSOCIATION. 625-207

Reference is made to Correspondence Item 3 of the Works Section of the General Purpose Committee 23rd September, 1986.

Funds amounting to \$24,298 are available from the contributions received for the acquisition and improvement of Parks and Gardens for the Windsor Area. An amount of \$6,000 grant and loan of \$10,000 has been allocated to the Windsor Tennis Club for replacement of the club rooms.

It is therefore proposed that the balance of the funds be utilised towards the project with a loan provided to cover the balance.

IT IS RECOMMENDED THAT the Hawkesbury District Netball Association be offered a grant of \$18,000 and loan of \$33,000 interest free to be repaid over a period of five years towards the construction of the netball clubhouse extensions, artificial surfacing and lighting of four courts at South Windsor Park.

4. PUBLIC WORKS

ROAD CONSTRUCTION

MR184 Richmond Road, Windsor - Moses Street to Unmade Lane

Flush sealing of the pavement and placement of the A.C. surface course on the southern shoulder.

Laws Farm Road

Completion of the earthworks, deep ripping of the pavement with the pavement ready for cement stabilisation.

Wire Lane

Reconstruction has commenced with clearing drainage, earthworks and pavement formation proceeding.

Eldon Street, Pitt Town

Adjustment of the footpath and construction and improvement of drainage pits along the property alignment completes this project.

Rifle Range Road and Mileham Street, South Windsor

Earthworks and placement of the sandstone base course has been completed in Rifle Range Road with kerb and gutter construction attended to while earthworks and placement of the sandstone base has been completed in Mileham Street.

A watermain has been lowered in Mileham Street where additional material has to be removed to provide an acceptable subgrade. Use was made of terra firma to provide a barrier between the subgrade and pavement base in a number of locations.

J.O.L.O.R.

Installation of the stormwater pipeline extension at the intersection of Ian Street and Mitchell Drive has been completed with work now in progress on piping section of the drain between Lieutenant Bowen Drive and Currawong Crescent.

Flood Damage

Reconstruction of failed pavement Wolseley Road and removal of flood debris and sand Macquarie Park and Governor Phillip Park.

Maintenance

Erection of guardrail on the approaches to St. Albans Bridge on MR181.

Patching, gravelling and grading included works: Gorricks Lane, Freemans Reach Road; Stannix Park Road, Terrace Road, Portland Head Road, Spinks Road, Reserve Road, Freemans Reach; Slopes Road, Greens Road, Webbs Creek Road, Pup Road & Johnsons Road, Bilpin; Bowen Mountain Road, Westbury Road, Grose Wold Road and streets Kurrajong; Grose Vale Road, Gorricks Run St. Albans; The Driftway, Mulgrave Road, Groves Avenue, Pebbly Hill Road,

Whitmore Road, Reedy Road, Maraylya; Old Stock Route Road and streets Richmond, Windsor and Pitt Town; Cornwallis Road and Cornwallis Lane and drainage Nightingale Square, Glossodia.

Other

Construction of Shire Float and assistance to Macquarie Towns Festival.

Maintenance to bridges including strengthening of the northern abutment and replacement of kerbs on bridge over Howes Creek, Tierney Road.

Return of Ferry No. 8 to Wisemans Ferry.

PARKS AND GARDENSBicentenary Park

The work undertaken under the C.E.P. grant has finalised with commissioning and completion of the fountain being undertaken by other staff.

North Richmond Park

The extension of the drainage along the western side has been attended to.

N.A.E.S. Stage 2 - Governor Phillip Park

Excavation for the pathway has been completed and footings poured with brick paving in progress.

Installation of the irrigation pipes is proceeding.

Other

Conversion of fields to summer sports.

Delivery of trees to all schools throughout the Shire to mark Earth Week.
Planting of street trees March Street Richmond and George Street, Windsor.

Park - Keda Circuit

Work has commenced on the landscaping of the access to the park in conjunction with the landscaping course labour market programme being run by Penrith T.A.F.E. College.

South Windsor Tennis Courts

Construction of pathway, fencing around amenities, top dressing and seeding of this area.

BUILDINGSGovernor Phillip Park

Pouring of columns and first floor slab for the amenities building.

Australiana Pioneer Village

Work has continued on the pathway around the lake and is now well advanced.

New Hawkesbury Showground

Construction of the toilet block funded by loan and grant from the Lands Office is up to roof timber stage.

Other

Provision of stage for Glossodia Country Fair.

Maintenance works: St.Albans Hall, Fitzgerald Street offices, McGraths Hill Neighbourhood Centre, Windsor Library, Blaxlands Ridge Hall and Richmond Neighbourhood Centre.

SEWERAGE

Maintenance work was attended to during the period with clearing of three chokes at the pump stations.

Clearing of five mainline blockages and two chokes on internal drainage Council buildings.

Greenway Crescent

The pump station has been positioned, lid placed with the platform and electrical controls under manufacture.

Two small lines have to be installed within the reticulation system to complete this part of the scheme.

New Wastewater Plant, South Windsor

Formation and gravelling of the access road and formation of the internal road has been attended to.

The Civil contractor has moved on site with earthworks underway.

IT IS RECOMMENDED THAT the report be received.

5. STATE EMERGENCY SERVICE CONTROLLER'S REPORT. S206

During September Hawkesbury SES attended five motor vehicle accidents, four general call outs, assisted with four community functions and addressed Windsor and Richmond Rotary Clubs.

The response to our membership drive after the floods was very disappointing, with only 10 people attending the general interest meeting on 3rd September. Basic operations course started with 21 new members with all passing the final assessment.

In October we have a basic communications, basic rescue and Warden course to be run over a period of four weeks.

Total SES hours for September being 2,850 hrs.

SES meeting times are:

General training - Wednesdays 7.00pm-11.00pm - LHQ Windsor
 Rescue training - Wednesdays 7.30pm-11.00pm - SLHQ Colo
 1st Sunday of month 8.30am-3.00pm - SLHQ Colo
 Section Head Meetings - 1st Tuesday of month
 7.30pm-10.30pm

All councillors are welcome to attend at any of the above times.

IT IS RECOMMENDED THAT the report be received.

6. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

			Date Received	Date Approved
S86/96	Applicant: Owner: Land:	John Bowden & Co M Masters & J & J Schonkala Lots 12 & 14 DP 7565 Longleat Lane, Kurmond Subdivision creating 3 lots	29/8/86	30/9/86
S86/103	Applicant: Owner: Land:	D Matthews & Associates S C Prahbakar Lot 16 DP 246945 Ala Moana Road, Kurrajong Subdivision creating 2 lots	16/9/86	1/10/86
S86/106	Applicant: Owner: Land:	Bennetts Real Estate Pty Ltd Dr P C Thorpe Lot 2 DP 622477 East Kurrajong Road, East Kurrajong Subdivision creating 2 lots	16/9/86	1/10/86
S86/92	Applicant: Owner: Land:	K & B Turnbull K & B Turnbull Lots 65 & 66 Village of Enfield and Lot 4 DP 568243 Elizabeth Street, North Richmond Subdivision creating 2 lots	15/8/86	25/9/86
S86/86	Applicant: Owner: Land:	R K Cambridge & Co Wing Ying Pty Ltd Lot 2 DP 313811 Toxana Street, Richmond Subdivision creating 6 strata units	31/7/86	22/9/86
S86/87	Applicant: Owner: Land:	J W & B J Miller J B Mitchell Lot 1 Volume 2440 Folio 183 George Street, Windsor Subdivision creating 3 lots	21/7/86	15/9/86
S86/95	Applicant: Owner: Land:	K W & E E McRae K W & E E McRae Portion 102, Parish Kurrajong Cnr Grose Vale & Greggs Roads, Kurrajong Subdivision creating 2 lots	27/8/86	15/9/86

Shire Clerk/General Manager's Report

Ord. 14/10/86

S86/98	Applicant:	G Sorensen	1/9/86	10/9/86
	Owner:	G Sorensen		
	Land:	Lot 10 DP 224247 Broos & Goods Roads, Oakville		
		Subdivision creating 2 lots		
S86/48	Applicant:	D Matthews & Associates	28/4/86	27/8/86
	Owner:	P Fisher		
	Land:	Lot 2 DP 572313 Bathurst Street, Pitt Town		
		Subdivision creating 2 lots		
S83/54	Applicant:	Department of Local Government and Administrative Services	22/8/86	15/9/86
	Owner:	Mrs Berry & NSW Department of Lands		
	Land:	Lot 102 DP 588869 Dunns Road, Maraylya		
		Subdivision creating 2 lots		
S86/89	Applicant:	Bennetts Real Estate Pty Ltd	12/8/86	29/8/86
	Owner:	A R Cheers		
	Land:	Lot 2 DP 212540 & Lot 1 DP 385069 Comleroy Road, Kurrajong		
		Subdivision creating 5 lots		

Subdivision applications received this year to 30th September, 1986 = 111
 Subdivision applications received same period 1985 = 97

Subdivision No. S86/71 R. Peel Comleroy Road.

Roadworks, including construction of the intersection for the first phase (northern leg) of the subdivision are well advanced.

IT IS RECOMMENDED THAT the report be received.

7. NEW SEWAGE PLAN, SOUTH WINDSOR - PROVISION OF WATER SERVICE.
P160/46/B

Correspondence has now been received from the Metropolitan Water Sewerage and Drainage Board to allow Council to extend the existing 100mm water main in Fairey Road, southerly to the new sewage plant. Such work is to be carried out under developer contract with the Water Board and offers Council significant savings in lieu of the work being undertaken by the MWS & DB.

IT IS RECOMMENDED THAT:

1. Council enter into a developer contract with the MWS & DB for the extension of the water main in Fairey Road southerly to the New Sewage Plant.
2. The documents be executed under seal as required.

8. SEWAGE TREATMENT PLANT, SOUTH WINDSOR - CONTROL CENTRE AND AMENITIES BUILDING. P160/46/B

Tenders for this building closed on 30th September with tenders submitted from the following firms.

<u>Name of Firm</u>	<u>Lump Sum Amount</u>
Brian King Building Services Pty Ltd	\$220,888
Reefton Pty Ltd	239,973
Steve-Watt Constructions	239,997
T.A. Mellen Pty Ltd	243,233
Hinchey and Cross	266,000
Stephen Edwards Constructions Pty Ltd	276,500

By subsequent correspondence the lowest tenderer has submitted a schedule of current commitments and completed projects. Their references have been checked and found to be satisfactory.

IT IS RECOMMENDED THAT:

1. The tender of Brian King Building Services Pty Ltd for a lump sum amount of \$220,888 be accepted for the construction of the control centre and amenities building at the South Windsor Sewage Plant.
2. That the contract with Brian King Building Services be executed under the seal of Council as required.

9. NAME FOR PUBLIC RESERVE - KEDA CIRCUIT, NORTH RICHMOND. H105/13; 625/135

The Hawkesbury Historical Society has recommended the name "MORUNGA" for the public reserve off Keda Circuit and Patya Place, North Richmond, being Lot 74 in DP255010.

Morunga is the name of the aboriginal who assisted Tench and Dawes cross the Hawkesbury River in bark canoes at Richmond Hill (Belmont) during their trip to penetrate the mountains.

IT IS RECOMMENDED THAT the public reserve, Lot 74 DP255010, off Keda Circuit and Patya Place, North Richmond, be named "MORUNGA PARK" and the Geographical Names Board be requested to adopt this name.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
43	(39) New Dwellings	\$2,322,996	(\$1,885,484)
54	(48) Additions to Dwellings	328,447	(297,967)
-	(2) Residential Flat Buildings	-	(245,000)
9	(3) New Buildings other than Residential	367,860	(48,151)
2	(3) Additions to Buildings Other than Residential	45,000	(88,000)
24	(15) Swimming Pools	244,849	(111,075)
1	(1) Additions to Dwellings - Dual Occupancy Unit	20,000	(30,000)
<u>133</u>	<u>(111)</u>	<u>\$3,329,152</u>	<u>(\$2,705,677)</u>

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

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
404	(405) New Dwellings	\$22,459,267	(\$19,671,411)
489	(466) Additions to Dwellings	3,659,453	(3,014,487)
3	(13) Residential Flat Buildings	251,000	(917,000)
45	(113) New Buildings other than Residential	5,833,460	(6,269,622)
37	(37) Additions to Buildings other than Residential	1,615,538	(1,434,088)
106	(90) Swimming Pools	914,382	(771,314)
4	(4) Additions to Dwellings - Dual Occupancy Unit	65,200	(227,250)
<u>1088</u>	<u>(1128)</u>	<u>\$34,798,300</u>	<u>(\$32,305,172)</u>

IT IS RECOMMENDED that the report be received.

2. EARTH WEEK POSTER COMPETITION. C46/2

The theme for Earth Week this year was "Peace and Quiet" and a poster competition was conducted for the Primary School within the Shire.

