

Hawkesbury Shire Council

BUSINESS PAPER

Minutes of the Meeting of the Council of the Shire of Hawkesbury,
held at the Council Chambers, Windsor on 14th July, 1987, 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.

CONFIRMATION OF MINUTES

- 915 RESOLVED on the motion of Councillor Nicholson seconded by
Councillor Sheridan that the Minutes of the Ordinary Meeting of
Council held on 9th June, 1987 having been circulated amongst the
members of Council be confirmed.
- 916 RESOLVED on the motion of Councillor Rotherham seconded by
Councillor Sheridan that the Minutes of the Special Meeting of
Council held on 25th June, 1987, having been circulated amongst the
members of Council be confirmed.
- 917 RESOLVED on the motion of Councillor Rotherham seconded by
Councillor Sheridan that the Minutes of the Special Meeting of
Council held on 30th June, 1987 commencing at 9.40 a.m., having been
circulated amongst the members of Council be confirmed.
- 918 RESOLVED on the motion of Councillor Stubbs seconded by Councillor
Sheridan that the Minutes of the Special Meeting of Council held
on 30th June, 1987 commencing at 3.38 p.m., having been circulated
amongst the members of Council be confirmed.

PRESIDENTIAL MINUTE

1. INTERSECTION OF WINDSOR & BOSWORTH STREETS, RICHMOND. T225

- 919 RESOLVED on the motion of Councillor Nicholson seconded by
Councillor Denne that the action taken to confirm the resolution of
the Local Traffic Committee in respect to "Give Way" provisions at
the intersection of Windsor and Bosworth Streets, Richmond, be
endorsed.

GENERAL PURPOSE COMMITTEE MEETING - 30TH JUNE, 1987

- 920 RESOLVED on the motion of Councillor Sheridan seconded by Councillor
Stevens that the Report of the General Purpose Committee Meeting
held on 30th June, 1987 as recorded on Pages 1 to 18 of the Minutes
of the General Purpose Committee Meeting be adopted.

DEPUTY SHIRE CLERK'S REPORT

FINANCE AND ADMINISTRATION

This is Page of the Minutes of the ORDINARY NO. 6 Meeting of the
HAWKESBURY SHIRE COUNCIL held on 14th July, 1987.

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Shire Clerk/General Manager

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President

CORRESPONDENCE1. McMAHON'S PARK 527 COMMITTEE - CHANGE OF COMMITTEE MEMBERS.
G25-7

- 921 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that the nominations be endorsed.

2. COMMONWEALTH BANK OF AUSTRALIA - 1987/88 LOAN BORROWING
PROGRAMME. B23/32

- 922 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that the offer be accepted, 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.

REPORTS1. COMMONWEALTH BANK OF AUSTRALIA - AGENCY PAYMENT FACILITY.
B21/6

- 923 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that Council accept the Bank's offer to act as an agency for the collection of rates to become effective from 1st January, 1988.

2. PAYMENT OF SUPPLEMENTARY RATES BY INSTALMENTS. R186

- 924 RESOLVED on the motion of Councillor Stevens seconded by Councillor Sheridan that the report on the payment of supplementary rates by four instalments be adopted.

3. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL.
C50

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

Right of Carriageway	... Linen Plan - land contained in Certificate of Title, Volume 1264, Folio 60 being land in DP60716 - owner A.R. Walmsley
Lease Agreement	... Shop 1 Wilberforce Shopping Centre - Term: 3 years (renewal of option). Tenant: H.R. & E.J. Munro. Rental: \$8,320pa for first year and 10% increase each year thereafter.

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Shire Clerk/General Manager

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4. ACQUISITION OF LOT 4 PHILLIP PLACE, MCGRATHS HILL. S13/39

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

5. STAFF MATTERS - RESIGNATIONS. S1/8P

- 927 RESOLVED on the motion of Councillor Stevens seconded by Councillor Durrington that the resignations be accepted and references under Seal of Council be provided.

6. UNEMPLOYMENT STATISTICS. S207/11

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

7. HUNGERFORD - RURAL RATE APPEAL. 259-01C

- 929 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report concerning a rural rate appeal by Mr. M.H. Hungerford be received.

8. RURAL RATE APPEAL - BELLAMY. 807-7c

- 930 RESOLVED on the motion of Councillor Stevens seconded by Councillor Stubbs that the report concerning a rural rate appeal by Mr. S.J. Bellamy be received.

9. TAXATION - ELECTED MEMBERS. T215/2

- 931 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stanley that as from 1st July, 1987, income tax be deducted from the Councillors' allowances in accordance with the Commissioner of Taxation's Ruling of 23rd October, 1986

10. ARREARS OF RATES AND CHARGES 1986. R186/8

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

11. DOORKNOCK APPEALS, 1988. A7

- 933 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that approval be granted for the following Doorknock Appeals to be held in 1988 :

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Australian Red Cross Society - Red Cross	
Calling	20th/27th March
St. John Ambulance Brigade	9th/14th May
	(tentative)
The Salvation Army Red Shield Appeal	26th June
	(tentative)
Australian Freedom From Hunger Campaign	11th September

12. COMMUNITY & CULTURAL CENTRE - JUNE BOOKINGS. C51/3

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

13. AUSTRALIANA PIONEER VILLAGE. C51/54

- 935 RESOLVED on the motion of Councillor Stevens seconded by Councillor Rotherham that the report concerning the operations of Australiana Pioneer Village be received.

14. PROPOSED ASSIGNMENT OF LEASE RIGHTS IN RESPECT OF SHOP PREMISES WITHIN THE WINDSOR TOWN CENTRE. P160/56

- 936 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that Council raise no objection to the proposed assignment of the lease agreement from Chirian Pty. Ltd to Chanton Pty Ltd in respect of the Angus and Robertson Book Shop premises within the Windsor Town Centre and that all necessary documentation be executed under the Common Seal of Council.

15. PROPOSED RELOCATION OF GAS BOTTLES ASSOCIATED WITH THE NORTH RICHMOND DRY CLEANING PREMISES. 423-01C

- 937 RESOLVED on the motion of Councillor Horrex seconded by Councillor Denne that approval be given to the proposed relocation of the two (2) gas bottles, subject to the gas bottles being located at the rear of the shopping centre in the parking area adjacent to the first entrance off Pitt Lane approximately 1-1/2 metres back from the existing fencing, and also subject to the following conditions :
1. The bottles to be located in a suitable structure meeting all the requirements of the Dangerous Goods Act and the requirements of the Department of Industrial Relations and Employment. Evidence that their requirements have been satisfied is to be submitted to the Shire Engineer.
 2. The proposed structure to be adequately protected from vehicular interference to the satisfaction of the Shire Engineer.

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Shire Clerk/General Manager

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3. The proposed structure to be adequately screened by landscaping to the satisfaction of the Shire Engineer.
4. Council to be indemnified against all claims which may arise as a result of the location of the gas bottles in a minimum sum of \$5million.
5. All refilling of tanks to be done within the car parking area and carried out after hours, so as not to interfere with vehicular traffic movement.
6. All costs associated with the proposed relocation of the gas bottles to be met by the the applicant.
7. Any restoration of the car park and footpath due to the relocation of the service lines to be carried out to the satisfaction of the Shire Engineer.
8. The supply lines from the tank to the property are to be enclosed in a steel pipe located 600mm below the ground surface.
9. Payment of a yearly rental to Council of \$250 to be made in advance with such rental being subject to intreases in the Consumer Price Index in subsequent years.
10. The gas bottles to be located in such a way as not to interfere with the visibility of motorists leaving and entering the car parking area.
11. The submission to Council of a building application detailing the proposed structure and materials of construction.

16. COLO WILDERNESS MOBILE RESOURCE UNIT. C45/18

938 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stevens that:

1. Council support the Colo Wilderness Mobile Resource Unit becoming incorporated under the Associations Incorporation Act (1984).
2. On receipt of the Certificate of Incorporation, management of the Mobile Resource Unit be transferred to the incorporated body.
3. Accrued leave entitlements be paid to staff on a pro-rata basis, according to the period of employment; for staff being transferred from Council's employment to employment by the Management Committee.
4. That plant and equipment be transferred to the care, control and management of the Committee, while remaining the property of Council.

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5. That the Community Arts Officer be appointed as Council's representative on the Management Committee.
6. That Council extend to the Management Committee, appreciation for the service delivered to the community.

17. COMMUNITY SERVICES REPORT

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

18. RESIGNATION OF DR J J G BAIN. I112, WC/C12

- 940 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Rotherham that Council appoint Dr Anthony Jenkins as Council's medical examiner and Dr Terry Earlam as alternative medical examiner until 20th August, 1988.

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

- 941 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Sheridan that the Minutes relating to Council and Staff Committees be adopted and the Minutes from other organisations be received.

20. RECONCILIATION OF RATE BOOK. R186

- 942 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stanley that Council affix the Seal to the schedules referred to in the report, incorporating the Reconciliation of Rates Levied, Reconciliation of Ratable Values and the schedule of non-ratable properties for the year 1986.

21. CHAIRS - COMMUNITY & CULTURAL CENTRE. C51/3

- 943 RESOLVED on the motion of Councillor Stevens seconded by Councillor Durrington that 300 modern plastic stackable chairs be purchased for the Community and Cultural Centre.

22. REPORTS REQUESTED BY COUNCILLORS

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

ENGINEERING

CORRESPONDENCE

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1. RICHMOND NORTH P & C ASSOCIATION - CAROLS BY CANDLELIGHT,
NORTH RICHMOND COMMUNITY CENTRE. C51/30

- 945 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that approval be granted to the Richmond North P & C Association to conduct Carols by Candlelight in the grounds of the North Richmond Community Centre on the 11th December, 1987 subject to the following conditions:-

- i) The area being left clean and tidy upon completion of the proposed event.
- ii) Submission of a copy of a Public Liability Policy in the amount of \$5 million.
- iii) Payment of costs incurred in provision/removal of additional receptacles.

2. J. PRENDERGAST - "HAWKESBURY VALLEY RIDE N STRIDE". 625-220B

- 946 RESOLVED on the motion of Councillor Sledge seconded by Councillor Rotherham that approval be given to Mr. J. Prendergast to conduct "Hawkesbury Valley Ride N Stride" during 8.30 a.m. - 11.30 a.m., Sunday, 18th October, 1987, traversing the routes as requested, subject to the following conditions:-

- i) Payment of \$60.00 hire fee in respect of use of Bensons Lane Sporting complex.
- ii) Payment of costs incurred in provision/removal of additional rubbish receptacles.
- iii) The reserve and the proposed route being left clean and tidy upon completion of the event.
- iv) All directional signs erected by the Committee, to be removed immediately upon completion of the event.
- v) Adequate signposting warning motorists of participants using roads to be displayed.

3. RICHMOND JUNIOR RUGBY LEAGUE FOOTBALL CLUB - ACCOUNT FOR
POWER, RICHMOND PARK. 625-202

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

- 1. Council take over the payment for electricity for Richmond Park.
- 2. A fee be set for use of the floodlights at Richmond Park to be determined following discussion with the sporting groups.

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REPORTS1. PUBLIC WORKS

- 948 RESOLVED on the motion of Councillor Stubbs seconded by Councillor Stevens that the report on works undertaken during June, 1987, be received.

2. BLIGH PARK ESTATE - ROAD AND DRAINAGE WORKS. P160/46/A,
P160/46/C

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

3. SOUTH WINDSOR WASTE WATER TREATMENT PLANT. P160/46/B

- 950 RESOLVED on the motion of Councillor Stevens seconded by Councillor Nicholson that the report be received.

4. ACCESS TO 37,39 GEORGE STREET, WINDSOR. 1474-0, 1475-0,
665-731

MOVED by Councillor Dunn seconded by Councillor Denne that Council enter into negotiations with Prospect Electricity and Mr. Miller to provide for supply by underground mains to Lot 20 George Street, Windsor.

- 951 AN AMENDMENT was moved on the motion of Councillor Horrex seconded by Councillor Stevens that Council seek to purchase the interest (if any) which Mrs Burch has on the triangular parcel of land in George Street, Windsor adjacent to lots 19 and 20 DP739562.

Further that Council enter into negotiations with Prospect Electricity and Mr. Miller to provide for supply by underground mains to Lot 20 George Street, Windsor.

The amendment was carried.

The amendment then became the motion which was put and carried.

5. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY

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

6. TENDERS FOR SUPPLY OF VEHICLES. P165/2

- 953 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Stanley that the tenders listed hereunder be accepted :

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- A. Tipping Truck 4 tonne capacity
James Sutherland Pty. Ltd. - supply of one only Toyota Dyna 400 series, Model No. WU904-MDDTQ3 with body by Westrans at a tendered price of \$17,530.00.
- B. Tipping Trucks (2) - 4 tonne capacity
James Sutherland Pty.Ltd. - supply of two (2) only Toyota Dyna 400 series Model No. WU90R-MDDTQ3 with body by Westrans at a total tendered price of \$37,658.00.
- C. Tipping Truck - 7 tonne capacity
Les Vagg Isuzu - supply of one only Isuzu FTR 12HA with body by Bathgate Engineering at a tendered price of \$36,180.00.
- D. Table Top Truck - 1-2 tonne capacity
Cardiff Toyota - supply of one only Toyota Dyna 100 series, Model No. YH81R-MDBQ3 with body by Arthur Priestly at a tendered price of \$10,431.00.
- E. Table Top Truck - 4-6 tonne capacity with rear mounted crane
Peter Williamson Toyota - supply of one only Toyota Hino FD164Q3 complete with body as specified with Hiab Apache 77A crane at a tendered price of \$43,871.00.

HEALTH AND BUILDING

REPORTS

1. BUILDING APPLICATIONS. B25

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

2. D HELEY - PORTION 262 POST OFFICE ROAD, EBENEZER. DA 662/86, 13871-1

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

3. COUNTER-DISASTER MANAGEMENT. S206

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

PLANNING

REPORTS

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President

1. DEVELOPMENT APPLICATION FOR TEAROOMS AND KIOSK, PART PORTION
133, PARISH OF HAM COMMON, WINDSOR ROAD, CLARENDON (REST-A-WHILE).
DA 184/87

MOVED by Councillor Sledge seconded by Councillor Denne that further discussions with the Architect take place with a view to designing a more imaginative building that fits in with the concept of the Bicentenary Park and the Bicentenary Year and the link up between the Macquarie Towns of Windsor and Richmond.

The motion was lost.

- 957 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Stevens that the application be approved generally in accordance with the plans submitted subject to the following conditions:-

1-5. Standard Conditions (DAs) 1, 18, 19, 21 & 29.

2. DRAFT LOCAL ENVIRONMENTAL PLAN - SUBDIVISION OF "DIAMOND
HILL", HERMITAGE ROAD, KURRAJONG. L5/86

- 958 RESOLVED on the motion of Councillor Rotherham seconded by Councillor Denne that the information concerning the refusal of a Certificate pursuant to Section 65 of the Act by the Director of the Department of Environment and Planning in relation to Council's draft plan be received.

3. REZONING OF THE "SUNNYSIDE" PROPERTY, BELLS LINE OF ROAD,
NORTH RICHMOND TO PERMIT RESIDENTIAL SUBDIVISION. LEP 3/87

- 959 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Denne that Council support a rezoning of the land to Residential 2(b2) pursuant to Section 64 of the Act.

4. DEVELOPMENT APPLICATION - LIFZER PTY LTD - LOT 2 DP 706279
RICHMOND ROAD, WINDSOR - RENOVATION OF DAIRY FOR USE AS STABLES
TOGETHER WITH HORSE DRAWN TOURS OF WINDSOR. DA 255/87

- 960 RESOLVED on the motion of Councillor Denne seconded by Councillor Durrington that development consent be granted generally in accordance with the application subject to the following conditions:

- 1-5. Standard conditions (DAs) 1, 3, 17, 21 and 34.
6. A schedule of proposed building materials and colours to be submitted with the building application for approval by the Shire Planner.
7. Access for the horse-drawn tours shall be confined to Greenway Crescent via the agricultural right of way.

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5. DEVELOPMENT APPLICATION - LIFZER PTY LTD - LOTS 1 & 2
DP706279, RICHMOND ROAD, WINDSOR - BANK RESTORATION, LANDSCAPING,
CONSTRUCTION OF GOLF COURSE AND DRIVING RANGE AND PRO SHOP FOR
USE IN ASSOCIATION WITH THE RUM CORPS BARRACKS. DA 120/87

- 961 RESOLVED on the motion of Councillor Durrington seconded by Councillor Nicholson that approval be granted generally in accordance with the submitted plan, subject to compliance with the following conditions:

- 1-7. Standard Conditions (DAs) 1, 3, 7, 9, 18, 26 and 34.
8. Submission of engineering drawings of proposed earthworks prior to the commencement of any work. Such plans shall be to the satisfaction of the Shire Engineer.
9. Submission of details of proposed fencing with the building application and to the satisfaction of the Shire Planner.
10. No work shall be undertaken within the stream channel of Rickabys Creek or within 40 metres of the creek bank without the approval of the Public Works Department. In this regard, the applicant shall make application to the PWD for a permit under Section 23A of the Rivers and Foreshores Protection Act and evidence of any approval is to be submitted to Council prior to any work in this location.
11. Pedestrian access to the golf course via the existing agricultural right-of-way from Greenway Crescent shall not be permitted.

6. REZONING OF PART OF THE EXISTING CAR PARK TO PERMIT THE
ESTABLISHMENT OF A FREE-STANDING "LIQUORLAND" OUTLET - COLES
STORE, WINDSOR. D2/11/223

- 962 MOVED on the motion of Councillor Stubbs seconded by Councillor Rotherham that Council resolve to alter the zoning of the car park land to the rear of the existing Coles store to permit its development for a Liquorland outlet subject to there being provided to the front facade of the store brick planter boxes of a design to the satisfaction of the Shire Planner.

FURTHER that the Department of Environment and Planning be advised that, in Council's opinion, an environmental study is not required prior to preparation of the draft plan and, additionally, that should the draft plan be not processed prior to the completion of Council's Planning Scheme, Hawkesbury Local Environmental Plan 1987, that the proposal be incorporated into Local Environmental Plan 1987.

AN AMENDMENT was moved by Councillor Stanley seconded by Councillor Sledge that the matter be deferred to the next Committee Meeting.

The amendment was lost.

The motion was then put and carried.

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

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

LIBRARY

REPORTS

1. OVERDUE FINES. L125/8

- 964 RESOLVED on the motion of Councillor Sheridan seconded by Councillor Stubbs that overdue fines be suspended for borrowers with overdue items.

2. INTER-LIBRARY LOAN CHARGES. L125/21, L125/13

- 965 RESOLVED on the motion of Councillor Nicholson seconded by Councillor Horrex that:

1. The relevant Ministers & Shadow Ministers, State and Federal Members be requested to urge that this proposed charge is not introduced.
2. That AACOBS be advised that Council is opposed to the charge and requests the reversal of its recommendation of charges for inter-library loans.
3. WSROC and the Local Government & Shires Associations be requested to oppose the introduction of this charge for inter-library loans.

3. NATIONAL INFORMATION POLICY - A STATEMENT BY THE LIBRARY ASSOCIATION OF AUSTRALIA. L125

- 966 RESOLVED on the motion of Councillor Durrington seconded by Councillor Sheridan that Council endorse this policy and commend it through the relevant ministers to the Federal Government.

FURTHER that the Local Government and Shires Associations and W.S.R.O.C. be requested to endorse this policy.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

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- B1. LOCAL GOVERNMENT AND SHIRES ASSOCIATIONS OF NSW - GENERAL CIRCULAR NO. 7/87. C44/2
- B2. HAWKESBURY DISTRICT CRICKET ASSOCIATION - JUNIOR PRESENTATION NIGHT. A5
- B3. AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT ASSOCIATIONS - CIRCULAR NO. 51/87. P182, B23
- B4. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR 49/87. L128 & P182
- B5. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - CIRCULAR 45/87. C50 & P182
- B6. LOCAL GOVERNMENT & SHIRES ASSOCIATION OF N.S.W. - SPECIAL CIRCULAR 52/87. C44/2
- B7. R.D. POWER - IMPOUNDED STRAY DOGS. D63, C48/1
- B8. AUSTRALIAN ASSOCIATION FOR HUMANE RESEARCH - POUND DOGS FOR RESEARCH. D63, C48/1
- B9. KURRAJONG C.W.A. - 1987 DONATION. R186/6
- B10. UPPER HAWKESBURY POWER BOAT CLUB - 1987 BRIDGE TO BRIDGE GATE TAKINGS. 625-205
- B11. A.R. WALMSLEY & CO - PARSONS & FINCH, REMOVAL OF TREES. P160/30
- B12. MINISTER FOR PLANNING AND ENVIRONMENT - RICHMOND PARK. 625-202
- B13. THOMAS A. DALTON - PURCHASE OF 21 BAKER STREET, WINDSOR. C51/43
- B14. HOLIDAY AND TRAVEL SHOW. T220
- B15. ALAN BATLEY - ANNUAL REPORT. 11319-0-3
- B16. LOCAL GOVERNMENT GRANTS COMMISSION - COUNCIL'S SUBMISSION 1987/88. G95/1
- B17. DEPARTMENT OF LOCAL GOVERNMENT - QUARTERLY PAYMENT OF FINANCIAL ASSISTANCE GRANTS. G95/1
- B18. NORTH RICHMOND CHILD CARE CENTRE - STAFFING. C43/1
- B19. DEPARTMENT OF INDUSTRIAL RELATIONS & EMPLOYMENT - AUDITED FINANCIAL STATEMENT. G95/30
- B20. MINISTER FOR TRANSPORT - FEDERAL ROAD FUNDING. M130/28
- B21. TOURISM COMMISSION OF NEW SOUTH WALES - 1987 ANNUAL TOURISM CONFERENCE. T220/3, C48

968 RESOLVED on the motion of Councillor Stanley seconded by Councillor Rotherham that the Chairman, three members of the Committee, the Shire Clerk and the Tourist Manager be nominated to attend the Conference.

- B22. PUBLIC WORKS DEPARTMENT - WASTEWATER OPERATOR TRAINING COURSE NO. 52
- B23. AUSTIN LEWIS, SHADOW MINISTER FOR LOCAL GOVERNMENT - TELEX - NEXT LIBERAL GOVERNMENT'S POLICY FOR LOCAL GOVERNMENT AND ACCOMPANYING PRESS RELEASE. L128
- B24. KEVIN ROZZOLI, M.P. - FLOOD DAMAGED LOCAL ROADS. F84/13
- B25. AUSTRALIAN ADVISORY COUNCIL ON BIBLIOGRAPHICAL SERVICES - INTER-LIBRARY LOANS. L125/21

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QUESTIONS WITHOUT NOTICE

Councillor Rotherham asked if it would be possible and practical to call for quotations for the restoration of Grose Vale Road at the land slide to get an idea of the actual cost that an outside contractor would charge to replace that particular section of road.

The Deputy Shire Clerk advised that it is possible, however, advice had been received regarding the allocation of grant funds for the restoration works and the Engineer has included that in his Works Programme which will be coming up very shortly.

The Shire Engineer stated that in doing so plans and specifications would be required to be prepared which would take some time lag because it would require an extensive survey of the area. He outlined what would be required and stated that it would possibly be after Christmas before these came back before Council. He stated that it is possible to use subcontractors and that he would be looking at using these specialised people to do some of these works. He stated that it is proposed to start work on the project next week.

Councillor Rotherham asked if the Community Arts Officer, in regard to future Macquarie Towns Acquisitive Art Exhibitions, could seek other funds than those from the Rothmans Foundation.

Councillor Stevens called for a point of order as he felt that this was not a question but should be brought forward as a Notice of Motion.

The Shire President agreed with the point of order.

Councillor Rotherham asked if Council, when receiving the Minutes of the Management Executive Committee, automatically agreed with the various recommendations that involve expenditure.

The Shire President agreed that this is the case and stated that that is why they are brought before Council.

Councillor Rotherham suggested that this should be brought before Council in a different way as sometimes things do get missed.

The Shire President stated that Council gets the complete Minutes of that Meeting so that nothing is left out. It is done for that purpose so that it is not selective and all matters discussed at that meeting are presented to Council.

Councillor Sledge stated that she had received representations from people living in Garfield Road, Oakville, regarding the dust problem and asked if this road could be referred for future consideration for sealing.

Referred to the Shire Engineer for attention.

This is Page of the Minutes of the ORDINARY NO. 6 Meeting of the
HAWKESBURY SHIRE COUNCIL held on 14th July, 1987.

.....
Shire Clerk/General Manager

.....
President

Councillor Horrex stated that he had indicated to the President earlier that he wished to raise a matter and asked if it would be appropriate to raise it now as a Question Without Notice.

The Shire President agreed to the request.

MOVED by Councillor Horrex seconded by Councillor Rotherham that Council recommend the reinstatement of certain polling booths, such as Grose View School, Kurrajong Heights and Bligh Park.

The motion was lost.

Councillor Nicholson asked if a report could be submitted to the next meeting on the current position regarding Bowman's Cottage.

Councillor Nicholson referred to the announcement to-day by Mr. Bob Carr, Minister for Planning & Environment, in regard to the reduction in size of residential blocks in the Western Districts to 450 square metres, and asked if a report could be submitted to the next meeting as to whether or not this would apply to Hawkesbury Shire.

The Deputy Shire Planner advised that the actual policy relates to a minimum size. Whether in fact that minimum size eventuates in developments is another matter entirely, in terms as to whether it is desirable to market blocks 450 square metres.

Councillor Nicholson referred to the removal, some months ago, of slabs of bitumen, by the Department of Main Roads, from Windsor Street, Richmond, and asked if the Engineer could ascertain when the Department intends to carry out the restoration.

The Shire President stated that funds for maintenance have been provided for the new financial year and the Engineer will be taking the matter up with the Department of Main Roads.

QUESTIONS FROM THE GALLERY

The President then invited questions from the Gallery.

The meeting terminated at 9.22 pm.

Submitted to and confirmed at the Meeting of Council held on 11th August, 1987.

..... President

This is Page of the Minutes of the ORDINARY NO. 6 Meeting of the HAWKESBURY SHIRE COUNCIL held on 14th July, 1987.

.....
Shire Clerk/General Manager

.....
President

Report of the Meeting of the General Purpose Committee held at the Council Chambers, Windsor on 28th July, 1987, commencing at 9.40 a.m.

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

Apologies for absence were received from Councillors S.E. Durrington and W.J. Sledge and were accepted.

SECTION 1 - WORKS

COMMITTEE'S RECOMMENDATION

THE WORKS COST Statement to 30th June, 1987, be adopted and the revised estimates of cost be adopted.

CORRESPONDENCE

ITEM 1: (File 625-31) [1.1]

CORRESPONDENT: FREEMANS REACH CRICKET CLUB

SUBJECT: IMPROVEMENTS TO "BREAKAWAY" NO. 1 OVAL

Advising of the Club's intention regarding improvements to the Breakaway No. 1 Oval. These improvements include:-

1. Raising the level of the wicket;
2. Adequate restructuring of bowling approaches;
3. Surfacing wicket and approaches with "superturf" or equivalent;
4. Occasional fill of general playing surface.

Also advising that the Club will provide all labour and equipment for Item 4 and donate towards the total cost, the sum of \$2,000.

S.E. REPORT

The existing wicket is now lower than the adjacent ground. The Club's donation is approximately half the estimated cost and the work can be included in with other improvements being undertaken for the 1987/88 cricket season. Action has been taken to proceed with the work.

Recommendation

That the action taken to reconstruct the cricket pitch at Breakaway No. 1 Oval be endorsed and a letter of appreciation be forwarded to the Freemans Reach Cricket Club thanking them for their contribution of \$2,000 and associated assistance towards the project.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File 625-202) [1.2]

CORRESPONDENT: THE WOMEN'S COTTAGE

SUBJECT: CYCLE SAFETY DAY AT RICHMOND PARK

Requesting use of Richmond Park on Saturday, 24th October, 1987 to conduct a Cycle Safety Day as an activity during children's week. Permission is sought to display an obstacle course in the oval for young children and to carry out a bike ride around the back streets of Richmond for the over ten (10) year olds. The Women's Cottage will be contacting the Hawkesbury District Cricket Association regarding use of Richmond Oval for this day, also several constables from the Hawkesbury District Community Relations will be contacted for assistance on the day.

S.E. REPORT

No objection is held to the Women's Cottage conducting the Cycle Safety Day, subject to the conditions set out below.

Recommendation

Permission be granted for the Women's Cottage to conduct a Cycle Safety Day in Richmond Park on the 24th October, 1987, subject to the following conditions:-

- (i) The area to be left clean and tidy upon completion of the Club's function;
- (ii) No tent structures are to be erected;
- (iii) No amplifying equipment, e.g. loudspeakers of any description, are to be used by the Club during the above function;
- (iv) A Public Risk Liability Policy in the sum of \$2million be effected and submitted to Council prior to the event.
- (v) Police Department approval be obtained from the Castle Hill Traffic Branch.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. DEPARTMENT OF MAIN ROADS, NSW - MAIN ROAD NO. 182 - PUTTY ROAD, BRIDGE OVER THE HAWKESBURY RIVER AT WINDSOR. [2.1]

Advising that with due regard to the need to remove the bridge railing during flood periods and the rail height required for traffic, it would not be possible to alter the current rail without major structural alterations and that the police have been requested to continue their surveillance of the unauthorised actions of people jumping into the river.

B2. WATER RESOURCES DEPARTMENT - ROAD AND BRIDGE DAMAGE BY BANK
EROSION LOT 2 DP 235599 UPPER COLO ROAD. 665-2101 [2.2]

Advising that the Department cannot, at this stage financially assist Council to rectify bank damage at the above site caused by earlier slumping associated with post flood "draw down" failure of incohesive material.

(S.E. - Erosion damage occurred at this location in 1978. Since that time however, the lower toe section of the bank has vegetated along its full length with a thick strand of casuarinas and it is now considered to be stable.

Unfortunately, these trees have not as yet spread to the upper half of the bank and, under certain conditions, localised erosion could possibly occur in places.

The Department has advised that Council's current practice of infilling and revegetation of slumped areas after overbank events is probably at this time the most cost effective method of maintaining the viability of Upper Colo Road.)

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625) [3.1]

SUBJECT: MOWING - OUTER AREAS

Council has requested a report on the advantages of undertaking the mowing of reserves, footpaths and roadsides in the outlying areas by contract.

Appropriate areas would be Bilpin, Colo Heights, St. Albans and possibly Kurrajong Heights and Bowen Mountain.

Under current funding and resources the St. Albans, Bilpin and Colo Heights areas are visited 3-4 times per year while in other areas the attention is on a ten (10) week cycle during the growing season.

For those areas requiring more than one day to complete, units are left out over night to effect economy of operation.

Currently tractors carry a small mower to allow for attention to those spots that the large slasher misses. Action is taken to operate units in tandem for economy and safety where possible.

In a previous report reference was made to the advantages of establishment of a mowing team consisting of a utility, trailer to carry a self propelled mower (with front cutting head) and team 2-3 staff to attend not only to the broad mowing but the improvement and embellishment of the area in the form of attention to trees, shrubs, fences lines, pruning

work, etc. as a basis of advancing the level of care given.

Action was taken to purchase a larger self propelled mower and trailer this year with transport being provided by the parks foreman. The old mower has been retained for use for mowing around the Council Offices.

Mowing requirements in the outlying areas in addition to the parks include the need for attention to footpaths and roadsides. In respect to roadsides, current policy is for attention where growth is affecting visibility at intersections or needed on the grounds of traffic safety with one/two passes along the road shoulders.

With over 2,400km of verges along Council roads many areas are only attended to during winter with roads in some areas not attended to at all.

Certainly improvement could be achieved by establishment of arrangements that would provide for more frequent mowing, with important locations being mowed monthly through the growing season and bi-monthly during the winter months. This action is not only needed in the outlying areas but is appropriate in locations such as Glossodia, Freemans Reach, Agnes Banks and Vineyard.

This could be undertaken by expansion of day labour staff or contract operation.

To achieve the improvements sought will require an increase in the appropriate vote to have a unit operate on a daily basis and this should be the aim to obtain the necessary economy, particularly in the case of the insurance payments involved with contract arrangement. It is estimated that the vote should be increased by at least \$45,000.

On the basis of contract operation, a decision would be required whether the basis of payment is on area treated or hourly rate and the need for a penalty clause if the service is not rendered and if this method should be expanded in due course for mowing in the town areas.

With the current day labour operation, maintenance on the mowers is high requiring considerable workshop attention while the tractors are very economical in operation with replacement at least on an eight (8) year cycle.

Action was taken to increase the vote for parks maintenance in 1987 from \$445,000 for the proceeding year to \$498,000 (11.9%) and the demand in respect to expansion of the area, Bligh Park in particular, will require that this trend be maintained over coming years.

Recommendation

The report on mowing in outer areas be received.

COMMITTEE'S RECOMMENDATION

A REPORT BE SUBMITTED to allow for the mowing of parklands, roadsides and footpaths in the outer area of the Shire by contract operation in 1988.

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ITEM 2: (File 665-378) [3.2]

SUBJECT: MR 155 - CASTLEREAGH ROAD, LENNOX STREET TO LONG STREET - ROAD RECONSTRUCTION

The estimate of cost for the above work as detailed in Council plan MR 155-11 was \$202,500 with Council's contribution being \$53,810 and the Department of Main Roads contribution \$148,690. On May 12, 1987, Council was advised by the Department of Main Roads that an amount of \$73,826.33 was available for the work to supplement the \$50,000 voted by Council. A further allocation of funds towards the project is anticipated for the 1987/88 financial year but it may be some time before the amount of the grant is known.