The following were awarded prizes:

SECTION 1

1st	Saffron Soley	- Year 2 - Pitt Town School
2nd	Rachel Watts	- Year 1 - Pitt Town School
3rd	Karen Touma	- Year 2 - St. Matthews School, Windsor

Commendation

Amanda Djurie	- Year 2 - Pitt Town School
Melissa Evans	- Year 2 - Kurrajong Primary School
Timothy Martin	- Year 1 - Kurrajong Primary School

SECTION 2

1st	Charmaine Maguire	- Year 4 - Kurrajong Primary School
2nd	Vittoria Colosimo	- Year 4 - St. Matthews School, Windsor
3rd	Clare Bruce	- Year 4 - Kurrajong Primary School

Commendation

Deborah Tamplin	- Year 4 - St. Monica's School, Richmond
Kylie Taylor	- Year 4 - Windsor Public School
Jefferson Corcoran	- Year 4 - St. Matthews School, Windsor

SECTION 3

1st	Nicole Edwards	- Year 6F - St. Monica's School, Richmond
2nd	Melissa Dunn	- Year 5C - Richmond Primary School
3rd	Shane Fuller	- Year 5C - Richmond Primary School

Commendation

Alecia Loos	- Year 5 - Kurrajong Public School
Christine Willingham	- Year 6 - Pitt Town Public School
Bradley Mitchell	- Year 5 - Ebenezer Public School

The entries were judged by Council's Community Arts Officer and Senior Health and Building Surveyor, Phil Masters. Awards were presented by the Shire President at a function held in the Community and Cultural Centre on Thursday, 25th September.

All participants will receive an appropriate certificate for their efforts.

IT IS RECOMMENDED THAT the information be received.

PLANNING*mick 22/10/86*REPORTS1. AUGUST/SEPTEMBER VACATION ACTIVITIES. C43/8

Council organised a variety of activities for young people during the August/September school holiday period.

Five Vacation Play centres operated in conjunction with the Department of Sport and Recreation. The venues and attendances were as follows:

<u>Venues</u>	<u>Gross Enrolment</u>	<u>Average Daily Attendance</u>
Windsor South Primary	79	28
Richmond High School	117	44
McGraths Hill Community Centre	49	31
North Richmond Chas Perry Hall	43	17
Glossodia Community Centre (12-17 years)	25	18

Four handicapped children attended Richmond Play Centre.

Although attendances were lower than in May, numbers were still satisfactory with centres offering varied programmes of arts, craft, sport, games, drama and excursions for 5 to 15 year olds.

Clowning workshops were conducted at Play Centres sponsored by the Department of Sport and Recreation, and Council

As in previous vacations, Council also organised two excursions for family groups. Ninety nine people visited El Caballo Blanco on 28th August and 111 people attended Birkenhead Point, including the Sydney Maritime Museum and the Lego Exhibition on 4th September.

The Youth Recreation Officer prepared a questionnaire for participants to identify possibly excursions for 1987.

IT IS RECOMMENDED THAT this information be received.

mick 22/10/86

2. CHECK ON FLOOD HEIGHTS - APPLICATION BY GALEA FOR A RURAL WORKERS DWELLING, RIDGES LANE, RICHMOND. DA462/86

Reference is made to the recommendation of the General Purpose Committee on 23rd September to defer the application for a rural workers dwelling pending a check on the flood heights in the Ridges Lane area.

Council's flood information for this area is derived from flood maps prepared by the Department of Public Works in 1982. These flood maps indicate the land inundated by a 1 in 20 year flood, 1 in 50 year flood, 1 in 100 year flood and the highest known flood of June 18th, 1867. The flood maps provide two sets of information: Firstly they indicate the respective flood inundation levels for a locality and secondly they

provide a plot of this information in map form. In the Ridges Lane area the 1 in 20 year flood is defined as 13.4 metres AHD, the same level applicable to Windsor. The equality of levels between Windsor and North Richmond is significant as one would normally expect the level to increase in an upstream direction. Therefore it is most unlikely that the public works flood frequency information is contrary to the interests of the applicant.

The second part of determining flood liability, ie. attaching the flood frequency levels to contours is undertaken by either using cadastral/orthophoto information provided by the Central Mapping Authority or level information obtained from bench marks. The relevant orthophoto/cadastral map for this section of Ridges Lane has a contour interval of 2 metres. The Central Mapping Authority advises that the accuracy of their maps is 50% of the indicated contour interval ie. with a 2 metre interval the actual level of the land could be plus or minus 1 metre. Their maps indicate that Ridges Lane has a lowest point of 8 metres. An accurate bench mark exists at the intersection of Ridges Lane and Old Kurrajong Road indicating a level of 11.14 metres AHD. The orthophoto/cadastral maps indicate that the lowest part of Ridges Lane is on the frontage of the applicants land with a level between 8 and 10 metres AHD. The accuracy of the mapping provides that the actual level could vary between 7 metres AHD and 11 metres AHD. All of these levels are below the estimated 1 in 10 year flood frequency level of 12.2 metres. Records indicate that the section of Ridges Lane adjacent to the applicant's land would have been cut by the floods of February 1956, November 1961, June 1964, March 1978, and August 1986. There were of course a great number of floods prior to 1950.

IT IS RECOMMENDED THAT the application be refused on the grounds of the flood liability of the legal access to the land and secondly, the adverse consequences of similar development on the flood plain.

Michael
22/10/86

3. AMENDMENT OF A CONDITION OF DEVELOPMENT CONSENT FOR ROAD WORKS - ROADHOUSE/SERVICE STATION, WINDSOR ROAD, VINEYARD. DA636/85

Council's meeting of 11th March, 1986 resolved to approve an application for a roadhouse/service station for Strasburger Enterprises on Windsor Road, Vineyard (corner of Park Road and opposite the fruit market) the approval was subject to 22 conditions of development consent, including a contribution of \$5,500 towards the construction of a type 3 intersection at Park and Windsor Roads. Other conditions included the construction of the relevant section of service road and half road construction of Park Road.

In order to comply with the conditions of consent, Strasburger Enterprises has approached Council for a cost estimate for it to undertake the necessary works. An estimate of \$41,550 was provided to Strasburger Enterprises with agreement that Council undertake the road works in accordance with this cost estimate.

In the provision of the necessary road works it is the case that Council would also be liable for an expenditure of approximately \$3,257 as a result of the necessary road works external to the Strasburger application. In discussions with Strasburger Enterprises it was suggested

that they could meet Council's costs of \$3,257 (a cost which would be incurred in the short term) in exchange for Council waiving their contribution of \$5,500 for the type 3 intersection (a cost which will be incurred in the long term).

Considering the long term nature of the type 3 intersection and the relatively small component that the Strasburger application represents to the overall cost (possibly in excess of \$80,000) it is considered that the offer to undertake Council's immediate responsibility (value approximately \$3,257) in exchange for deleting the intersection requirements of \$5,500 is an acceptable one.

IT IS RECOMMENDED THAT in exchange for Strasburger Enterprises undertaking road works in Park Road which are the responsibility of Council, Council delete condition number 22 of development consent number 115/1986 being a contribution of \$5,500 towards the construction of a type 3 intersection.

4. 37 GEORGE STREET, WINDSOR - OWNER: MR J.W. & MRS B.J. MILLER.
DA 420/86

Council is in receipt of a Subdivision Application over Lot 1, DP 68751, No. 37 George Street, Windsor. The subdivision creates three (3) allotments of 560m², 918m² and 1474m² on the river bank.

Negotiations are currently taking place with owners of land fronting George Street, Windsor, the proposal being to acquire the rear of their properties and create a pedestrian walkway between the former boat ramp and the existing Governor Phillip Reserve.

In approving the above subdivision, Condition 5 states:

"In respect of Condition No. 3 above, the plan of subdivision shall show as a separate third allotment that area required by Council and zoned Open Space Reservation 8(a) in Hawkesbury L.E.P., 1984. Such allotments shall be dedicated to Council free of all costs."

Representations have been made to Council Officers by Mr Miller concerning this Condition. He is aware that negotiations are currently taking place with owners of other properties adjacent to his land and that Council proposes to acquire the rear of these properties.

He has requested that Council give consideration to altering the above Condition to the effect that he would be paid compensation equivalent to the amount accepted by the adjoining owner. This payment would be made at some stage in the future, once negotiations are completed.

He has also requested approval for access from the rear of his property across Council's land to the river bank. It is felt that this approval should be granted in the form of a Deed of Agreement between Council and the owner which would apply for the period that the land is owned by Mr and Mrs Miller.

It is also felt that Mr Miller should not be disadvantaged by being required to dedicate the property to Council where payment will be made for similar areas of land to be acquired from owners adjacent to his property.

It is proposed to submit a report concerning acquisition of the other properties in the area to the Committee Meetings of Council scheduled for 4th November, 1986. However it is not felt that Mr Miller's subdivision should be delayed pending completion of necessary negotiations.

IT IS RECOMMENDED THAT Condition 5 of Development Consent No. 420/1986 in respect of Lot 1, DP 68751, No. 37 George Street, Windsor be amended to the following:

1. 5. In respect of condition No. 3 above, the plan of subdivision shall show as a separate third allotment that area required by Council and zoned Open Space Recreation 8(a) in Hawkesbury L.E.P., 1984. The allotment to be transferred to Council at a purchase price to be determined such purchase price to be equivalent to the amount paid for the rear of the adjoining property.
2. Council enter a Deed of Agreement granting Mr & Mrs Miller approval for access from the rear of their property over Council land to the river bank. Such agreement to be for the period that the land remains in ownership of Mr & Mrs Miller.
3. All necessary documents to be completed under Seal of Council.

5. R.K. CAMBRIDGE & CO. - SUBDIVISION PROPOSAL LOT 6 DP 716202
MCMAHON PARK ROAD, KURRAJONG. DA78/85

Council is referred to development application Item 4 in the Development Section of the General Purpose Committee in this Business Paper.

The following letter has now been received from Mr. Cambridge dated 25th September, 1986:-

" Would you kindly amend the application to a staged development.

Stage 1 comprising :

Lot 8 - 1016 metres squared.

Lots 6 & 7 to be known as Lot 7 - 1820 metres squared.

I believe this should meet with Council's approval.

I hope the matter can be put to the Ordinary Meeting on the 14th day of October, 1986."

Mr. Cambridge has been advised that consideration of his request cannot be given until such time as he submits a plan of proposed subdivision in

accordance with his letter and, further, that there is no need to put the matter to Council for determination as, if the plan is satisfactory, approval can be issued under delegation of authority.

IT IS RECOMMENDED THAT the information be received.

g m
22/10/86

6. LOT 28 DP730209 IVY AVENUE/PITT TOWN ROAD, MCGRATHS HILL -
APPLICATION FOR LOCAL ENVIRONMENTAL PLAN TO PERMIT SUBDIVISION INTO 52
RESIDENTIAL ALLOTMENTS AND 4 RURAL-RESIDENTIAL ALLOTMENTS - APPLICANT:
W.D. & B.C. WILSON, OWNER: A.G. JOHNSON. L6/86

The applicant requests the support of Council to permit the subdivision of the above land into 52 residential allotments and four rural residential allotments containing areas of 2ha each.

The existing Lot 28 comprises the residue from a previous 27 lot subdivision fronting Ivy Avenue which intersects with Pitt Town Road at McGraths Hill.

As the proposal is reasonably substantial and is located within the Sydney region urban development area, it must be referred to the Urban Development Committee of Cabinet for consideration. The matter is listed for the next meeting of the Committee on 17th October, 1986.

Prior to that meeting, the Committee requires notification as to whether Council supports the application in principle. A formal resolution to proceed with the preparation of a draft Local Environmental Plan is not required at this stage with further reporting to Council required depending on the Urban Development Committee's recommendation.

The proposal has considerable merit and it is considered that the application should be supported in principle on the following grounds:

- * Subject land represents one of the few 'parcels' in close proximity to Windsor with dwelling sites located above the 1 in 100 year flood frequency;
- * Extensive roadworks have already been undertaken at the corner of Ivy Avenue and Pitt Town Road so as to provide safe vehicular access to the estate;
- * Utility services are available;
- * Development can be adequately screened from both Pitt Town Road and Windsor Road to ensure the existing rural character is maintained;
- * The subject land is in close proximity to existing facilities eg. Windsor High School, McGraths Hill Shops, Windsor Town Centre and the South Windsor Industrial Estate;
- * The proposal will assist in satisfying the demand for flood free serviced residential land.

IT IS RECOMMENDED THAT Council advise the Urban Development Committee that it supports the proposed rezoning of Lot 28 DP730209 in principle and that a submission be made to the Committee in the terms of the report.

7. DRAFT LEP - INDUSTRIAL DEVELOPMENT - SINGLETON ROAD, EAST KURRAJONG
- COFFEY HOLDINGS PTY. LTD. DA 148/85

At its meeting of 14th May, 1985, Council resolved to prepare an LEP to permit the relocation of Coffey Holdings industrial factory, currently at Bells Line of Road, North Richmond, to the western side of Singleton Road, East Kurrajong, between the two East Kurrajong Roads.

The matter was submitted to the Department of Environment and Planning seeking the Director's certificate to enable the matter to proceed. The DEP has now advised as follows:

"After considering a report by the Department, the Director of Environment and Planning decided, pursuant to section 65(3) of the Act, not to issue a certificate to permit the exhibition of the subject draft plan.