Work commenced on May 14, 1987, and the following works have been completed with the funds available:-

1. All drainage works including the provision of additional drainage on nature strip.
2. Kerb and gutter construction on eastern side for full length of job and on the western side from end of existing kerb to William Cox Drive.
3. Public utility adjustments.
4. Footpath adjustments to suit new kerb and gutter.
5. Placement of sandstone and fine crushed rock pavement on the eastern side.
6. Reconstruction of Hereford Street intersection to suit new kerb and gutter.

It is proposed that the following works be completed as a matter of urgency.

1. Sealing of road shoulder adjacent to kerb and gutter on eastern side.
2. Reconstruction of existing road pavement adjacent to High School to suit new kerb and gutter.
3. Reconstruction of William Cox Drive intersection to suit new kerb and gutter.
4. Road shoulder construction adjacent to kerb and gutter on western side.

The estimated cost to complete these works is estimated at \$42,500 resulting in a total expenditure of \$170,136. Council's proportion should not exceed the amount of \$50,000 already allocated to this project.

Recommendation

That Council proceed with the work in Castlereagh Road, Richmond, to complete the sealing of shoulders and associated roadworks where kerb and gutter has been provided between Lennox and Long Streets.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Report of the Meeting of the Local Traffic Committee Meeting held
Friday, 10th July, 1987, at 10.00 a.m.

PRESENT: Councillor J E Nicholson, Chairman
Sergeant P Biscoe, NSW Police
Mr P McManus, Department Main Roads
Mr J R Gilmore, Shire Engineer
Mr M Coulter, Deputy Shire Planner

APOLOGIES: Sergeant R Pakes, NSW Police

DEVELOPMENT APPLICATIONS

ITEM 1: (File DA 120/86) [4.1]

APPLICANT: BRICKSAND DEVELOPMENTS PTY.LTD.

LAND & LOCATION: LOT A SACKVILLE ROAD, EBENEZER

SUBJECT: PROPOSED MOTEL/RESTAURANT COMPLEX

Submitting an amended Development Proposal.

The representative of the Department of Main Roads advised that the speed limit past the proposed development is 100kph and that sight distance at the main access is restricted.

COMMITTEE'S RECOMMENDATION

THAT COUNCIL GIVE consideration to requiring construction of a Type 3 intersection at the main entrance to the development and that advance warning signs "Vehicles Entering" be provided on both approaches to the main entrance.

CORRESPONDENCE

ITEM 1: (File T225, S196/30) [4.2]

CORRESPONDENT: DEPT. OF MAIN ROADS

SUBJECT: CHILDRENS CROSSING - HOBARTVILLE PUBLIC
SCHOOL

Requesting consideration to changing the flag crossing Powell Street to a childrens crossing.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be deferred to the next meeting.

ITEM 2: (File 665-722) [4.3]

CORRESPONDENT: DEPT. OF MAIN ROADS

SUBJECT: GROSE VALE ROAD

Requesting consideration of "No Standing" restrictions near Walden Petroleum as the road narrows at this point and the centre line is too close to the kerb to allow for parking.

The site was inspected. As kerbside parking is not permitted where vehicle stands within 3 metres of separation lines (Regulation 84(1)(i) of Motor Traffic Act 5 of 1909) signposting of a "No Standing" zone is not required.

COMMITTEE'S RECOMMENDATION

THAT NO ACTION be taken.

ITEM 3: (File 665-227) [4.4]

CORRESPONDENT: HAWKESBURY SPORTING CLUB, AND NORTH RICHMOND PARKS COMMITTEE

SUBJECT: BEAUMONT AVENUE, NORTH RICHMOND

Requesting consideration to changing the angle parking requirements in Beaumont Avenue as parked vehicles are creating a hazard for traffic.

The site was inspected.

COMMITTEE'S RECOMMENDATION

THAT THE ANGLE parking requirement along the northern side of the street be removed with parking to revert to kerbside parallel parking.

ITEM 4: (File T225) [4.5]

CORRESPONDENT: K. ROZZOLI, M.P.

SUBJECT: SPEED HEIRACHY - BELLS LINE OF ROAD,
COMLERoy ROAD, TENNYSON ROAD & CROOKED
LANE

Requesting consideration to the lowering of the speed limits in this area with special signposting to warn of particular danger spots.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred to the Department of Main Roads for consideration.

ITEM 5: (File P160/30, T225) [4.6]

CORRESPONDENT: KUYPER CHRISTIAN SCHOOL

SUBJECT: 60 K/PH SPEED LIMIT NEAR SCHOOL IN
REDBANK ROAD

Requesting that the speed limit within 1 km of the school be reduced to 60kph to reduce the speed of vehicles past the school.

The school is located within a non-urban (rural) area where the introduction of a 60kph speed zone in isolation would not be effective in lowering vehicle speed. Signs are erected indicating to motorists the location of the school.

COMMITTEE'S RECOMMENDATION

THAT NO ACTION be taken as the introduction of a 60kph speed zone would provide a false sense of security.

ITEM 6: (File C45/9, R190) [4.7]

CORRESPONDENT: HAWKESBURY CO-ORDINATING GROUP FOR THE HANDICAPPED

SUBJECT: TIMING OF LIGHTS - INTERSECTION OF WINDSOR STREET
AND EAST MARKET STREET, RICHMOND

Requesting consideration to the extension of time to allow persons in wheelchairs to cross the road at the pedestrian crossing.

COMMITTEE'S RECOMMENDATION

THAT THE REQUEST be forwarded to the Department of Main Roads for determination.

ITEM 7: (File T225) [4.8]

CORRESPONDENT: TRAFFIC AUTHORITY OF NEW SOUTH WALES

SUBJECT: CO-ORDINATION OF TRAFFIC PLANNING FOR THE
BICENTENNIAL

Submitted for information.

COMMITTEE'S RECOMMENDATION

THAT THE INFORMATION be received.

ITEM 8: (File T225) [4.9]

CORRESPONDENT: HAWKESBURY SHIRE COUNCIL

SUBJECT: BELLS LINE OF ROAD - KURMOND SHOPS

Requesting consideration to a 2 hour parking restriction in front of the shops.

As the car park is constructed to provide for vehicles to move clear of the traffic movement lanes it is considered that the matter should be

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determined by Council on the basis of an off-street car park.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be referred to Council for determination.

ITEM 9: (File T225) [4.10]

CORRESPONDENT: MR. R. JACKSON, 20 TOWN STREET, RICHMOND

SUBJECT: TURNING LANE INTERSECTION OF MARCH AND BOSWORTH
STREETS, RICHMOND

Requesting the extension of "No Standing" restriction in Bosworth Street, eastern side on the northern approach to the lights to allow sufficient room for vehicles proceeding across the intersection to move around vehicles waiting to turn right to North Richmond.

COMMITTEE'S RECOMMENDATION

THAT THE MATTER be forwarded to the Department of Main Roads for determination.

The meeting terminated at 11.40 a.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations be adopted.

ITEM 8 - HAWKESBURY SHIRE COUNCIL - BELLS LINE OF ROAD - KURMOND SHOPS
T225 [4.9]

A REPORT BE PREPARED giving consideration to a 2 hour parking restriction in front of the Kurmond shops.

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 prior to occupation or use of the building.
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 - DEVELOPMENT

Deci — 14/8/87
(refusal)

ITEM 1: (File DA 112/87) [10.1]
APPLICANT: D. MATTHEWS & ASSOCIATES
OWNER: MR W. WALL AND MS K. MATHIESON
LAND & LOCATION: SECTION 58 CHARLES STREET, NORTH RICHMOND
AREA: 3370M²
ZONING: HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984
LIGHT INDUSTRIAL 4(B1) ENVIRONMENTAL PROTECTION
APPLICATION: THREE (3) LOT SUBDIVISION - AMENDED TO 2 (LOTS)
ADVERTISING: NOT REQUIRED
DATE RECEIVED: 3RD MARCH, 1987

S.P. REPORT

Council is in receipt of an application seeking approval for a three lot subdivision of the land. The land has an area of 3,370m² and is triangular in shape. The proposal is permissible with consent under the Light Industrial 4(b1) Environmental Protection zoning of the land.

The land is situated in the abandoned railway easement and has frontage to Charles and William Streets. The land is bounded to the south by a closed road and North Richmond Public School. An existing 830m² factory building is situated in the northern corner of the land opposite a number of residences.

The proposal involves subdivision of the land into three allotments having areas of 1,421m², 896m² and 986m² respectively. The proposed Lot 1 incorporates the factory building and has access to both Charles and William Street. Onsite car parking is provided for the factory adjacent to the Charles Street alignment of the land. Lot 2 may be accessed via Charles Street. Access to Lot 3 - the most irregular of the three lots proposed is limited to William Street.

The proposed subdivision is unsatisfactory in that the irregular shape of the proposed allotments will not enable the requirements of Clause 25(3) (Development of Industrial Lands) of HLEP, 1984, for a 5 metre setback from the rear and one side boundary for industrial development to be met. Furthermore, Council's Industrial Development Code requires provision of a 10 metre setback to the road boundary, loading and unloading and manoeuvring area, landscaping as well as onsite car parking to be provided. If all of these requirements are satisfied, there is insufficient area available on Lots 2 and 3 for the actual construction of reasonably sized new industrial development. There is also insufficient area available for the provision of landscaping, car parking and loading facilities for the existing factory on Lot 1. It is, therefore, considered inappropriate to approve the creation of two additional industrial allotments that cannot be consequently developed in accordance with the minimum standards of Council's Planning Instrument and its adopted Industrial Development Code.

William Street indicated as lying south of the land on the plan submitted with the application is a closed road. Given that the Department of Education has acquired the closed road for the purpose of extending the existing school grounds it is inappropriate to approve the further subdivision of industrial land which will be situated immediately adjacent to the school grounds. It is also considered that the subsequent

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development of the three lots will lessen the amenity of the area for residents living north of the land.

The application was amended to a subdivision into 2 lots having areas of 2320m² and 980m² on 16th April, 1987. Notwithstanding reduction of the proposal to 2 lots it is considered that the land cannot be subsequently developed in accordance with the provisions of HLEP, 1984 and the Industrial Development Code. For this reason the amended proposal cannot similarly be supported.

Following receipt of written advice that the application for a two lot subdivision could not be supported, the applicant accordingly requested that it be withdrawn and a refund of fees arranged. On 25th June, 1987, Council received a written request from the applicant that the application be put to the General Purpose Committee Meeting of Council on the 30th June, 1987, for determination. This request was accompanied by the returned refund cheque. The request was received too late for reporting to that meeting, this meeting being the first available.

Recommendation

That the application be refused on the following grounds:

1. The proposal will not enable Lots 2 and 3 to be developed in accordance with the requirements of Clause 25(3) of HLEP, 1984, and Council's Code for the Control of Industrial Development.
2. The proposal will have an adverse effect on the amenity of the surrounding area by the subsequent increase of industry in a predominantly residential area.
3. The proposal is not in the public interest, particularly by its location adjoining Richmond North Public School.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 2: (File DA 244/87) [10.2]
APPLICANT: NSW DEPARTMENT OF HEALTH
OWNER: ROSLYN CONSTRUCTIONS
LAND & LOCATION: LOT 505 HARPUR CRESCENT, SOUTH WINDSOR
AREA: 617M²
ZONING: RESIDENTIAL 2(d) - ENVIRONMENTAL PROTECTION
APPLICATION: USE OF EXISTING DUPLEX AS A TRANSITIONAL GROUP HOME
ADVERTISING: ADJOINING OWNERS. FOLLOWING SUBMISSIONS RECEIVED:
* 40 FORM LETTERS
* 3 PETITIONS CONTAINING 125 SIGNATURES
* INDIVIDUAL SUBMISSIONS RECEIVED FROM THE FOLLOWING RESIDENTS OF SOUTH WINDSOR: T. JALASS, R.A. HOPKINS, P. & H. SONNEVELD, P. & K. TAYLOR, P. BURFORD, J. & N. DENMEADE, B. & J. JACK, M. MICHES, J. & S. DUNCAN, B. & K. TALLIS, P. & L. ALLANSON, P. THOMPSON, L. & J. PARKER
* MR K. ROZZOLI, M.P., MS JULIE CHAPMAN FOR "THE SOUTH WINDSOR ACTION GROUP"
DATE RECEIVED: 19TH MAY, 1987

with W.P. for consent 11/8/87
Smith 18/8/87

S.P. REPORT

This application involves the use of an existing duplex building containing two dwellings with a total of 4 bedrooms, for use as a 'transitional group home'.

Under the provisions of State Environmental Planning Policy No. 9 - Group Homes (SEPP 9) which applies to this application, a 'transitional group home' is described as a dwelling:-

"(a) used to provide temporary accommodation, for the purposes of relief or rehabilitation, for disabled persons or socially disadvantaged persons, whether those persons are related or not; and

(b) occupied by the persons referred to in paragraph (a) as a single household, either with or without paid or unpaid supervision or care and with or without payment for board and lodging being required...."

It is proposed that no more than 3-5 persons will occupy the duplex at any one time. This occupancy rate complies with the requirements of Regulation 41 of the Public Health Act which stipulates the minimum unencumbered air space which must be provided in bedrooms.

It is important to note that the State Government's aim in implementing SEPP 9 was,

"....to facilitate the establishment of group homes in which disabled or other socially disadvantaged persons may lead as normal a life as possible by living permanently or temporarily, as a household in an ordinary residential environment instead of an institutional environment...."

"....This Policy is one part of the move to ensure that a variety of housing types are available to meet people's housing needs."

Clause 7(a) (i) and (ii) of the Policy provides that development consent for a group home is only required where:

1. the home contains more than 5 bedrooms;
2. the home is occupied by more residents than is equal to the number calculated by multiplying the number of bedrooms in that home by 2; or
3. the application involves a transitional group home.

This proposal satisfies the first two criteria listed above and only requires development consent by virtue of it being a transitional group home as opposed to a permanent group home.

The application, as originally submitted, stated that the home would be used to,

"....facilitate the furthering of the aims of integrating people with a psychiatric disability back into normal community living".

Upon receipt, the application was advertised to adjoining owners in accordance with Council's policy for advertising of development applications. As the term 'psychiatric disability' was not defined in the application, the term resulted in a high degree of conjecture as to the type of person who would reside in the group home. This conjecture was exacerbated by a pamphlet prepared by an unknown person and delivered by

letterbox drop to residents of South Windsor which stated in part:

"....within one block of you we have been told that there could be 'paranoid schizophrenics' some of them child molesters".

Public objection to the proposal has been overwhelming with a total of 53 individual submissions received including a submission from Mr K. Rozzoli, M.P., submissions on form letters and petitions containing a total of 125 signatures.

In order to provide an overview of community feeling, the submission from Mr Rozzoli and the form letter are reproduced in part below as these emphasise the main reasons for objection.

Mr Rozzoli's submission states in part:

"I wish to make representations on behalf of local residents in relation to the establishment by the Department of Health of a group home at Lot 505, DP710691, Harpur Crescent, South Windsor, this home being to facilitate the integration of persons with a psychiatric disability back into normal community living.

I have inspected the application. In the first instance I am concerned at the size of the building, which does not appear adequate for the projected number of persons intended to use the facility. In particular, the number of persons intended to be lodged at the house seems to contravene the air space ratio per person stipulated under the Public Health Act.

In addition, and more importantly, I am concerned at the lack of information with regard to support services available to the persons intended to be housed in the group home.

As indicated in the newspaper article accompanying the application, any success with group home strategy as recommended by the Richmond Report is contingent upon the provision of adequate support services. Most support services provided by the Department of Health are at a minimal level in the Hawkesbury area. It is hard to imagine without much more detailed assurance that the type of support service necessary to back up a psychiatric disability programme would be available.

I believe Council should demand before giving further consideration to the application, information as to the availability of support services, both in terms of the range of facilities and the times at which such facilities will be available.

The descriptive phrase - psychiatric disability - covers a very wide range of psychiatric problems, some of which may be of no concern to residents, others which may be of grave concern should there be any breakdown in the programme of treatment.

I am conscious of the degree of prejudice which is present in the community in respect of initiatives such as this and believe council must take every step to allay the community's fears if it is believed such fears are groundless. This can only be achieved by receipt of the most detailed information regarding the functioning of the home.

I realise that the application is lodged pursuant to S.E.P.P. No. 9

but Council has an obligation to ensure that such development is carried out without detriment to the community."

The form letter states in part:

"After examining of the development application at council offices, I wish to indicate my strongest objection to this application, on the following grounds:

The patients will be relying on medication to control their mental illness, however there is no provision for houseparents or even day supervisors to ensure that this medication is taken.