While the proposed rezoning would ostensibly enable the expansion of an exporting manufacturer, the selection of the subject site appears to disregard the adverse implications of the lack of existing services, high bush fire risk and the isolated locality of the land. It was considered that the proposal, if permitted, would represent a precedent which, if it became a recurrent event, could jeopardise the orderly and economic development of the region and lead to unco-ordinated demands for increased infrastructure.

The draft plan is also considered to be inconsistent with items G2(iii), G8(iii) and G20 of the Minister for Planning and Environment Section 117 directions. In the circumstances the inconsistencies with items G8(iii) and G20 are not justified because of traffic generation on a major rural road and the inappropriate development in a hazardous area.

It is therefore requested that Council examine the need for additional industrial land and if required, investigate rezoning land suitable for such development which utilises existing services and infrastructure."

The extension of industrial areas is being assessed in various areas. The most appropriate land with services soon to be available is that in Fairey Road opposite the existing industrial zone. This area was recently reported to Council.

IT IS RECOMMENDED THAT the information on the refusal by the Director of the Department of Environment and Planning to support the rezoning of land at East Kurrajong for industrial development be received.

8. WILBERFORCE ANGLICAN CHURCH - PROPOSED DEMOLITION OF EXISTING AND
ERECTION OF A NEW RECTORY. DA 348/86

John
22/10/86

Council is referred to previous reports on this matter.

Objections have been received as a result of exhibition of the proposal from the St. Johns Ladies Guild and Macquarie Towns Preservation Society. Additionally, a verbal objection (which is to be followed by letter) was received from the Heritage Branch of the Department of Environment and Planning. Accordingly, and in accordance with Council policy, the matter will be reported to the General Purpose Committee Meeting of 4th November, 1986.

IT IS RECOMMENDED THAT the information on the reporting of the application to the General Purpose Committee Meeting of 4th November, 1986, be received.

9. NORTH RICHMOND DEVELOPMENT CONTROL PLAN. (P160/21)

Council's Architect has prepared sketch plans including perspectives of that area of the North Richmond Development Control Plan being the roadway from North Richmond Market Town west to Grose Vale Road. The Development Control Plan provides for both vehicular and pedestrian ways to provide a link between Market Town and the car park adjacent to Grose Vale Road, as well as to provide additional shop frontage to the rear of the lots fronting Bells Line of Road and Riverview Street backing onto the access way.

The sketch plans have been prepared, after consultation with Council's officers, and show the area as a paved walkway only. If vehicles are excluded this area will, in effect, become a mini pedestrian mall and will considerably enhance the prospective amenity of the North Richmond commercial area as well as maintaining the main objectives of the Development Control Plan.

It will mean, however, that vehicles travelling from the car park on the corner of Grose Vale Road and Riverview Street to other parking areas in the vicinity, and vice versa, will have to re-enter Riverview Street. This is not considered to have any adverse effect as there is adequate exposure of the corner car park to enable motorists to establish where there are vacant spaces prior to entering. The only disadvantage is that service vehicles will not have rear access to the lots in question, however, provision could be made for their access, as is the case with the Windsor Mall.

The sketch plans provide for staggered setbacks for shop fronts and it is considered that the Development Control Plan could be amended accordingly to the overall benefit of both landowners and shoppers.

IT IS RECOMMENDED that the North Richmond Development Control Plan be altered to provide for a pedestrian walkway and restricted vehicular access between North Richmond Market Town and Grose Vale Road and that

Council adopt the principle of staggered shop frontages to the pedestrianway generally as indicated in sketch plans prepared by Council's Architect, Mr. R. Pont.

10. OUTSTANDING REPORT : GOAT DAIRY, VINCENTS ROAD, KURRAJONG.
DA 148/86

At the time of deliberation on the goat dairy development application, Council requested a further report to this meeting on the progress of compliance with conditions.

At the time of this report there are still many outstanding conditions. In the main, these relate to the painting of the large shed; installation of approved septic system and submission of details for proper processing and handling of milk and milk products; provision of roof water storage; relocation of existing holding pen; and earth mounding and landscaping.

The applicant/owner of the premises, Mr. Campbell, has been in contact with the Shire Planner and has advised that he is in the process of lodging applications with another Council for the establishment of his dairy and that, if successful, will be moving from Kurrajong, including the transporting of the large steel shed to the new site. He further indicated that, if the application was not successful, he would comply with the conditions as imposed.

Contact has been made with Baulkham Hills Council who confirm that Mr. Campbell has lodged an application with them. Baulkham Hills have similar assessment procedures to Hawkesbury and it is likely that a decision will not be made for some weeks.

There is no guarantee that the application with Baulkham Hills will be approved or, if approved, that Mr. Campbell will relocate. However, it is not considered appropriate to expend money on legal action for the enforcement of conditions in the near future as it is possible that Mr. Campbell will relocate. It is considered that action should be taken after a reasonable period to enforce outstanding conditions of consent pending determination by Baulkham Hills of their application. It is considered that 40 days would be appropriate.

Council also requested legal advice on the "animal establishment" definition and the request by objectors to the proposal on the appropriateness of a specific local environmental plan for the Kurrajong locality. The legal advice has been sought but is not yet available. It is not considered appropriate to have a specific local environmental plan for Kurrajong. However, the zone definition and allowable land uses bordering residential areas will be considered in the review of Council's Planning Scheme presently being undertaken. Council will be kept informed on these issues.

IT IS RECOMMENDED that the applicant/owner, Mr. C. Campbell, be advised that Council will institute legal action for the enforcement of conditions should they not be complied with or should arrangements for compliance to the satisfaction of Council be not made within forty (40) days.

LIBRARYREPORTS1. HAWKESBURY FAMILY HISTORY GROUP - PIONEER REGISTER. C50/12, L125/7

The above group is interested in Council supporting it to produce a "Pioneer Register" as a Bicentenary project and correspondence to this effect has been received. The publications would contain approximately one hundred (100) families each listed as early settlers of the Hawkesbury and would be useful for genealogical and local history research.

During the past year the Library has taken an active role in distributing and collecting the relevant forms designed to gather the information for these publications.

The group proposes that Council support it with printing and distribution costs. It is the latter which is often the major cost after a publication is produced, because commercial outlets generally require a minimum of a third of the retail price.

The group will undertake to input information on to computer, check facts, proof-read, prepare the index, design the cover, collate and staple.

Whatever proceeds the group make from this publication will be used to purchase material for the Library's Local Studies Collection.

It is suggested that Council agree to this proposal on the basis that 50% of proceeds is returned to Council to cover distribution, administrative and printing costs. The proposed cost for each copy would be approximately \$12.00 and it is proposed to produce 500 copies of two editions i.e. 1000 copies. Printing costs would be \$2,000 and it is proposed to fund this from sales.

Proposed Formulas:

1. Copies sold through Council	\$
Income per copy	12.00
less printing & administration	-3.30
	8.70
Proportion to group of remainder (\$8.70)	3.00
Proportion to Council of remainder (\$8.70)	5.70
2. Copies sold through Commercial Outlets (a min. of 5 at a time)	\$
Income per copy	12.00
Percentage to outlet based on retail price 35%	-4.20
less printing & administration costs	-3.30
	4.50

Proportion to group of remainder	(\$4.50)	3.00
Proportion to Council of remainder	(\$4.50)	1.50

For ease of accounting, the formulas propose a set amount for the group.

IT IS RECOMMENDED THAT Council undertake to print and distribute the Hawkesbury Family History Group "Pioneer Register" based on the two formulas outlined.

2. AUSTRALIAN LIBRARY WEEK - OCTOBER 17TH-24TH. L125

The slogan for this year is "Everybody Needs a Library".

It has been decided to hold the Library's fortieth year celebrations during this week. The Library Act was adopted by Windsor Municipal Council on 7th November, 1945, and the first public library service began on 1st November, 1946, in the Windsor School of Arts.

Dr. Mark Hertzberg, President of the Library Council of NSW, has agreed to be the guest speaker during this week's activities. His topic will include "Public Libraries in Changing Times".

It is proposed to hold a cocktail function in the Library prior to his talk which will be given in the Tebbutt Room. The date will be Tuesday, 21st October at 7.00pm.

It is suggested that Federal and State Government members be invited to this occasion.

Other activities for the week include a display of "Life in the Forties" and staff plan to wear 1940's fashions.

IT IS RECOMMENDED THAT the report regarding Australian Library Week, 1986, be received.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

1. MINISTER FOR CORRECTIVE SERVICES - WASTE DISPOSAL DEPOT AT DARUK. B27/2

"I refer again to your recent letter and to previous correspondence concerning the waste disposal depot at Daruk.

My colleague, the Minister for Planning and Environment, has now provided me with a copy of conditions applicable to the issue of the Certificate of Registration of the waste disposal depot at Daruk. I have also been informed that regular inspections of the operation are carried out by the Metropolitan Waste Disposal Authority to ensure that the conditions of operation are being met. As I mentioned in my previous letter, the Certificate of Registration was suspended from 14 March 1986, until such time as all tyres at the depot are covered to the satisfaction of the authority.

The Authority requires that the tyre stockpile be covered with 600mm thickness of properly compacted impervious material. Every effort is being made to have Correct Tyre Disposals meet this requirement, leaving the area in a safe condition. The restoration work is well in hand but the recent inclement weather has delayed the work.

As you will no doubt appreciate, the New South Wales Corrective Services Commission and I share your concern that the problem of the tyre dump should be satisfactorily resolved as quickly as possible."

2. OFFICE OF THE OMBUDSMAN - HAWKESBURY YOUTH CLUB COMPLAINT. O.150, C51/10/C

Advising Council that there will be no investigation into the complaint by Mr. K. Ewer on behalf of the Hawkesbury Youth Club.

3. LOCAL GOVERNMENT ASSOCIATION OF NSW - COMMONWEALTH BUDGET: 1986/87 C44/2

Advising Council of the increase in the Commonwealth General Purpose Assistance for local government in New South Wales in 1986/87.

Also advising of other notable features of the 1986/87 Budget for NSW Local Government.

4. LOCAL GOVERNMENT ASSOCIATION OF NSW - 1986 NATIONAL AWARDS FOR INNOVATION IN LOCAL GOVERNMENT. A9/5

Offering warmest congratulations on Council's outstanding performance in the 1986 National Awards for Innovation in Local Government.

5. MINISTER FOR LOCAL GOVERNMENT - 1986 NATIONAL AWARDS FOR INNOVATION IN LOCAL GOVERNMENT. A9/5

Offering congratulations to Council on winning an award in the 1986 National Awards for Innovation in Local Government.

6. PENRITH CITY COUNCIL - ELECTION OF MAYOR AND DEPUTY MAYOR. C50

Advising Council that at its Ordinary Meeting of 16th September, 1986, Penrith City Council elected Alderman K.J. Dwyer as Mayor and Alderman G.L. Saunders as Deputy Mayor for the ensuing 12 months.

(S.C. - A letter of congratulations has been forwarded to each member.)

7. BLACKTOWN CITY COUNCIL - ELECTION OF MAYOR AND DEPUTY MAYOR. C50

Advising Council that at a Special Meeting of Council on 17th September, 1986, Alderman Leo Henry John Kelly was elected Mayor of the City for the ensuing mayoral term ending in September, 1987.

Also advising that Alderman Sylvia Amy Whilesmith was elected Deputy Mayor for the ensuing mayoral term.

8. LIVERPOOL CITY COUNCIL - ELECTION OF MAYOR AND DEPUTY MAYOR. C50

Advising Council that at a Special Meeting of Council on 23rd September, 1986, Alderman Craig John Knowles was elected Mayor and Alderman Frank Oliveri was elected Deputy Mayor of Liverpool City Council.

9. PARRAMTTA CITY COUNCIL - ELECTION OF MAYOR AND DEPUTY MAYOR. C50

Advising that at a Special Meeting of Council on 29th September, 1986, Alderman Alan Aizley Hyam was elected Mayor and that Alderman John Edwards was elected Deputy Mayor for the ensuing term.

10. THE COUNCIL OF THE CITY OF GREATER LITHGOW - ELECTION OF MAYOR AND DEPUTY MAYOR. C50

Advising that at a Special Meeting of Council held on 22nd September, 1986, Alderman Ian Holt was elected Mayor for the ensuing term, with Alderman R.J. White being elected Deputy Mayor.

11. BLAXLANDS RIDGE COMMUNITY CENTRE - DONATION. D64

Thanking Council for its donation to the Community Centre's funds.

12. COLO HIGH SCHOOL - DONATION. D64

Thanking Council on behalf of staff and students of Colo High School for its donation.

(S.C. - Council made a donation of \$50 for the School Magazine and \$50 for a citizen award).

13. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - FEES & CHARGES 1987. C44/2, F80

Detailing recommendations of the Associations' Fees and Charges Committee in respect of appropriate charges for 1987.

Advising Council that when issuing licences for amusement devices on premises owned by Council, it should ensure that the device is registered with the Department of Industrial Relations, and the carrier's proper insurance covered for public liability.