Failure to take this medication will produce a return to the mentally unstable state which necessitated hospitalisation in the first instance, and in a relatively short period of time.

I cannot believe that it is the intention of Council to create a situation where such mentally unstable (and accordingly potentially dangerous) patients are wandering totally unsupervised in the same streets in which our children play.

Further, the Health Commission has indicated that it will not be screening patients to ensure that their condition is not of a violent nature. It is astonishing that such a reckless attitude on the part of the Health Commission could have been entertained even to this degree by council.

My attitude to this application is not determined by a concern for real estate values, as any effect upon same by this development is likely to be minimal, my concern is for the safety of my family, which is most definitely at risk by this proposal, in it's current form."

Owing to the concern expressed during the exhibition period, the applicant was requested to clarify a number of aspects concerning the application. The reply received states:

"The term 'psychiatric disability' refers to people who, by virtue of biological, psychological or socio-cultural factors, experience symptoms identified as consistent with a formal illness syndrome and which compromises that person's functioning or ability to fully satisfy his or her aspirations. This client group excludes drug and alcohol problems, intellectual disability and antisocial personality disorder.

The Department of Health plans to develop comprehensive mental health support networks in each Area Health Service. This network will include a mobile community support team, a variety of accommodation settings, living skills services, work programmes and extended hours services. The proposed facility represents one component of such a network.

It must be stressed that people using these services will be residents of Castlereagh, ie., people already living in the community. The Western Metropolitan Region has chosen not to place long stay patients from major psychiatric hospitals into community projects. Instead, the direction taken has been to establish services capable of maintaining people with psychiatric disabilities within their own residential areas.

Castlereagh Area Health Service has received funding for seven additional community staff positions to support this initiative and others within the area.

Group homes are a form of supported transitional accommodation and in this instance for people with psychiatric disability living in the community. Generally, people requiring such accommodation fall into two groups - those leaving home for the first time and others who have failed to live independently in the past due to lack of supports or inadequate practical living skills.

Thus these settings are venues for people to improve their inter-personal and living skills in a supportive environment. Such projects permit close follow-up of clients and in turn they become more self-sufficient and less reliant on general helping agencies.

Programmes similar to this have been initiated throughout N.S.W. In the initial environmental impact statement your attention was drawn to the experience of Blacktown which has not attracted negative comment from the local community.

Support for these groups homes occurs through two processes. Firstly, each resident will have their own caseworker and individual rehabilitation plan. Secondly, members of the local community team will frequently visit to monitor the project's progress. Residents will not be so disabled as to require night-time supervision.

There is a major emphasis placed on anonymity for these services. Residents will live normally and attend local rehabilitation programmes. The target group's behaviour and code of living is most conservative in nature. They are in particular not aggressive - in fact, usually unassertive in their behaviour.

Castlereagh Area Health Service staff, clients of the Service and their families have long recognized the need for local accommodation. 26 Harper Crescent as a duplex style of dwelling is particularly suitable for our purpose. We have proposed a maximum of 5 residents in total - we would emphasize this number as a maximum, since usage will reflect need and factors associated with residents' ages and interests.

The property will be well maintained and made visually attractive with trees and shrubs. The house will not be signposted, there will be no increase in noise or traffic. It is our aim that the house will blend into the neighbourhood, as will the residents.

In conclusion, the granting of this application is likely to have no impact on the environment, but will facilitate provision of a needed local service."

The applicant's submission is self-explanatory, however, it should be noted that it does resolve Mr Rozzoli's concerns over the size of the building and support services.

Following public reaction to the applicant's representatives of the Department of Health have attended a number of meetings with concerned residents of South Windsor. The aim of the meetings was to make the public aware of the facts in regard to the application. As a result, the

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reaction has been positive and the Department have agreed to a number of conditions should the application be approved. These relate to the Department advising Council and the resident committee of any changes in residency and that places at the home will be restricted to residents of the Castlereagh Area Health Service.

Given the circumstances of the case these conditions are considered reasonable as the community in the Harpur Crescent area will not become a dumping ground for patients from outside the area.

Council has now received a letter from Ms Julie A. Chapman on behalf of the 'South Windsor Action Group'. The letter advises that the residents represented by the Committee voted unanimously to withdraw their opposition to the application only if Council approval is made subject to the following conditions:

1. Residency of the proposed group home shall be restricted to residents of the area administered by the Castlereagh Area Health Board of the New South Wales Department of Health, now or at any time in the future.
2. Such residents shall be chosen only from people already living in the community - specifically, no long-stay patients from any psychiatric (or any) hospital will be placed in the proposed group home, now or at any time in the future.
3. No person with a drug or alcohol problem, intellectual disability or anti-social personality disorder will be placed in the proposed group home, now or at any time in the future.
4. The Health Department Officers responsible for co-ordinating this programme shall informally introduce new residents in the proposed group home, to adjoining neighbours within a reasonable time of taking up residence but no later than twenty one (21) consecutive days.
5. No person will be allowed to take up residence in the proposed group home unless all proper and appropriate selection/assessment criteria have been positively met and certified by the appropriate officers of the Health Department, now or at any time in the future.
6. Each approved resident will enter into an appropriate agreement to abide by conditions and rules as currently required by the Health Department - a copy of which is to be incorporated into Council approval.
7. The general residency of the proposed group home will be discussed at a meeting between the Committee (or its Delegates), and the appropriate authority at the Hawkesbury Area Health Centre, every three (3) months or more frequently, at the request of either party.
8. The Department of Health, N.S.W., shall absolutely indemnify the residents of South Windsor in respect of any damage or injury to property or persons (of any type or description) caused by residents of the proposed group home.

In respect of the proposed conditions listed above, condition numbers 2, 3, 5 and 6 are Department of Health Policy. Therefore it is unnecessary to condition these matters. It is proposed to condition the consent in respect of proposed condition numbers 1 and 7 which are understood to be

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additional to normal practice. With regard to condition 8, the Department of Health cannot be held responsible for residents who have been deemed to be responsible for their actions.

Under the terms of SEPP 9, Council cannot refuse the application or attach any conditions to a development consent without the consent of the Minister for Planning and Environment. Although this is a requirement when dealing with applications from the Crown, it is not uncommon to attach conditions after agreement from the authority involved.

Notwithstanding the above, it is considered that the arguments put forward in the submissions cannot be substantiated in terms of planning principles. Generally speaking, the arguments are emotive in nature and do not fall within the ambit of Section 90 Heads of Consideration of the Environmental Planning and Assessment Act, 1979.

For this reason it is considered the application should be supported, subject to the imposition of the conditions referred to above.

The implementation of these conditions will not only ensure that the proposed transitional group home will be conducted in accordance with the wishes of the Department of Health and Hawkesbury Shire Council but also with the wishes of adjoining residents.

Recommendation

That the application be approved subject to the Department of Health giving a written undertaking that it is agreeable to the following conditions:

1. The Department of Health shall informally introduce any new resident to adjoining owners and that the general residency to be discussed at a Neighbourhood Advisory Committee Meeting at Hawkesbury Health Centre either once every three months or at the neighbourhood's request.
2. Residency of the transitional group home shall be restricted to existing residents of the area administered by the Castlereagh Area Health Service of the NSW Department of Health.

Mr. R. Black, representing the South Windsor Action Group and Mrs. L. Samuels, Assistant Regional Director of Health Services, addressed the Committee.

COMMITTEE'S RECOMMENDATION

THE SITE BE inspected.

Michael
14/8/87

ITEM 3:	(File DA 120/86) [10.3]
APPLICANT:	ALBERT WONG, BRICKSAND DEVELOPMENTS PTY LTD
OWNER:	BRICKSAND DEVELOPMENTS PTY LTD
LAND & LOCATION:	LOT A (RESUB OF PORTIONS 245/246 PARISH WILBERFORCE) DP 381021 SACKVILLE ROAD, EBENEZER. REFERENCE MAP 16B10
AREA:	10HA
ZONING:	HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. PART RURAL 1(b2) AND PART RURAL 1(b1) ENVIRONMENTAL

PROTECTION AREA
APPLICATION: AMENDED PLANS FOR THE DEVELOPMENT APPROVED BY
COUNCIL AT ITS MEETING OF 12TH AUGUST, 1986.
ADVERTISING: NOT REQUIRED AS AMENDED PLANS DO NOT PROPOSE TO
CHANGE THE SCALE OF THE DEVELOPMENT
DATE RECEIVED: 29TH JUNE, 1987

S.P. REPORT

Council at its meeting of 12th August, 1986, approved a staged motel complex consisting of the following:

- Stage 1 - Motel block, together with restaurant/convention rooms and main car park;
- Stage 2 - 37 motel cabins together with swimming pool, spa and tennis courts;
- Stage 3 - 37 motel cabins;
- Stage 4 - 10 motel cabins.

The application was approved subject to 14 conditions. One of these conditions was that arrangements for the provision of water and the disposal of effluent for Stages 2, 3 and 4 be submitted to the Shire Planner and Shire Health Surveyor for their approval prior to the commencement of works on those stages. In addition, Stage 1 was conditioned to require the provision of on-site water supply and effluent treatment facilities to the requirements of the Shire Health Surveyor.

The amendments which are sought are chiefly that:

1. The restaurant and motel be incorporated into one building.
2. The number of motel rooms be reduced from 16 to 13.
3. The restaurant floor area being reduced to 225m² plus a convention room of 225m².
4. The main access point be relocated from the northern side of the land to the southern side.

The broad concept of the application remains unchanged as do the number of cabins, the previous approval being for 84 in total.

The amended proposal was referred to the Local Traffic Committee meeting on 10th July, 1987. The Committee recommended that the application be conditioned to provide a Type 3 intersection at the main access point on the southern side of the site, together with advanced warning signs.

The proposed amendments do not change the substance of the amended consent approved by Council on 12th August, 1986. Accordingly, the amended plan should be approved subject to similar conditions with the additional requirement that a Type 3 intersection be provided to the requirements of the Department of Main Roads as part of Stage 1 of the development.

Recommendation

That the amended plans be approved, generally in accordance with the plan submitted by Michael W K Tsui and Associates dated 5/87 and numbered SK-01 and SK-02 subject to the following conditions:

- 1-7. Standard conditions (DAs) 1, 2 (65), 18, 21, 28, 29 and 34.
8. Peripheral access lanes should be a minimum 6.5 metres wide for two-way traffic. Vehicle speeds on these roads should be controlled

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- by means of adequately designed speed humps and speed limit signposting to the satisfaction of the Shire Engineer.
9. Provision is to be made in the car park design for a minimum of two tourist coaches. All accessways, where appropriate, to have adequate turning radius to accommodate bus movements to the satisfaction of the Shire Engineer.
 10. Provision of a NAASRA Type 3 intersection to the satisfaction of the Department of Main Roads, together with advanced warning signs.
 11. Provision of on-site water supply and effluent treatment facilities for Stage 1 to the requirements of the Shire Health Surveyor.
 12. Separate details of the methods proposed to rejuvenate the pond's water shall be submitted with the building application for consideration by the Shire Health Surveyor and Shire Engineer.
 13. Arrangements for the provision of water and the disposal of effluent for Stages 2, 3 and 4 are to be submitted to the Shire Planner and Shire Health Surveyor for their approval prior to the commencement of works.
 14. Stages 2-5 to be the subject of separate building applications with each stage only being considered after it has been demonstrated to the satisfaction of the Shire Planner that the preceding stage has been operating satisfactorily in terms of occupancy.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA 221/87) [10.4] *Michael 7/8/87*
APPLICANT: UNILINE PROPERTY PTY LTD
OWNER: HILLBURN HOLDINGS AND F.K. WELLINGTON
LAND & LOCATION: LOT 1 DP112467, LOT 4 DP31098, LOT 1 DP713080 AND LOT 1 DP207634, MACQUARIE STREET AND ANSCHAU CRESCENT, WINDSOR (ERICHSEN MOTORS ON THE EASTERN SIDE OF MACQUARIE STREET AND THE ADJACENT DWELLING ADVERTISING TOWING AND NRMA ROAD SERVICE)
AREA: APPROXIMATELY 4600SQM
ZONING: SPECIAL BUSINESS 3(b), RESIDENTIAL 2(c) AND OPEN SPACE RESERVATION 8(a)
APPLICATION: REDEVELOPMENT OF EXISTING AUTOMOTIVE SALES AND SERVICE COMPLEX
ADVERTISING: NOT REQUIRED UNDER COUNCIL'S POLICY
DATE RECEIVED: 7TH MAY, 1987

S.P. REPORT

The application involves the addition of a 10 bay workshop to the existing Erichsen Motors Complex on the eastern side of Macquarie Street and the incorporation of the adjacent allotment previously used as a tow truck depot. It is proposed to use the existing Erichsen Motors and the adjoining property as the Holden and Nissan dealerships respectively.

The applicant indicates that the purpose of the redevelopment is to complete the relocation of that portion of the Holden-Nissan dealership currently operating on the opposite side of Macquarie Street and to improve and extend the facilities on the development site.

The application states that the proposed development would be beneficial to the general planning of the plan centre for the following reasons:

- "1. The site presently occupied on the north side of Macquarie Street would become available for redevelopment with potential for commercial usage more appropriate to the needs of the adjoining George Street Mall Development.
2. The redevelopment would improve the standard of the existing buildings and facilities.
3. By the elimination of a hazardous crossing of Macquarie Street now necessary for staff and customers in the operation of the dealership from two locations.
4. The incorporation of the existing vehicular entry to 14-16 Macquarie Street would improve traffic flow generated by the dealership and permit offstreet delivery of vehicles.
5. Landscaping as proposed would improve the streetscape along this section of Macquarie Street.
6. The establishment of the dealership on this open site would allow for future development of service facilities and trading that would provide additional employment in the area."

The application seeks a change in the existing use rights for the former Wellington site from a tow truck depot to a motor showroom and sales facility. Such a change in existing use is provided for by Section 108 of the Environmental Planning and Assessment Act and Clause 54 of the Regulations with Council's consent.

The application was referred to the Local Traffic Committee. The Committee viewed the development as a rationalisation of the existing complex and, subject to compliance with the guidelines laid down by the Traffic Authority, had no objection to the proposal. In addition pertinent comments were made by the Department of Main Roads and the NSW Police regarding the provision of offstreet parking, driveway entrance and exit widths and internal vehicular movement. In particular, the Department of Main Roads requested that available customer parking be increased from 5 spaces to 15 spaces and be provided in a readily accessible location with appropriate signposting and marking. Further, according to Traffic Authority Guidelines, the proposed 10 service bays should be provided with a minimum of 6 car parking spaces per bay, 60 spaces in total. In this regard, the applicant has indicated the capacity for overflow parking at the rear of the land for 56 spaces, but it is considered that customer parking should be increased from 5 spaces to 15 spaces, with those spaces being in an accessible location and appropriately signposted and marked. The proposed driveway entry and exit widths are indicated as 5 metres and should be increased to 8 metres with the internal vehicle delivery road being a minimum of 7 metres in width. In addition it is considered that the northern driveway should be designated as ingress and the southern driveway as egress.

The existing workshop complex is built over a drainage easement. While not shown on the plan the applicant has indicated his willingness to relocate the stormwater drain so that it will not pass under any buildings.

All of the land is above the 1 in 100 year flood frequency level with the exception of a small area at the rear of the former Wellington site.

The application is considered to be beneficial as it will allow the consolidation of the Erichsen Motors dealership on the eastern side of Macquarie Street and in so doing will allow redevelopment of the site on the western side of Macquarie Street.

Accordingly it is recommended that the application be approved subject to conditions.

Recommendation

That the application be approved subject to the following conditions:

- 1-2. Standard conditions - (DA's) 1, 18.
3. A minimum of 15 customer car parking spaces are to be provided in a readily accessible location and to be signposted and marked.
4. Parking for 56 vehicles to be provided at the rear of the site on an all weather gravel surface, properly drained and to the requirements of the Shire Engineer.
5. The northern driveway to be designated as ingress and the southern driveway as egress. Both are to be a minimum width of 10 metres and constructed so as to permit articulated vehicles to enter and leave the site in a forward direction to or from the kerb side lane.
6. A minimum separation of 3 metres is to be provided between the road boundary and any advertising material or displays.
7. The internal road which is to be used for vehicle deliveries is to be a minimum of 7 metres in width.
8. Access to Anschau Crescent is to be used only during emergencies.
9. The stormwater drain and easement which currently runs beneath the showroom is to be relocated so that it is clear of all buildings.
10. Provision of toilets in accordance with the requirements of Ordinance 44 of the Local Government Act.
11. All waste materials to be stored and disposed of at regular intervals to the satisfaction of the Shire Health Surveyor.
12. Egress stairways shall comply with the requirements of part 24 of Ordinance 70.
13. Openings in the northern external wall shall be fire protected in accordance with the requirements of Part 22.4 of Ordinance 70.
14. The upper storey floor shall have a 1 hour fire resistance rating in accordance with Part 16.8 of Ordinance 70.
15. Should the upper storey be used as a dwelling/flat (Class 4) the ceiling shall comply with Part 16.8 (2) of Ordinance 70.
16. Stormwater drainage line and easement to be relocated to the satisfaction of the Shire Engineer so that they are clear of any buildings.
17. Lot 1 DP207634 is to be used in conjunction with Lot 1 DP713080, Lot 1 DP112467 and Lot 4 DP31098.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 5: (File DA 150/87) [10.5]
APPLICANT: WHATLEY SANDS PTY LTD
OWNER: BONA VISTA CITRUS PTY LTD
LAND & LOCATION: PART LOT 7 DP979541, JOHNSTON STREET, PITT TOWN
AREA: 49.22 HECTARES

GHEW 17/8/87

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ZONING:

HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984. RURAL 1(a3). ENVIRONMENTAL PROTECTION. LAND WITHIN SCHEDULE 2 OF SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 9 - (EXTRACTIVE INDUSTRY)

APPLICATION:

EXTRACTION AND PROCESSING OF SAND AND ASSOCIATED WORKS

DATE RECEIVED:

23RD MARCH, 1987

ADVERTISING:

ADJOINING OWNERS AND THE LOCAL PRESS. AS A RESULT OF THE ADVERTISING, 66 SUBMISSIONS WERE RECEIVED EXPRESSING OPPOSITION TO THE APPLICATION WHILE 16 SUBMISSIONS INDICATED THAT THEY GENERALLY SUPPORTED THE APPLICATION. THE FOLLOWING IS A LIST OF THESE CORRESPONDENTS. EXCEPT WHERE INDICATED, THE CORRESPONDENTS RESIDE IN PITT TOWN.

Objections

Mrs Caroline Dobson, Leight Foster, David Heazlewood, R.E. and V.M. Woods, Ian and Sharyn Low, P. and J. Ryan, Mrs L. Hutchens, C. Barrard, Mrs Coral Cleary, M. Kowalczyk, R. and J. Van Driest, Rabina Wilbow, John Ryan, J. El Mir, Jean Ryan, R. and S. Benson, Macquarie Towns Preservation Society (Richmond), John Best (Kurrajong), Ruth Davis, P. Chadwick, G. and C. Butcher, G. Farrance, Ljubo Djuric, Philip Meurant, B. and N. Hannah, John Bligh, E. Eggleton, R. and K. Van Soest, E. and A. Smith (Richmond), M. Cleary, M. Bennia, Ian Burley, P. and D. Ryan, G. Ryan (Banora Point), N. and G. Bassingthwaite, Jan Bligh, K. Wilbow, P. and S. Norris, Susan Fookes, Richard Clark, K. and D. Sinclair, Mrs D. Wilbow, T. Ryan, Mr R.K. Wilbow, P.J. Wilbow, Mr and Mrs J.R. Christopher, W. Barrard and B. Wheeler, E. and A. Eurell, Paul Fisher, B. Mahony, N. and K. Lumley, L. Heazlewood, D. Cividin, A. and M. Briggs (non-resident owners), Pitt Town Progress Association, Kevin Rozzoli, MP, Member for Hawkesbury, Barry Morgan, Mr and Mrs R.G. Hurst, Mr F. and Mrs I. Bayliss, Mr and Mrs G. Smith, R.A. Houghton (Cattai), E. Van Driest, Maya Drum, Mrs M. Witt, J.F. and A.L. Poole, P. Phippard.

Support

C. and A. Chesser, W. Timmerman, G. Timmerman, Tania Mouthaan, Weller Bros, P. and S. Wood, R. and G. Day, S. and D. Brown, K. Stubbs, J. and J. Turner, E. Lambert, Mrs T. Johnston, B. and H. Weatherstone, Mr and Mrs Gardiner, Mrs L. Johnston, Mr I. Johnston.

S.P. REPORT

Council at its meeting of 14th July, 1987 resolved, in relation to the application, the following:

- "1. The applicant be advised that Council has concern that the proposal, if approved, and on the information available to Council to date, would cause harm to the local environment and that the harm is such that the application should be refused.
2. That the applicant be invited to comment on Council's areas of concern prior to final determination of the application.
3. That the Committee inspect the site prior to determination of the application."

The areas of concern referred to in 2. were listed in the Shire Planner's

Report. The concerns are:

1. The noise impact is unacceptable.
2. Insufficient information is supplied to satisfy the requirements of Sections 2.2 and 3 of the Soil Conservation Services Guidelines.
3. The application does not provide for a type 3 intersection for Bootles Lane/Main Cattai Road.
4. The application would result in visual degradation of the Pitt Town area.
5. Not in the public interest.

On 15th July, 1987, a meeting was held at Council offices involving the applicants together with their planning and noise consultants, representatives of the State Pollution Control Commission and a Council officer. The meeting discussed the noise impact of the proposed development. At that meeting the State Pollution Control Commission indicated that Council's understanding of the Environmental Noise Control Manual was erroneous in assuming a maximum level of 10dB(a) above background noise as the maximum level for scheduled premises. The Commission stated that the social worth of an activity also had to be taken into account.

At the meeting, the Commission confirmed previous advice that it would set 50dB(a) as the acceptable noise level, although occasional increases to 55dB(a) could be tolerated. These noise levels are on an L90 basis (that noise exceeded for 90% of the time).

As a result of the meeting, it was requested that the applicant provide further information on the noise issue, namely extraction times for each stage in exceedance of SPCC criteria.

As a result of Council's resolution and the meeting on 15th July, 1987, the applicant has now provided further additional information. The additional information addresses the 5 areas of concern previously identified by Council and also the issue of ground water. It will be remembered that at the General Purpose Committee on Tuesday, 30th June concern was expressed that ground water levels within the properties on the western side of Bathurst Street may change as a result of the extraction.

The following will summarise and comment on the additional information which has been forthcoming from the applicant as well as the meeting on 15th July.

1. Noise

The concerns of Council in relation to the noise issue were canvassed in the development application to the General Purpose Committee on 30th June, 1987.

Following the preparation of that report, Council received further written advice from the State Pollution Control Commission reiterating its view that the operation can be approved under the Noise Control Act by means of a staged approval. The letter states in part as follows:

"Under the Noise Control Act the Commission may set control conditions for scheduled premises which take into account the social worth of the activity, land zoning, changes in land use and acceptable background noise levels etc. In that context, we would consider the extraction of sand to be an industrial operation with the zoning of the adjacent area to be equivalent to residential near an industrial area. Thus we would set 50dB(a) as the acceptable noise level, although occasional increases to 55dB(a) could be tolerated.

The Commission considers that these levels could be achieved in practice by the use of silences on plant, the construction of mounds, the exclusion of extraction from some parts of the site and restricted hours of operation etc....

With regard to off-site activities (traffic noise), the Commission's recommended criteria for intermittent traffic conditions is that the Leq value should not exceed 55dB(a) and, for bulk flow traffic conditions, the L10 18 hour value should not exceed 63dB(a). The Commission considers the additional traffic flows created by the operation would not result in noise levels which exceed those environmental noise goals.

Having regard to the conditions we can impose on the development under the Noise Control Act there would appear to be no reason to withhold development consent on the grounds of noise pollution."

At the meeting held on 15th July, 1987 the Commission explained that the noise criteria reported to the General Purpose Committee on 30th June (ie. a maximum of 10dB(a) above background during daylight hours) was not consistent with the criteria provided in the Environmental Noise Control Manual.

Reference to the Environmental Noise Control Manual indicates a certain degree of conflict in the noise standards which should be pursued for the subject application. For example, Chapter 20-1 indicates that at the boundary of a residence in a residential area, noise from the source under consideration usually should not exceed the background noise level by more than 5dB(a). Table 20-1 of the Manual lists the planning levels which are recommended as the maxima for new development where residential receivers are involved. This again recommends a maximum noise level of approximately 5dB(a) above background. The Manual quotes an example of a mining corporation wishing to establish an open cut mining operation in a quiet rural valley. In that example, the mining organisation would be expected to achieve a daytime planning limit of background plus 5.

However [the State Pollution Control Commission elected to classify the circumstances of the application as one of a residential area near an industrial area.] This change in classification effectively increases ~~acceptable~~ noise limits by 5dB(a). In deciding on this classification, the State Pollution Control Commission indicated [that they are taking into account the social worth of the activity, land zoning, changes in land use and acceptable background noise levels.] Thus the Commission sees the background noise environment of the area changing as a result of REP 9.

The revised information provided by the applicant's noise consultants indicates that [even taking into account the 'extreme limit' for residential near industrial, noise levels will still exceed that limit.] The applicant proposes that in situations where noise levels at the residential premises exceed 50dB(a) L10, mining activities would be

restricted to between 8.30am and 3.00pm Monday to Friday, 10 days per month. At the meeting, the Commission suggested that the applicant undertake letter drops to adjoining residents when sand extraction operations are in the critical noise level areas. These letter drops would advise the residents of the intended operations close to their homes together with times that the plant will be working and the expected duration of the extraction of the particular area.

However, [it is considered that there is some real doubt as to whether the Commission have realistically assessed this application in the terms of their own manual] [The fact that an REP has been gazetted which allows, with consent, an extractive industry does not automatically make the locality an industrial area for the assessment of background noise] To do so would be nonsensical in relation to Council's own planning scheme. That is, extractive industries are allowable in most rural zones within the Shire. Does this make those rural areas industrial for the assessment of background noise? It is suggested that it does not.

[The REP has no more "standing" in terms of promoting extraction than does Council's own LEP in those areas where extraction is permissible. All the REP does in this instance is make extraction allowable with consent] [Council is still the consent authority and must still properly consider those items required to be considered under Section 90 of the Act (printed at the front of the business paper)]

[Council has a duty to be assured that if it grants consent that the various issues either can be adequately addressed in terms of conditions to alleviate harm or, if such harm cannot be eliminated, that such harm is not so great that the application should be refused. It has to be reasonably satisfied that either the application and/or the suggested conditions are adequate in the circumstances.]

It is believed that there is sufficient doubt to warrant refusal of the application particularly on the grounds of unacceptable noise emissions.

For example, the following extracts from the SPCC noise manual would appear to give weight that the Commission have not properly accounted for their own guidelines in commenting on this application:

"Within the boundaries of any area, whether zoned for residential, commercial or industrial use, the maximum background noise level within the area should not normally exceed the limit specified as 'acceptable' in chapter 21. The term 'acceptable level' is used in this sense throughout this chapter.

For ideal planning purposes, the maximum noise level specified in relation to any specific premises should be at least 10 dB below the acceptable level, relevant to the site. This will 'hold' the background level and prevent 'creeping'.

In practice, lower noise emission levels can be achieved most readily at the time of plant design and construction and equipment selection and specification. Reducing the noise levels from existing premises can be vastly more costly and sometimes is practicable only at a time of change in the process or of plant modernisation.

Where background noise levels are higher than the relevant 'acceptable' level, it is critically important that noise levels approved by local councils or other authorities for new premises are

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set with regard to the recommended acceptable limit relevant to the area, rather than in relation to the higher existing background noise level. Only in this way can the progressive reduction in noise from existing premises result in reducing the background noise levels, achieving in time, the relevant acceptable noise level as a maximum at the worst affected residence.

... The maximum noise levels from any development for planning approval purposes, should be determined in relation to other land uses in the vicinity. Clearly, the potential impact can be lessened if an industrial estate can be separated from more sensitive land uses, particularly residential areas.

Industrial processes are inherently noisy and the noise levels frequently cannot be controlled to less than 60-65 dB(A), even with best practicable technology. In such cases, acceptable daytime residential area noise levels of 45 dB(A) might not be achieved within 1 kilometre of the noise source. Additional separation is needed if the industry is to operate at night time.

Noise control measures for any particular source should take account of all potentially affected points. Consequently, the complementary use of zoning, gradation in noise emission and sensitivity (heavy industry - light industry - commerce - recreation - residence), natural and built barriers and source controls will provide the most efficient and effective noise control measures"

2. Soil Conservation Services Guidelines

The additional information from the applicant satisfactorily addresses the requirements of the guidelines.

The dam outlet is proposed to be designed with sufficient capacity to take the expected overflow from a 1 in 5 year storm. The outlet is proposed to be designed so that the overflow does not erode the dam wall.

Sediment traps are proposed to be constructed along the drainage line to collect silt from stormwater runoff. These traps and drainage lines would need to be cleaned out as required to ensure that no sediment flows into the main storage dam.

3. Intersection of Bootles Lane and Main Cattai Road

Since Council's meeting of 14th July, the applicant has met with the Department of Main Roads to discuss intersection requirements for Bootles Lane and Main Cattai Road. As a result of the discussions, the applicant and Department have generally agreed on a modified type 3 intersection with a left-hand-turn lane for traffic leaving Main Cattai Road into Bootles Lane and a widened section of Main Cattai Road to allow adequate width for trucks turning into the road. The exact dimensions of the left-hand-turn lane and the passing lane are to be the subject of further discussion and engineering plans.

4. Visual Degradation

The additional information submitted in relation to this issue does not add significantly to that provided in the Environmental Impact Statement. However a number of points are raised which are worthy of note. Firstly the subject site is on a similar level or a higher level to the properties

and road ways that surround the land. No properties or roadways actually look down onto the site. In fact views from Bathurst Street, the most heavily trafficked street, are restricted because the road is slightly lower than the property.

Perhaps the most significant visual effect will be that the site will lose its 'openness' as a result of the boundary mounding and screening.

5. Public Interest

The applicant states that the concept of public interest is not static and that there may be a number of public interests operating at any one time on a specific proposal. It may also be added that there may be a number of conflicting interests.

In regard to the application there is obviously a conflict between the public interest of the residents in the area and the residents of the Sydney region.

It is stated that a high proportion of the high level sand deposit at Pitt Town has been set aside for extraction by the gazettal of the Sydney Regional Environmental Plan No. 9, a plan which is designed to provide for the wider public interest.

The weighting of local versus regional interests is something which cannot be quantified and therefore readily resolved, however, the REP is specific in that it indicates that Council shall not grant consent ... unless it is satisfied ... (as to noise, ground water and rehabilitation).]

6. Ground Water

Following the concern which was expressed at the General Purpose Committee meeting on 30th June regarding seepage onto properties on the bottom side of Bathurst Street, the applicant instructed Coffey and Partners Pty Ltd (Geotechnical Engineers) to specifically address this problem.

The consulting engineers state that the effect of ground water levels within the properties on the western side of Bathurst Street is likely to be minimal and seepage is likely to be somewhat reduced on these properties.

They recommend that the settlement ponds for the sand washing process be located at the eastern end of the site to avoid any adverse effect due to concentrated infiltration, as is currently occurring from irrigation of the market gardens and orchards. The consultant's report indicates that the seepage areas on the scarp west of Bathurst Street occur close to the elevation where the surface slope intersects the horizontal clay layer. Simply put, they consider that the seepage represents the surfacing of ground water flow above the clay layer. Water contributing to this flow would be the infiltration of rain water supplemented by irrigation of the orchards.

Conclusion

The foregoing indicates that noise is the major issue to be determined. Notwithstanding the advice of the State Pollution Control Commission, some reservations remain. It would seem that the State Pollution Control Commission has adopted very liberal criteria in its definition of the activity and the future noise environment of the Pitt Town area. They

have chosen to take into account aspects such as the 'social worth' of the activity as well as the likely future land use of the Vermont area.

On the information provided and the guidelines in the Environmental Noise Control Manual, it seems that they have considered this application differently to an application for an extractive industry in an area not covered by an REP. It is worthwhile to contemplate whether for this particular application, the State Pollution Control Commission should be considering the social worth of the activity. Within the departmental structure of the State Government such an assessment of social worth may be better undertaken by the Department of Environment and Planning and/or Council.

Despite the concerns with the advice from the State Pollution Control Commission, such advice cannot be dismissed lightly. [Section 90(1) of the Environmental Planning and Assessment Act, 1979 indicates that a matter for consideration in the determination of a development application is representations made by a public authority and the rights and powers of that public authority.] The State Pollution Control Commission is the State Authority expert on all aspects of pollution, including noise. It has substantial powers under the Noise Control Act in controlling the proposed development.

The Commission can set noise levels for scheduled premises and licence these premises annually with provision in the legislation to add or delete conditions as required. As part of the licencing application each year, the Commission has indicated that it will require time schedules for the oncoming years extraction with existing and predicted noise levels. The Commission therefore retains ultimate responsibility for the control of noise emissions, however, Council would still be the "front line" receiver of complaints.

[It is considered that the application should be refused for the reasons of noise emissions and public interest.]

Council is advised that the matter will in all probability end in appeal before the Land and Environment Court. This is considered to be a possibility whether the matter is approved or not. That is, if approved, an appeal by a single or group of third part objectors (as provided for in the Act) or, if refused, an appeal by the applicant. Any subsequent appeal could be minimised by the narrow refusal reasons.