(S.C. - The fees and charges, as recommended will be taken into account when setting Council's fees and charges for 1987)

14. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO.9/1986. C44/2

1. Complaints Against Councils

Following the remarks of the Minister for Local Government, at the Annual Conference of the Shires Association in relation to apparently trivial investigations of councils by the Ombudsman, the Associations have entered into correspondence with Mr. Masterman. On 1 July, the following letter was sent to the Ombudsman, inter alia:

"... The Presidents and I would be very grateful to have an opportunity to discuss with you the criteria which are used by your Office to determine whether a formal response should be sought from a council in relation to a complaint received by you."

The Associations received from Mr. Masterman the following reply inter alia:

"... In your letter you refer to certain comments made by the Minister for Local Government on 3 June, 1986. Those comments were completely inaccurate and the criticism of this Office made by her could not even be reasonably advanced on the information available in her Office. Two examples only were given by the Minister in support of her remarks. In each case, there were ample grounds both for the investigations and findings of wrong conduct. In both cases, having been sent a draft report as required by the Act, the Minister of the time indicated that no consultation was required.

I enclose for your information statistics on complaints against local councils received by this Office between 1 July, 1985 and 30 June, 1986. As you will see, this Office declines 44% of all complaints received, most often when they are first received. Only 12% of complaints received are formally investigated. In my view, these figures speak for themselves. For this Office to investigate any less number of complaints might well mean we are acting in breach of the Ombudsman Act which casts upon us statutory duties relating to investigating complaints made by members of the public.

You request an opportunity for the presidents (sic) and yourself to have a discussion with me on this subject matter. While always ready to meet with yourself at any time I would wish to first make sure that there was value in such a meeting. This Office has developed a system for filtering complaints received from members of the public to ensure that there is no waste of the resources of this Office or of the councils the subject of complaint. A senior officer, the Deputy Ombudsman, peruses all incoming correspondence and he declines at the outset all complaints which he believes to be outside jurisdiction, trivial or which raise matters properly within the policy discretions of councils. He also rejects a substantial number of complaints as being premature in that the complainants have not taken the matter up sufficiently or at all with their local council. Those complaints which the Deputy Ombudsman believes should be the subject of at least preliminary enquiries by this Office are allocated to investigation officers. These investigation officers (who have very heavy workloads and no wish or incentive to investigate trivial matters which merely increase their workload) make preliminary enquiries either by telephone or by letter and have a discretion at any time to decide that the matter should not be further pursued."

On 1 August the following letter was sent to Mr. Masterman:

"... I am grateful for the details which you have furnished on the system employed by your Office to filter complaints about councils received from members of the public. I will publicise this information to council together with the statistics which you supplied."

2. Local Government Purchasing

The Associations are co-operating with the Industrial Supplies Office Ltd (ISO) to run a number of seminars on local government purchasing policies and practices.

3. Tenders - Acceptance by Telex

A council has recently sought the Associations' advice as to the acceptance of tenders by telex.

Strictly speaking, if a tender advertisement stipulates that tenders must be submitted in a particular way, any tender not submitted in that form is not entitled to be considered, whereas a tender which makes no specific stipulation as to the method of acceptance would not preclude acceptance by telex. Any problems in this regard could be overcome by ensuring that all tender advertisements specify that any tender must be submitted sealed and endorsed and contain a notification to the following effect: "Tenders submitted by telex will NOT be accepted."

4. Report of the Woodward Enquiry into Multiple Occupancy in the Shire of Tweed.

This report, dated March, 1986, has recently been received by the Associations.

It is hoped that State Policy No.15 - Multiple Occupancy of Rural Lands, released as a draft in August, 1985, will not be finally made by the Minister before affected councils have had an opportunity to review Commissioner Woodward's Report. It is understood that some amendments may be made to the draft Policy on Multiple Occupancy in light of its findings.

An edited version of the summary and findings of the Report is set out in the circular. The Associations hope to have discussions with the DEP on the matters raised therein in the near future.

5. The Rate Pegging Limit for 1987

Attached to this Circular is a copy of the Associations' submission to the State Government on the "Rate Pegging Limit for 1987".

This submission was forwarded to the Department of Local Government in early August, 1986; prior to the Federal and State budgets.

The Associations have recommended in the submission "that the State Government approve a general rate pegging ceiling for the 1987 rating year of at least 10.0 per cent."

(S.C. - An increase of 7 per cent has been approved by the Government)

6. Off-Street Parking Standard

The Standards Association of Australia has released a standard AS 2890.1, for the design of off-street parking facilities. The standard sets out recommended practice for four classes of parkers:

1. Parkers generally parking all day.
2. Mixed patronage of long and short stay parking.
3. Short stay parking.
4. Disabled persons parking.

7. United States Court Decision on "Land Use" Regulation15. AUSTRALIAN CANCER FOUNDATION - XXXX AROUND AUSTRALIA ARMY RELAY MARATHON. D64

Thanking Council for its donation towards this event.

16. LOCAL GOVERNMENT GRANTS COMMISSION - 1986/87 FINANCIAL ASSISTANCE GRANT. G95/1

Advising that this Council's allocation under the 1986/87 Financial Assistance Grant is \$2,009,300.

(S.C. - The 1985/86 allocation was \$1,853,000 and the 1986/87 allocation represents an increase of 8.5% over the 1985/86 allocation.)

17. DEPARTMENT OF MAIN ROADS - STATE ROADS ACT, 1986. M130

Forwarding "Explanatory Notes on the State Roads Act, 1986" and advising that the purpose of the new Act is to bring the roads legislation in N.S.W. up to date, so that the Government can achieve the most effective and efficient administration of roads.

Stating that while a number of new provisions have been added to the new legislation, many of the provisions of the Main Roads Act have been retained and incorporated with improvements and modifications.

18. MINISTER FOR NATURAL RESOURCES - WATER POLICIES FOR THE FUTURE. P182

Advising of the new Department of Water and the issue of the report "Water Policies for the Future", listing 150 recommendations in regard to water services to be provided by the Department.

19. TELECOM AUSTRALIA - EXPENDITURE 1986/87. T217/1

Advising Council that Telecom Australia will be spending more than \$23 million in the 045 and 047 areas during 1986/87.

Stating that significant projects in the Capital Works programme will be equipment extensions to Maraylya, Richmond, Wilberforce, Windsor and Wisemans Ferry and replacement exchanges at Central Colo and Upper Colo.

20. DEPARTMENT OF LOCAL GOVERNMENT - ADDRESS BY AUDITORS TO COUNCILS.
C44/1, A8

Advising that the Local Government Auditor's Association of N.S.W. is seeking the Minister's support for the view that auditors should address councils, at least annually, in relation to their audit.

Stating the Department supports the above proposal.

21. STATE LIBRARY OF NEW SOUTH WALES - MICROCOMPUTERS IN PUBLIC LIBRARIES. L125/11

Advising Council that implementation of the project to place microcomputers in public libraries has begun and the package of hardware and software has now been distributed to metropolitan and outer metropolitan libraries.

Also advising several aspects of the implementation phase, and addressing issues which have been queried by librarians and local government authorities.

22. PERPETUAL TRUSTEE COMPANY LIMITED - RURAL RATES. 4732-02C

Suggesting that a reduction in the allowance to the rural ratepayers be introduced over a period of a few years say reducing from 37% to 30% in the first year, 25% the second and ultimately to the 20% proposed.

23. OAKVILLE PUBLIC SCHOOL PARENTS AND CITIZENS ASSOCIATION - EX-SCHEYVILLE ARMY CAMP SITE. P160/47

"It has come to our notice that the ex-Scheyville Army Camp Site, presently owned by the Department of Defence is included on the list of sites for development as a minimum security prison.

Members of our Association have expressed concern at this information, therefore would Council keep us advised on any development which comes to your attention."

(S.C. - This matter is being followed up with the appropriate State and Federal Departments.)

24. DEPARTMENT OF LOCAL GOVERNMENT - CIRCULAR NO. 86/30. C44/1, P160/69

Stating that the Department of Environment and Planning is unaware of any planning instruments which require consent for building work carried out for fire safety purposes and, in the absence of such a provision, a development application would not be required.

Advising that the Minister for Planning and Environment has pointed out that the above position contrasts with a situation in which building work is carried out, not in pursuance of a notice issued under section 317D(2) of the Local Government Act, but for the purpose of, for example, upgrading the premises to improve its use.

Stating that in this type of situation, subject to the provisions of State Environmental Planning Policy No. 4 - Development Without Consent, development consent may be required.

25. COMMISSIONER OF POLICE - APPRECIATION. F84/13

Replying to Council's letter extending appreciation for support given to Council and residents of the Shire by the New South Wales Police Force during the recent floods.

26. MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 - SYDNEY REGIONAL DEVELOPMENT AREA - NOTICE OF ASSESSMENT

"Pursuant to Section 142 of the Environmental Planning and Assessment Act, 1979, the Minister administering that Act has made an assessment of the amount required for payment during 1987 of interest on or repayment of principal of loans relating to the Development Fund for the Sydney Region Development Area and hereby gives notice that the assessment made upon the Hawkesbury Shire Council is for \$85,168."

(S.C. - The contribution for 1986 was \$87,487.)

27. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW - SPECIAL CIRCULAR - NEW SOUTH WALES STATE BUDGET 1986-87. 170/86. C44/2

Advising that the Treasurer stated that the NSW Budget for 1986-87 is a balance between financial restraint and social responsibility. Stating that the State Government recurrent expenditure will increase by 7.9 percent, and that Councils will be aware that the rate pegging ceiling for 1987 was set by the State Government at 7 percent. Forwarding relevant details of the 1986/87 NSW Budget.

28. ALDERMAN HOPE MARLAND, PRESIDENT, LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS - MEDIA RELEASE, DARLING HARBOUR. P182

Stating that the use of the Darling Harbour Act to remove a proposed Pymont development from the planning jurisdiction of Sydney City Council raises disturbing implications for all NSW Councils.

".... commenting on yesterday's decision by the State Government to take control of an office block and car park development outside the Darling Harbour area. 'Local Government in general is becoming increasingly

concerned that when the Government wants to apply pressure on the Council to approve a favoured development, the Council is threatened with loss of planning powers or dismissal'....".

".... It is important to remember that Warringah Shire Council was dismissed after alleged 'urgency' in approving one development and for allegedly ignoring residents' wishes. Now, Sydney City Council is threatened, yet again, with dismissal for doing no more than complying with the law and heeding the wishes of Pymont residents."

".... Ald. Marland said that the Minister for Public Works, Mr. Brereton, and the developer are reported as saying that 'all other bodies' except the Aldermen are in favour of the proposal. 'However, this ignores the fundamental fact that the Aldermen - and only the Aldermen - have the responsibility for the decision. Others may approve of it, but only the Council can approve it. When that power is removed we have, in effect, town planning by decree'."

".... Alderman Marland said that every responsible traffic authority in the world is trying to devise ways of reducing inner city traffic, instead of encouraging it. She said the personal nature of some attacks on council members is both unfortunate and unnecessary."

29. MR. K. ROZZOLI - PARKING INFRINGEMENT NOTICE. P155/10

Making representations on behalf of a Mr. A. Johns who received a parking infringement notice in Coles Car Park at Windsor.

Suggesting that notices be erected at each of Council's car parks with a comprehensive list of "do's and don'ts" with the penalties for failure to comply with such requirements clearly marked on the notice.

(H.S. - Mr. Rozzoli has been advised that it is not felt necessary nor desirable to display such a comprehensive listing. Signs are erected to inform users that the area is subject to restriction and it is felt to be universally understood to include matters such as orderly utilisation of the marked spaces, not standing in access laneways, unauthorised use of spaces for disabled, not obstructing access to loading docks and so on.)

30. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD - POSSIBLE SUBDIVISION - LOT 6 MCMAHON PARK ROAD, KURRAJONG. DA78/85

"Lot 6 McMahon Park Road fronts a Board's gazetted main. All lots created by subdivision fronting this main will be rated, whether or not a connection is made. Although the Board would have no objection to the provision of onsite storage instead of a reticulated water connection, water rates would still have to be paid.

All lots created outside the zoning that existed in 1984 and those created by the use of SEPP1 would be charged \$22,000 per lot for water amplification.

The existing Kurrajong Water Supply Scheme was designed for 600 lots, of which over 500 lots have already been connected. Within the existing zonings, another 400 lots could be connected to this scheme which is still not self-supporting. When the capacity of 600 lots is exceeded in a few years, we will require the Council to contribute interest charges on any amplifications required. We will provide these charges after investigation of the alternative schemes to amplify the Kurrajong water supply.

On this basis, the Board would not agree to the use of SEPPl to create lots less than the minimum size within the residential zonings in the village of Kurrajong."

31. ALASDAIR WEBSTER, M.P. - FLOOD DAMAGE. F84/13

Forwarding a copy of his letter to the Minister for Local Government and Administrative Services supporting Council's submission for assistance.

32. KEVIN ROZZOLI, M.P. - FLOOD DAMAGE. F84/13

Stating that he will make representations to the Minister in support of Council's efforts to obtain funds for the restoration of flood damage.

G.M. McCully,
Shire Clerk/General Manager.