Public interest argument would be limited to the social and economic effect of the development, including demand for the extractive material and general public amenity.]

Recommendation

That the application be refused for the following reasons:-

1. It has not been demonstrated to Council's satisfaction that noise emissions proposed are acceptable given the rural and residential character of the locality; and
2. The proposal is not considered to be in the best interest of the local public.

Correspondence Item No. 1 of the Supplementary Report from the State Pollution Control Commission was dealt with at this stage.

21.

The application before Council constitutes the two stage development of the existing piggery. The first stage of the proposal involves the construction of three sheds accommodating a total of 200 sows as well as the feed mill. The sheds, accommodating the weaners, dry sows/farrows and the growers/finishers will be situated at the rear of the two existing sheds on the land. The weaner shed, incorporating 174m² of floorspace will house sows and weaned piglets up to 9 weeks of age.

Although similar in size to the weaner shed, the farrower shed accommodates sows due to give birth. The larger grower/finisher shed (570m²) accommodates the piglets until they are taken to market at approximately 6 months of age. The sheds are fully insulated and incorporate concrete and mesh floors which enable them to be flushed. A feed mill is to be constructed west of the proposed sheds. The second stage of the proposal will be a duplication of the first stage - thus stage 1 and 2 will cater for 400 sows.

The method of disposal outlined in the Environmental Impact Statement submitted with the application basically comprises the collection and treatment of effluent and its application to the land. The sheds are to be flushed daily with both fresh and recycled water from a tipping bucket. The collected effluent is then piped to two aeration tanks before being applied to the land.

Although the method of disposal proposed in the Impact Statement basically accords with the guidelines of the State Pollution Control Commission this method wholly depends on the continued availability of fresh water. However calculations suggest that the annual water demand of only 200 sows (ie. water required for the pigs consumption and effluent treatment and disposal) in fact exceeded annual yield. Furthermore the water deficit will not be overcome by increasing the storage volume of existing onsite dams as there is insufficient catchment to fill the dams and thus meet the annual water demands of the sows. The insufficient catchment is due to the location of existing dams on the ridgetop. Without sufficient water, effluent from the proposal can not be diluted to a level that is necessary which enables it to be applied to the land without causing environmental degradation. The calculations further reveal that there is only sufficient catchment to meet the demands of the existing 36 sow operation.

A joint inspection of the piggery undertaken by the State Pollution Control Commission and Council officers in November, 1986 revealed the applicant's method of effluent treatment and disposal facilities to be totally inadequate. This was primarily due to the same water being constantly reused to flush the pens without being sufficiently treated first. Evidence that effluent emanating from the holding tanks and irrigation areas had runoff into the National Park was a further indication that the method was inadequate. The runoff is of particular concern as the land is located within the catchment of a tributary of the Colo River.

The application was placed on public exhibition for a period of 30 days and government authorities and departments notified in accordance with Clause 84 of the Environmental Planning and Assessment Act, 1979. During the exhibition period the Council received 13 submissions from government authorities, private organisations and individuals in relation to the proposal. A precis of the objections follows:-

"Inadequate Environmental Impact Statement - does not provide full description of proposal, sludge disposal, wet weather storage dam,

details based on 200 sow piggery; Statement fails to comply with requirements of Clause 34 of Regulations; potential to pollute water courses in Wollemi National Park; requires reassessment of design parameters and pollution control safeguards; overdevelopment of the site; will destroy native vegetation and result in erosion and situation; archaeological survey for aboriginal relics not provided; insufficient water to flush effluent; inconsistency between statement and development application plan in relation to buildings and location onsite; treatment system does not incorporate safeguards to ensure prevention of contaminated runoff, minimisation of nutrient and salt removal and discharge of wastewater; soils can only cope with absorption of 30,000 litres per day; proximity of site to National Park and Colo River; problem of scaping pigs; assessment of piggery seriously underestimates despoilation and pollution; incompatibility of development with wilderness values of National Park; contrary to public interest; and likely to cause inevitable degradation of water quality in Colo River and National Park."

Given the issues raised within the submissions and the indications of the onsite inspection it was considered that the proposal to develop the piggery to accommodate 400 sows could not be supported on the basis of information contained in the Impact Statement. The proposed method of effluent treatment and disposal was inadequate as the annual demand for water of such an operation exceeded the annual yield of existing onsite dams. The lack of water would not enable the proposed method of disposal to be carried out to a level which was satisfactory to both Council and the Commission.

Accordingly the applicant was advised that further information was required before Council could give consideration to development on the land other than merely upgrading the existing piggery to the required level. The applicant's responded to this advice by engaging consultants to prepare a study which incorporated a plan of management for the land and addressed the effluent disposal issue. In this regard the "Land Management Plan for Water Supply and Wastewater Disposal for the Colo Heights Piggery" prepared by Sinclair, Knight and Partners was received by Council on 14th April, 1987.

The land management plan proposes that the piggery be gradually expanded to 400 sow capacity over a number of years as the applicant's finances permit. The plan provides for the modification of two existing dams as well as the construction of a third dam to provide sufficient water to augment the supply to support a 400 sow operation. Water from the third dam, to be constructed 300 metres south of the existing vehicle track, will be used from flushing purposes only. Calculations prepared by the Shire Engineer indicate that the water supply from the two existing onsite dams and proposed third dam could only cater for the demands of a maximum of 77 sows. If the third dam was however relocated to the depression on the southern boundary of the site in order to command a larger catchment, the demands of a maximum of 548 sows could be catered for.

The plan further proposes that the effluent would be pretreated by screening and sedimentation. A vibrating wire screen will filter solid material termed shud into a bin. The shud is disposed onto the land by spreading or burial. Remaining wastewater passes into a 3 metre deep setting pit with sloping entrance from which sludge is removed by tractor. The sludge is similarly spread onto the land or buried. The wastewater then flows via a weir to a sump where it is collected prior to spray

irrigation. The 5 hectare spray irrigation area is to be situated immediately adjacent to Singleton Road. The provision of contour bunding and cut off embankments, the plan indicates, will contain minor runoff from the irrigation area. Major runoff is to be retained within the proposed third dam. In this regard the plan states "runoff from the irrigation area would only enter the National Park in extended wet weather periods and wetter than average years".

The Environmental Impact Statement initially submitted with the application states that 10 hectares of land is required for the application of 30,000 litres of effluent produced daily by 200 sows and that such application falls within the guidelines of the Commission. As the applicant proposes a 400 sow operation an area of 20 hectares is required for irrigation purposes. The provision of an area of 5 hectare irrigation area as indicated within the Land Management Plan is in conflict with the Commission's guidelines. Given that the land has a total area of 46 hectares and that not all of the land may be used for irrigation purposes (ie. the catchment areas of the two existing dams, an area surrounding the piggery buildings and the dwellings) and that remaining areas of the site largely comprises steep vegetated land the applicant may experience difficulty in locating sufficient area for irrigation. Furthermore it is considered that clearing a large part of the land in order to increase the area which may be irrigated will contribute to existing erosion problems and result in siltation of Hungry Creek and ultimately the Colo River.

In the light of the concerns expressed above the comments of the State Pollution Control Commission were sought. Despite being vested with responsibility for administering the provisions of the Clean Water and Clean Air Act the Commission has been reluctant to provide Council with comments in relation to the application other than the platitude that if development consent is given by Council then the Commission will see its way clear to consider the issue of a license. Given that Commission officers witnessed the applicant's breaches of the provisions of the Clean Waters Act during the inspection of the land undertaken with Council's officers in November, 1986 the Commission's reluctance to furnish Council with advice or opinion in relation to the proposal is regrettable. Local Government has traditionally relied on the advice of such authorities in the consideration and determination of applications.

On 21st July, 1987 the Commission's comments were finally received. The Commission's facsimile expressed the Commission's concern that the effluent may require further pretreatment than proposed to adequately control the possibility of odours from the pending effluent. Further pretreatment, the Commission suggests, would have the added benefit of allowing the effluent to be recycled and improving water consumption. The Commission advised Council that under the provisions of the Clean Waters Act the applicant must obtain approval, prior to construction, for the collection, treatment and disposal of waste waters and stormwater runoff generated onsite. The Commission further indicated that the 1 kilometre distance between the sheds and the nearest adjoining dwelling is an insufficient buffer unless the level of housekeeping in the sheds is very good. The Commission also considers the 6 kilometre distance between the nearest dwelling and where the effluent is to be applied to the land to be insufficient unless the wastewater treatment system is designed and operated correctly. Notwithstanding the above, the Commission in conclusion states that,

"having regard for the controls which can be imposed, any likely

environmental impacts can be adequately controlled, providing that the facility for the pretreatment of wastewater is upgraded, and, therefore there is no reason on these grounds to withhold development consent."

The application was similarly referred to the Soil Conservation Service for comment. In response to Council's request the service indicated that the disposal of effluent by spray irrigation meets the requirements of the State Pollution Control Commission of 500 kilograms per hectare per week on 5 hectares. This is on the provision that 50% of the estimated BOD5 is removed as shud and sludge prior to irrigation. Thus the service does not have objection to the proposal.

Accordingly it is considered that the application should be approved subject to the imposition of conditions which will ensure that the environmental impacts of the development on adjacent lands particularly Wollemi National Park are adequately controlled.

Recommendation

- A. 1. That development consent be granted wholly in accordance with the Land Management Plan for Water Supply and Wastewater Disposal prepared by Sinclair, Knight and Partners, April, 1987 submitted with the application subject to the following conditions:-
- 1-6. Standards Conditions DA's 1, 8, 9, 17, 21 and 34.
 7. Prior to the commencement of any construction the applicant shall obtain approval for the collection, treatment and disposal of wastewaters and stormwater runoff from the State Pollution Control Commission pursuant to the Clean Waters and Clean Air Act.
 8. The applicant shall liaise with the State Pollution Control Commission in order that further effluent pretreatment measures are incorporated into the proposal reducing the potential for odour.
 9. The applicant shall obtain a license for the existing and proposed upgraded piggery from the Shire Health Surveyor. Having obtained a license the applicant shall ensure that the premises remain licensed as required by Council.
 10. Proposed dam number 3, contour bunds and cut off embankments shall be constructed and operational to the satisfaction of the Shire Engineer.
 11. Effluent pretreatment equipment including the wire vibrating screen, settling pit, weir, sump as well as irrigation pumps and sprays shall be fully operational to the satisfaction of both the Shire Health Surveyor and the State Pollution Control Commission.
 12. The compliance with Conditions 1-11 above prior to any increase in pig numbers.
 13. That at no time shall more than 400 sows be kept on the land.
- B. That development consent not be issued for a period of 28 days from the date of approval in accordance with Sectio 93(1)(B) of the Environmental Planning and Assessment Act, 1979 and Regulations.

- C. That objectors be advised of Council's determination and their right of third party appeal under Section 98 of the Environmental Planning and Assessment Act, 1979.

Item 6 of the Shire Planner's Supplementary Report was considered at this stage.

COMMITTEE'S RECOMMENDATION

- A. 1. THAT DEVELOPMENT CONSENT be granted wholly in accordance with the Land Management Plan for Water Supply and Wastewater Disposal prepared by Sinclair, Knight and Partners, April, 1987 submitted with the application subject to the following conditions:-
- 1-6. Standards Conditions DA's 1, 8, 9, 17, 21 and 34.
7. Prior to the commencement of any construction the applicant shall obtain approval for the collection, treatment and disposal of wastewaters and stormwater runoff from the State Pollution Control Commission pursuant to the Clean Waters and Clean Air Act.
8. The applicant shall liaise with the State Pollution Control Commission in order that further effluent pretreatment measures are incorporated into the proposal reducing the potential for odour.
9. The applicant shall obtain a license for the existing and proposed upgraded piggery from the Shire Health Surveyor. Having obtained a license the applicant shall ensure that the premises remain licensed as required by Council.
10. The siting of proposed dam number 3, its contour bunds and cut off embankments shall be constructed and operational to the satisfaction of the Shire Engineer.
11. Effluent pretreatment equipment including the wire vibrating screen, settling pit, weir, sump as well as irrigation pumps and sprays shall be fully operational to the satisfaction of both the Shire Health Surveyor and the State Pollution Control Commission.
12. The compliance with Conditions 1-11 above prior to any increase in pig numbers.
13. That at no time shall more than 400 sows be kept on the land. Any increase to that number to be regulated to the provision of an adequate water supply and the provision of sufficient irrigation area to satisfactorily dispose of the effluent produced to the requirements of the Shire Health Surveyor.
- B. That development consent not be issued for a period of 28 days from the date of approval in accordance with Section 93(1)(B) of the Environmental Planning and Assessment Act, 1979 and Regulations.
- C. That objectors be advised of Council's determination and their right of third party appeal under Section 98 of the Environmental Planning and Assessment Act, 1979.

CORRESPONDENCE

ITEM 1: (File DA 150/87) [11.1]
CORRESPONDENT : STATE POLLUTION CONTROL COMMISSION
SUBJECT : PROPOSED SAND EXTRACTION - JOHNSTON
STREET, PITT TOWN

DN FILE
7/8/87

"As discussed by telephone with you to-day, the Commission wishes to discuss and clarify noise matters spelled out in your "GENERAL PURPOSE COMMITTEE - DEVELOPMENT - 28/7/87 Minutes" relating to the above development proposal by Whatley Sands.

It would be appreciated if you could organise a meeting with the Commission at your earliest possible convenience and prior to any final decision on development consent being given.

The relative Commission Officers are Mr. A. Hewett (265 8918) and Mr.K.Nakayama (265 8871)."

COMMITTEE'S RECOMMENDATION

See D.A. Item 2.

SHIRE PLANNER'S REPORT

ITEM 1: (File C44/7, P160/25) [13.1]
SUBJECT: SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 12 - DUAL
OCCUPANCY

CLERK
17/8/87

Sydney Regional Environmental Plan No. 12 - Dual Occupancy was gazetted on 19th June, 1987. The Plan states that it aims to, "provide more rental accommodation to help ease the existing shortage; help achieve urban consolidation objectives by maximising use of existing services and community facilities; increase the range of housing options available to owners and occupiers; and allow greater variety in design to suit peoples' needs and their properties".

The plan applies to all local government areas in the Sydney region and:

- (a) allows dual occupancy to apply to new buildings;
- (b) removes the requirement that the occupant of one of the dwellings be the owner; and
- (c) allows the second dwelling to be free-standing in most urban areas, but with a height limit of 3.6 metres.

In addition, the Plan allows strata titling of dual occupancies where residential flat buildings are permissible.

With regard to the Shire, the impact of the Plan is largely nullified by the fact that many of the areas are excluded from coverage under the Plan by reason of their rural zoning or coverage by Environmental Protection provisions. For example, detached dwelling houses are not permitted on land zoned rural or non-urban. Similarly, detached dwellings are not permitted on land which is the subject of an environmental protection or escarpment provision (whether it be residential or rural). Consequently,

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the provision for detached dwellings only applies to a relatively small part of the Shire, ie South Windsor, parts of Richmond and McGraths Hill. Dual occupancy is not permitted on land within the 25ANEF contour as advised by the Commonwealth Department of Aviation.

Accompanying the Regional Environmental Plan is a Ministerial Direction pursuant to Section 94A of the Act directing that Council may not impose a monetary contribution for public amenities or public services provided by Council on any dual occupancy application. Council has been levying a contribution of \$572 per additional dwelling, being a contribution for community facilities as a consequence of dual occupancy development and residential flat development Class A (Duplex). As a consequence of the Ministerial Direction, these contributions can no longer be levied. The Ministerial Direction applies to development applications lodged on or after 22nd June, 1987.

As a consequence, standard condition No. 36 - Development Applications will be amended to exclude dual occupancies and residential flat development Class A.

Recommendation

That the information on changes to the dual occupancy provisions be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Michael - 17/8/87

ITEM 2: (File 4086-7W, 2294-3C) [13.2]

SUBJECT: PROPOSAL FOR FURTHER EXTRACTION AT THE BMG QUARRY, YARRAMUNDI

Council has received a copy of a "Plan of Extractive Management" submitted to the Crown Lands Office by BMG as part of the requirements for the extension of the permissive occupancy for Richmond Quarry. The company seeks to extend the permissive occupancy which they have for an additional five years, to allow for complete extraction of the sand and gravel resource from both the freehold and Crown Land.

As part of this proposal, BMG intends to dedicate freehold land adjacent to the confluence of the Grose and Nepean Rivers to the Crown. Generally, the BMG freehold proposed to be dedicated involves that area downstream of the Yarramundi Bridge to the confluence of the Grose River. It is also proposed to dedicate a smaller area south of the western approach to the Yarramundi Bridge.

The objective of the proposal is to extract approximately 220,000m³ of sand and gravel from Crown land and 113,000m³ from BMG's freehold land. This sand resource is contained in a 5 metre thick deposit overlain by up to 15 metres of overburden (silt and soil). In order to extract the sand and gravel resource of 333,000 tonnes, it is estimated that approximately 963,000 tonnes of overburden would need to be removed.

The plan of extractive management details the proposed method of quarrying together with the final restoration technique. The overall proposal will

not significantly effect the area of land which is currently above water level. Parts of the operation will be visible from Hawkesbury Road, particularly the stockpiling of overburden adjacent to the road reservation. Ultimately, this overburden will be placed back in the quarry area and regraded to form a smooth profile. The extracted surface would be landscaped, with the exception of part of the freehold land which would be used as a stockpiling area for the quarry.

It is anticipated that the extraction will take approximately five years to complete.

The land is zoned Rural 1(b2) under Hawkesbury Local Environmental Plan, 1984. Extractive industries are prohibited under this zoning. However, the land benefits from existing use rights, the quarrying activities having been in operation since approximately 1925. Section 108 of the Environmental Planning and Assessment Act and Clause 52 and 52A of the regulations provide that an existing use, may with consent, be enlarged, expanded or intensified. Any enlargement or expansion shall be for the existing use and shall be carried out only on the allotment or allotments on which the existing use was carried out. In this regard, extraction has been carried out under permissive occupancy 1984/1, which is currently the subject of the proposed extension. In addition, the freehold land which is proposed to be extracted, is the land containing the actual processing plant. Therefore, the proposal could be considered as an enlargement or expansion of an existing use, subject to the lodgement of a development application. Consideration of such an application would need to take into account the extremely large quantity of overburden which would need to be removed and replaced and protection of the community's interests by the lodgement of a suitable bank guarantee.

Recommendation

That the Lands Office be advised that Council does not consider it appropriate to comment on the merits of the proposal at this stage as such will require an application for designated development in accordance with the Environmental Planning and Assessment Act and Regulations.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 3: (File C51/54) [13.3]

SUBJECT: ROSE COTTAGE - AUSTRALIANA PIONEER VILLAGE,
WILBERFORCE

Glen 17/8/87

Council is in receipt of correspondence from the Heritage and Conservation Branch of the Department of Environment and Planning concerning the current condition of Rose Cottage. The Cottage was constructed in 1811-1816 from split ironbark slabs, stands on its original site and is the oldest standing timber structure in Australia.

The fabric and appearance of the rear of Rose Cottage is deteriorating. The deterioration is partly due to the poor condition of the existing roof guttering and the accumulation of subsoil water around the rear part of the cottage.

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Application has recently been made to the Heritage Council for approval under Section 60 of the Heritage Act, 1977 for a number of minor works to be undertaken to halt and rectify further deterioration. The works include the replacement of rear wall weatherboard cladding as well as replacement of existing front and rear guttering. The floor in the rear section of the Cottage will be re-levelled and drainage works executed to control subsoil water. Following the Heritage Council's determination a development application will be prepared as required under the provisions of Clause 37 (Items of Environmental Heritage) of Council's planning instrument).

Council has made application for funding under the 1987/88 National Estate Programme to undertake a major conservation programme of conservation works at Rose Cottage. The funding under this Programme does not however become available until early next year, should Council be a successful grantee.

Council also made an unsuccessful application for funding in the 1986/87 National Estates Programme.

Recommendation

That the Department of Environment and Planning be advised that Council considers it has taken all reasonable steps in relation to the enhancement of the cottage and that as the Department is concerned with the condition of the cottage, Council would be pleased to receive its support in this year's National Estates Funding allocation.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

ITEM 4: (File DA 148/86) [13.4]

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

Gene 17/8/87

Council is referred to previous reports in this matter and in particular Council's resolution of 8th July, 1986 that granted consent to the above development.

Consent number 333/1986 issued 11th July, 1986 was subject to 27 conditions.

The applicant has now written:-

"I wish to advise Council of further steps taken to conform to the conditions set down regarding the operations of my goat stud and dairy at the above address.

Condition No. 11 - Information received from the State Pollution Authority has given us the option of installing a 'polishing pond' in lieu of a septic system for satisfactory handling of effluent waters from the dairy having in mind the small quantity of water used (60 litres daily). This pond is now in use.

Condition No. 18 - Within two weeks, Richmond Tank Works expect to

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install a water tank and electric pump.

Condition No. 21 - Installation of electric fencing around the boundaries is expected to be carried out within 3 weeks now that slashing of the perimeter areas has been completed. Animals will then be grazing without fear of encroaching on adjoining properties.

Condition No. 24 - A 1.2 metre colorbond fence is to be erected at the front of the property on Vincent Road to prevent ready sight of the development.

Condition No. 25 - An effective vegetative screen sufficient to break the outline of the main building when viewed from adjoining properties will be planted within three weeks following advice from Mr C. Hamilton from the Council. Shrubs include Grevillea and Melaleuca."

The applicant has further written:-

"The overhead shelter which now has only a small number of young animals and 10 angoras to cater for, does not seem to pose a problem to our close neighbours and we would like to request a review of any necessity to relocate this shelter in 12 months time."

A joint inspection of premises by representatives of Health and Building Department and Planning Department revealed that the polishing pond and associated catch drains were effective in coping with the small amount of wash down water - approximately 60 to 100 litres per day - and was acceptable as an alternative to a full septic system.

It is considered that, having regard to the small number of animals using the shelter shed and the inoffensive manner in which they are being kept, the request for deferment of the requirement to relocate the shelter is reasonable.

At the time of inspection it was determined that, with the exception of the installation of the water tank, all other conditions of the consent have been complied with or are nearing completion. Subsequent enquiries reveal that the tank has in fact been purchased and arrangements have been made for its installation.

Recommendation

A. That Development Consent Number 333/1986 issued 11th July, 1986 for the establishment of a goat farm and dairy together with the processing of milk to produce yogurt and the packaging of milk and yogurt be varied to now read condition:-

11. All liquid wastes arising from the milking and dairy areas shall be drained to a single point of discharge and be disposed of to the satisfaction of Council's Health Surveyor.

13. All washings from the floors of the animal holding areas, crushes, milking area and dairy shall be drained to a single point of discharge and disposed of to the satisfaction of Council's Health Surveyor.

B. That the applicant be informed that the necessity to comply with condition 19 of consent number 333/1986 is deferred until 30th June, 1988 at which time the matter will be again considered.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

Gazette - 17/8/87

ITEM 5: (File P160/33) [13.5]

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 6: (File DA 463/83) [13.6]

ALCIE - 17/8/87

SUBJECT: MESSRS. L. MIZZI & C. VELLA - PIGGERY - SINGLETON ROAD, COLO HEIGHTS.

The Committee is referred to Development Application Item 6 to this meeting and it is recommended that Condition No.10 be altered to read:

"The siting of proposed dam number 3, its contour bunds and cut off embankments shall be constructed and operational to the satisfaction of the Shire Engineer."

and Condition No.13 to read:

"That at no time shall more than 400 sows be kept on the land. Any increase to that number to be regulated to the provision of an adequate water supply and the provision of sufficient irrigation area to satisfactorily dispose of the effluent produced to the requirements of the Shire Health Surveyor."

with Conditions 1-9 and 11-12 remaining as previously reported.

Recommendation

That Conditions Nos. 10 and 13 be altered in accordance with the report.

COMMITTEE'S RECOMMENDATION.

See D.A. Item 6.

SECTION 3 - FINANCE

1. ACCOUNTS PAID

COMMITTEE'S RECOMMENDATION

THE ACCOUNTS SUBMITTED be confirmed as shown hereunder:

General Fund Nos.	61161 - 61857	9,288,706.05
Trust Fund Nos.	5565 - 5639	681,782.60
		9,970,488.65

2. STATEMENT OF BANK BALANCES, INVESTMENTS AND FORM 2

COMMITTEE'S RECOMMENDATION

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

3. FINANCIAL STATEMENT FORM 2A

COMMITTEE'S RECOMMENDATION

THE FINANCIAL STATEMENT be received and the amounts shown as expenditure to be incurred over the Estimates be now voted.

4. CORRESPONDENCE

ITEM 1:- (File C44/2, L128) [20.1]

CORRESPONDENT: AUSTRALIAN LAW NEWS

SUBJECT: LOCAL GOVERNMENT FIRMLY AGAINST ABOLITION OF
NON-FEASANCE RULE

Advising that a proposal being considered by the New South Wales Law Reform Commission for modification or abolition in New South Wales of the non-feasance rule is being strongly opposed by local government. The rule denies recovery to a person injured as a result of a failure by a highway authority to repair the highway.

Also advising that in a discussion paper, the Law Reform Commission of New South Wales points out that the non-feasance rule means that highway authorities are under no duty to road users to undertake positive measures to ensure that highways under their control are safe for normal use. Nor are they liable for failing to act in other ways - for example, to erect signposts or fence-off danger spots. The local government authorities argue that, with scarce resources, councils cannot be expected to be liable for all situations which may potentially arise on all sections of the roads under their control in the event that certain works, whatever they may be, are not carried out by them.

Advising that any change to the law would transfer an intolerable financial burden onto councils and, of necessity, their communities.

(S.C. - The non feaseance rule applies to Council when a claim is made upon Council for damages caused by a road failure, eg; potholes. If Council was not aware of the road failure prior to the receipt of the claim, liability can be denied due to non feaseance.

The proposed change to the legislation could have a significant effect on Council's financial resources.)

Recommendation

Council make representations through the Local State Member.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. GENERAL CIRCULAR - 19 JUNE 1987. [21.1]

1. Industrial Democracy and Employee Participation

In conjunction with its release of the Green Paper on "Industrial Democracy and Employee Participation", the Commonwealth Government is conducting a program of consultation with various groups within the community to elicit their views upon employee participation. Councils should already have received a "Summary and Overview" of the Green Paper.

Industrial Democracy has been defined by the Green Paper as "employees being able to influence the decisions that affect their working lives". Industrial democracy is the goal towards which the government is aiming and employee participation describes "the processes and practices for achieving a greater degree of employee influence in individual enterprises and workplaces", ie; it is part of the process of achieving industrial democracy. Some important aspects of employee participation are:- information sharing, joint consultation and decision making, self management and issue-based participation.

The Government is chiefly interested in the form and method of introducing industrial democracy, as it has already concluded that employee participation is a desirable goal. It is the Local Government & Shires Associations' hope to produce a submission outlining members' views on the Green Paper.

The aim of the Green Paper is to stimulate discussion by putting forward options for participative practices in the workplace. Three broad options have been proposed, namely legislation, financial incentives and facilitative measures.

So that the view of Local Government in New South Wales may be taken into account by the Federal Government, the Local Government & Shires Associations, in compiling its submission, held a seminar in May to explain the Green Paper's proposals to Councils and to canvas Council's views upon the Paper. An opportunity for all Councils to have their views noted is provided by the questionnaire attached.

(S.C. - The information is being compiled for the Association.)

2. Second Tier Increases, Superannuation

Councils were advised in General Circular No.6/1987 of claims by the Municipal Employees' Union on the Associations for the second tier 4 per cent increase and additional employer funded superannuation.

The Associations are considering these matters and will keep Councils informed of any developments.

3. Municipal & Shire Council Nurses (State) Award

4. Occupational Health & Safety (First Aid) Regulation 1987

Councils were advised in General Circular No.6/1987 of the above regulation appearing in the New South Wales Government Gazette No.33 (13 February 1987) concerning first aid with an operative date of 1 July 1987.

An officer from the Occupational Health & Safety Council has advised that the operative date of the amendment has been varied to 1 January 1988, and that in the meantime, the Regulation is being reviewed in light of the representations that were received.

Councils will be advised accordingly of any further developments.

5. Local Government Senior Officers' Award
Local Government Engineering Staff Award

The Local Government Engineers' Association has applied to vary the above awards to provide that annual leave loading will be payable when an employee retires "from 55 years of age" in lieu of the present "60 years of age".

6. Local Government Salaried Officers' Award
Local Government Engineering Staff Award
Municipal & Shire Council Wages Staff Award

The Associations have applied to vary the above awards in respect of the Appointments & Promotions Clause to provide that:-

"When filling a new or vacant position, preference shall be given to an existing permanent employee of Council who is, in Council's opinion, the most capable of performing the duties of the position".

(S.C. - The Awards currently provide for absolute preference of employment for Union members.)

7. Australian Traineeship System - Clerk Local Government
Traineeships

Figures released by the Department of Employment and Industrial Relations

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on 15 May 1987 have indicated that the number of trainees employed by Councils has increased markedly since 1986.

The next commencement date for the provisions of the off-the-job component by TAFE is 20 July, 1987, and those Councils wishing to engage clerical trainees are encouraged to contact the Human Resources Division of the Department of Industrial Relations and Employment.

8. Municipal & Shire Council Nurses (State) Award

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

SHIRE CLERK'S REPORT

ITEM 1: (File A1/15) [22.1]

SUBJECT: CERTIFICATE AS TO STATE OF ACCOUNTS WORKS

In accordance with the provision of Clause 45A, Ordinance 26, I hereby certify that the state of accounts work as at 30th June, 1987, is as follows:-

1. Rates and Charges

	1986	1987
Total Collectables as at 30th June	9,581,685	10,215,583
Actual Collection as at 30th June	<u>5,879,463</u>	<u>6,907,069</u>
Balance Outstanding	<u>3,702,222</u>	<u>3,308,514</u>
Percentage	61.36	67.61

Recovery and legal action is continuing on all relevant accounts.

2. Annual Audit

The Audit of the 1986 Statements of Accounts has been completed. It is anticipated that the Auditor will be called for the half yearly audit during late August.

3. General Ledger

The trial balance of the General Ledger has been produced to 30th June, 1987.

4. Cash Book Reconciliation

The Bank reconciliation of all funds has been completed to 30th June, 1987, and reconciled with the General Ledger.

5. Creditor Accounts

The majority of creditors' accounts have been paid to 31st May, with extensions and computations of invoices to 30th June, being currently prepared for payment.

Recommendation

That the report on the Certificate as to State of Accounts Work to 30th June, 1987, be received.

COMMITTEE'S RECOMMENDATION

THE RECOMMENDATION BE adopted.

QUESTIONS WITHOUT NOTICE [27.1]

Councillor Stevens sought advice regarding the escape of fuel from the Waldon Depot at North Richmond.

The Shire Health Surveyor gave details of the inspections carried out by Officers of his Department and the amount of fuel spillage, estimated to be from 20/25 litres of dieseline, from a hose from underneath a vehicle. He stated that the fuel had been washed down the stormwater drain.

Councillor Sheridan asked if the Shire Engineer could have Rose Street, Wilberforce, inspected at his earliest convenience with a view to undertaking some maintenance of the road shoulders.

Councillor Horrex also brought up the question regarding the amount of fuel spillage at the Waldon Depot at North Richmond and undertook to supply the Health Surveyor with further information. He asked if the Health Surveyor could discuss the matter again with the proprietors of the Depot.

Councillor Dunn stated that he had received representations from Mr. Jim Walsh concerning a letter he had forwarded to Council regarding a discrepancy in two rate notices, to which he had not received a reply. Mr. Walsh, last week put a letter in the Gazette of 22nd July. He had since received a letter from Council dated 22nd July stating that he had been notified of the reasons earlier, and that a copy of the earlier reply was attached. However, no such copy was attached. Councillor Dunn asked if the file could be inspected again and the information be supplied, if necessary, to Mr. Walsh.

The Shire President stated that he had forwarded a letter to Mr. Walsh, however he would follow the matter up.

The Shire Clerk outlined the various changes relating to the forthcoming elections which are being run by the Electoral Commission. He stated that information is being received day by day and that the Government Gazette with the proclamation, which amends the Act, was received this morning. He stated that the information will be made available in the to the Councillors in the Ordinary Business Papers as and when received, and a list of matters will be provided to candidates as they are received.

The meeting terminated at 10.40 a.m.

Report of the Meeting of the Bicentenary Park Committee held at the Council Chambers, Windsor, on Tuesday, 21st July, 1987, at 7.30 p.m.

PRESENT: Councillor G.G. Michael, Chairman; Councillor S. Stevens; Messrs. N. Wenzel; I. McEwan; J.R. Gilmore, Shire Engineer.

APOLOGIES: Councillors A.B. Sheridan & R.F. Rotherham; Messrs C. Hamilton, Parks Superintendent; R. Miller, C. Todd.

SHIRE ENGINEER'S REPORT

ITEM 1: (File 625-214) [31.1]

SUBJECT: C.E.P. PROGRAMME

Construction of the pathway through to the toilet block has been completed while construction of the shelter is underway. The open fire barbecues have been removed and landscaping work including the planting of a row of photina along the railway line at the rear of the Rest-A-While has been undertaken. The project will finish next month.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATION be adopted.

ITEM 2: (File 625-214) [31.2]

SUBJECT: TEA ROOMS/KIOSK

Preparation of the documents has been completed with the building application lodged with Council. Tenders for the project were invited on Tuesday 7th July, 1987.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATION be adopted.

ITEM 3: (File 625-214) [31.3]

SUBJECT: CLARENDON SIDING

Action was taken in conjunction with the S.R.A. to remove the old station and relocate the fill further into the park as part of work required for the rail electrification.

Recommendation

That the report be received.

COMMITTEE'S RECOMMENDATION

THAT THE RECOMMENDATION be adopted.

GENERAL BUSINESS [32.1]

Mr. I. McEwan requested that consideration be given to construction of the car park area at the Clarendon end of the park at an early date as vehicles are parking along the roadside.

Mr. N. Wenzel brought to the Committee's attention the need for additional playground equipment and it was suggested that some equipment should be located to the western side of the Rest-A-While.

DATE OF NEXT MEETING

The date of the next meeting will be Tuesday, 15th September, 1987.

Meeting terminated at 8.30 p.m.

COMMITTEE'S RECOMMENDATION

THE REPORT BE received and the recommendations adopted.

SHIRE CLERK/GENERAL MANAGER'S REPORT

ORDINARY MEETING - 11TH AUGUST, 1987

Shire President and Councillors:

FINANCE AND ADMINISTRATION

CORRESPONDENCE

1. COMMONWEALTH BANK OF AUSTRALIA - RENEWAL OF LOAN. B23/31. [72.1]

Offering Council a renewal loan of \$281,000 repayable over four (4) years based on an eight (8) year repayment period, at an interest rate of 14.6% per annum.

(S.C. - The Bank is prepared to consider renegotiation of the amount outstanding at the expiration of the initial four (4) year period.)

IT IS RECOMMENDED THAT the offer be accepted, 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 document.

2. COLO HEIGHTS RESERVE COMMITTEE - CHANGE OF MEMBERS. 625-10. [72.2]

Advising that Mr Graham Tomkins and Mr Robert Pont have resigned from the Committee. Stating that Mrs Pam Cooper has been appointed to replace Robert Pont, and Mr Frank Lovering has been appointed to take Graham Tomkins Place.

IT IS RECOMMENDED THAT the nomination of Mrs Pam Cooper and Mr Frank Lovering to the Colo Heights Reserve Committee be endorsed.

3. ALDERMAN G R PASTERFIELD, MAYOR, CITY OF LAKE MACQUARIE - SISTER CITY CONVENTION, 1987. C50/10. [72.3]

Inviting Council to attend the Sister City Convention on 11-14 October, 1987 at Lake Macquarie.

(S.C. - The Chairman and Secretary of the Hawkesbury Shire Sister City Association, the Shire President and Council's Administrative Officer attended the 1986 Convention.)

IT IS RECOMMENDED THAT the Shire President and two delegates from the Hawkesbury Shire Sister City Association attend the 1987 Convention.

Shire Clerk/General Manager's Report

Ord. 11/8/87

4. HAWKESBURY SHIRE LOGO PROJECT - GIFT TO COUNCIL FROM HAWKESBURY
GROUP OF THE EMBROIDERERS GUILD. C40/13. [72.4]

Advising that the Group has ceased operations, however, their two remaining members - Mrs. C. Delaney and Mrs. P. Berry - will continue the project to completion. Stating that the work is well in hand and the gift would be available for a presentation in conjunction with the 1988 Macquarie Towns Acquisitive Art Exhibition.

(S.C. - The logo will be oval in shape (79cm x 64cm) and has involved 1000 hours of work. Requesting that Council meet the cost of a suitable frame for which they have obtained a quote of \$140.)

IT IS RECOMMENDED THAT Council express its appreciation to the Group for its gift and advise that it will meet the cost of the frame.

FINANCE AND ADMINISTRATIONREPORTS1. COMMUNITY & CULTURAL CENTRE - JULY BOOKINGS. C51/3. [74.1]

As required under Ordinance 26, Clause 9, following are details from the Hall Letting Register for July, 1987.

<u>Date of Engagement</u>	<u>Purpose</u>	<u>Person or Body Responsible for Engagement</u>
1st	WSROC Planners Meeting	Hawkesbury Shire Council
3rd to 19th.	Macquarie Towns	
	Acquisitive Art Show	Hawkesbury Shire Council
17th	Dinner	* RAAF - Wanderers Social Club
18th	Ball	* Glossodia Bush Fire Brigade
21st & 28th	Music Practice	Macquarie Towns Junior Orchestra
22nd	WSROC Community Services Meeting	Hawkesbury Shire Council
23rd	Immunisation Clinic	Hawkesbury Shire Council
25th	Wedding	* J. Baker
25th	Luncheon & Dinner	* Young Miss Hawkesbury Valley Quest
28th	Bicentennial Seminar	Hawkesbury Shire Council
31st	Concert	* Uniting Church
		* Paying functions

IT IS RECOMMENDED THAT the report on the July bookings for the Community and Cultural Centre be received.

2. CONTRACTS AND DOCUMENTS FOR EXECUTION UNDER SEAL OF COUNCIL. C50. [74.2]

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

Lease Agreement	... Ground Floor "Toxana", Windsor Street, Richmond. Term: 3 years with an option for a further 3 years. Tenant: The Commonwealth of Australia (Department of Social Security) Rent: \$17,100 per annum.
Lease Agreement	... Windsor Town Centre - Consent to Lease to Franklins Self Serve Pty Limited for a period of 15 years commencing 16th October, 1985.

3. STAFF MATTERS - RESIGNATIONS. Sl/8P. [74.3]Miss Robyn Plos - Draughtsperson Engineering

Tendering her resignation as from 19th August, 1987.

IT IS RECOMMENDED THAT the resignation be accepted and a reference under Seal of Council be provided.

4. COMMUNITY SERVICES REPORT. C45. [74.4]A. YOUTH RECREATION OFFICER'S REPORTJuly Vacation Activities Programme -

Throughout July, all activities had high attendances and operated successfully. Five Vacation Play Centres operated throughout the Shire, the venue and attendances as follows:-

<u>Centre</u>	<u>Gross Enrolment</u>	<u>Average Daily Attendance</u>
Richmond High	83	47
Windsor South	99	40
Glossodia	35	16
McGraths Hill	59	34
North Richmond (2 activity days)	173	86
	449	223

All Centres provided a variety of activities.

The Vacation Care Centre at Richmond was again well supported with a total of 86 children attending over the whole period and an average of 40 children per day.

An excursion to the African Lion Safari was enjoyed by over 25 adults and 43 children in the first week of the holidays.

Vacation Care Centre Funding

The Department of Youth and Community Services requested that funding applications be submitted for the Vacation Care 1987/88 funding programme during July. Council currently operates one Centre at Richmond, designed for the children of working parents. An additional centre to commence at the Bligh Park Community Centre has been requested for 1988 operating for three weeks in January and then in each holiday period following. The Centre will cater for 45 children and, if funding is approved, the Richmond Centre will reduce their numbers to 30 children each vacation. At present, the Richmond Centre is receiving maximum attendances so there is a need for an additional service.

Before and After School Care

The Federal Office of Child Care has approved the funding of a Before and After School Care Centre to commence in the Shire. The Hawkesbury Community Children's Services Steering Group conducted surveys and held a community forum on the topic in 1986.

Subject to sufficient support from parents, the Centre will open in February 1988 with two part time workers and cater to children 6am - 9am and 3pm - 6pm during the school terms. Negotiations are being made with the Richmond Neighbourhood Centre Committee regarding the use of the old youth club room for the Centre. A meeting will be held on 26th August at 7pm to form a Management Committee for the project.

Bicentennial Sport and Recreation Grants

Council has been successful in receiving a grant under the Bicentennial Sport and Recreation programme. Two projects were presented as:

1. Hawkesbury Shire Fitness Awards
2. Colonial activity day during school holidays

A total of \$6,025.00 was received.

Capital Assistance applications for the Development of Sport and Recreation Facilities

The Department of Sport and Recreation has made available grants under the 1987/88 Capital Assistance Programme for the development of sport and recreation facilities by Local Government authorities and community organisations. In general, a minimum of fifty percent of the total cost of the project will need to be raised by the local organisation concerned. High priority will be given to projects where the need is greatest and multi-purpose and flexible usage is planned.

Requests for retrospective funding, maintenance costs, running costs, equipment and salaries will not be considered.

Application forms must be returned to Council by Friday 28th August, 1987. The Youth Recreation Officer is dealing with inquiries and handling application forms.

B. COMMUNITY ARTS OFFICER'S REPORTMacquarie Towns Acquisitive Art Exhibition - 10th-16th JulySponsorships -

Late in 1986, 23 letters were despatched to potential sponsors. Of these, there were two replies in the affirmative. A \$1000 sponsorship for the Local Artists Category was offered by the Peter Stuyvesant Cultural Foundation (which later became the Rothmans Foundation) and \$100 by the Windsor and Richmond Commonwealth Banks. At a later stage, after verbal negotiations with the Shire Clerk, Mr. & Mrs S. Larkin donated \$1,500 to be used as sponsorship for Council's acquisitions.

Entries -

There were 337 entries in three categories, resulting in \$1,685 in entry fees. All entries were hung and the exhibition was of a higher standard than in previous years.

Attendances during the weekend were down, the school vacation and Federal election being factors. Attendances during the week were higher. Promotion of the event with an emphasis on more banners and posters in the area, at the time of the exhibition in addition to advance publicity, will be carried out.

Sales of paintings, books and jewellery items totalled \$4,546.15, resulting in commission to Council of \$668.73.

Works acquired by Council are on display in the Bligh Room of the Windsor Community & Cultural Centre and are as follows:-

Molly Johnson	"Yellow Pinch Creek"	\$ 900
Daphne O'Brien	"Cinnamon Bush Fire"	\$ 650
Kasey Sealy	"The Moon's Mellow Arrival"	\$1800
Kathleen Evans	"Ebb & Flow"	\$ 850
Warwick Fuller	"Creekline Near Tarana"	\$ 900
Bert Moriarty	"Mudgee Station"	\$ 820

Highly Commended works were:-

Judy Brownlie	"Boats at Rest"
Warwick Fuller	"Fredja"
Kenneth Bowen	"Cutting up at Goulburn"
Judy Brownlie	"Ricketts Point, Victoria"
Julieanne Harris	"Rebecca with her Teddy Bear"
Judy Brownlie	"Evening, the Entrance"
Doris Grech	"The Merry Go Round"
Molly Johnson	"Wet Lands of Windsor"

Macquarie Towns Festival -

The Festival Committee met on 22nd July. Donations of \$100 from the Public Relations Department of the Hawkesbury Agricultural College and \$50 from the Committee Chairman have been received for banners for the parade. The Committee is planning the 1988 Festival and Australia Day festivities at this stage in addition to the 1987 Festival.

The first Committee event this year will be an innovative one for the Macquarie Towns Festival. A small reception will be held at 8pm on the evening of Friday 18th September, for Councillors, Committee members, community leaders involved in Festival events, sponsors and potential sponsors. This will be held in Windsor Community & Cultural Centre. Tentative programme to date includes -

Hawkesbury Agricultural College - Horticultural Show - 18/19/20 September.
County Fair - Blaxlands Ridge - 19th September
Kite Day, Tamplin Field, Hobartville - 20th September
Festival Parade, Richmond - 26th September
Open Air Fair, Richmond - 27th September
Pitt Town P & C Fun Run - 27th September

Exhibitions include - basketry and leatherwork, Windsor, Lochiel House Gallery, Kurrajong Heights and Grose View P & C. Art and Craft Show.

The RAAF will also be holding a "Great Base Race" during the Festival period.

A meeting was attended on 30th July, between all six community arts officers in Western Sydney, staff of the Office of the Minister for the Arts and members of the Cultural Grants Advisory Council. Purpose of the meeting was to discuss arts needs and priorities in Western Sydney. Attention was drawn by the relevant Community Arts Officers, to the problems peculiar to the larger and more isolated areas of the Mountains and Hawkesbury.

C. COLO WILDERNESS MOBILE RESOURCE UNIT REPORT

The Resource Unit held successful Vacation Care Centres at Blaxlands Ridge, Colo Heights and Bilpin from the 13th to 17th July, 1987. A total of 171 children attended the programme which culminated in an excursion to the Richmond Cinema.

Pre-school enrolments are high at Bowen Mountain, Blaxlands Ridge and Bilpin. Some requests have been received from Bowen Mountain parents for an extra day of pre-school; the Committee will undertake a survey before expanding the service.

The Resource Unit Management Committee has applied for funding from the Department of Youth and Community Services for staff and operating costs, and for Vacation Care Centres for 1988.

Applications have also been made to the Western Sydney Area Assistance Scheme for a Mobile Youth Worker for the Shire and for pre-school furniture for Bowen Mountain and van replacement costs.

The Blaxlands Ridge Parents' Support Group has continued with guest speakers. T.A.F.E. Outreach will conduct a two week course in teaching skills for the group in August.

A parents' course is being run for eight weeks at Bilpin by T.A.F.E. Outreach. A Country Fair is being organised by the Management Committee for 19th September, 1987, at Blaxlands Ridge Community Centre.

D. FAMILY DAY CARE

This service continues to be well patronised. Staff have provided training covering a range of subjects, to assist carers in providing an effective service. During the school holiday period, two excursions were held for older children - one to the African Lion Safari, the other touring the facilities at Qantas.

The Commonwealth Government recently announced changes in the fee relief funding structure, making it necessary for the Co-ordinator to carry out a reassessment of all users of the service.

There has been a significant increase in the numbers of babies in care, the youngest being four months. Priority of access guidelines have been followed with increased usage from families in the South Windsor - Bligh Park area.

Occasional Child Care

The change to the four term school year has altered the monthly attendance pattern at the Centre, as families tend to use the service less during holiday periods. Progressive totals indicate an overall increase in usage over the 1986 figures. The attendance pattern continues to be monitored in an attempt to maximise the use of this service.

IT IS RECOMMENDED THAT the Community Services Report be received.

5. LOCAL GOVERNMENT ELECTIONS 1987. E73/7. [74.5]

Reference is made to a previous report to Council on 12th May, 1987, which advised of a number of changes to electoral procedures, in particular, the transferring of the responsibility for conducting Local Government elections to the Electoral Commissioner.

The purpose of this report is to outline for Council's information, the major amendments to electoral procedures which came into effect on 20th July, 1987.

The amendments comprise the following:-

Electoral Officers

The Ordinance has been amended to reflect the fact that the Electoral Commissioner appoints Returning Officers and determines the fees payable to electoral officers for elections and compulsory polls.

Rolls

Lists of electors are no longer kept.

The Returning Officer is required to advertise at least twice during the period of one month before the closing date for an election or poll in a local newspaper that non-resident owners may claim enrolment and non-residents may be nominated for enrolment. These advertisements appeared in the "Hawkesbury Gazette" on Wednesday 22nd and again on Wednesday, 29th July.

New claim forms for inclusion on residential or non-residential rolls have been formally prescribed. Additionally, revised forms for objections to enrolment have been prescribed.

The Act provides that the non-residential roll ceases to have effect three months after the holding of the election for which the roll was prepared. A new non-residential roll must therefore be prepared from fresh claims for enrolment for a subsequent election.

In accordance with the recent legislative changes, it is proposed to maintain two (2) separate rolls, that is one (1) for resident voters and one (1) for non-resident voters.

The prescribed day for the closure of rolls is Monday, 17th August, 1987.

Nominations

Nominations may be received from Tuesday, 18th August, 1987, and no later than 5.00pm on Wednesday 26th August, 1987.

Nomination day is the fifth Friday before election day (ie, Friday 28th August, 1987).

A person is able to propose only one person for nomination as a candidate for election in the area.

A proposer is required to be on the Council roll.

The witnessing of the signing of the Form of Consent on the nomination paper is no longer required.

Deposits are required to be paid to the Council before candidates can be nominated by the Returning Officer. The Clerk certifies on the nomination paper that the deposit of \$100 has been paid. The deposit must be paid in cash or banker's cheque.

The deposit is refunded where the candidate withdraws before 11am on nomination day; is elected; obtains 10% of the total vote; is in a group containing a member who is either elected or obtains 10% of the vote; or where an election is not held. Any other deposit is forfeited to the Council. All deposits received will be initially held in the Trust Fund.

The qualification and disqualification provisions of the Act will be printed on the back of nomination papers for the information of potential candidates and proposers.

The Returning Officer will make available for collection a certificate showing any amount due, in terms of section 30(2)(b) of the Act, by a potential candidate to the Council. The form of the certificate is as approved by the Electoral Commissioner.

The names of proposers will no longer be announced on nomination day.

Each candidate is nominated under either a given name, or a recognised abbreviation or derivative of a given name, together with the full surname. The names under which candidates are nominated are shown on the ballot papers. This method of showing names replaces the use of "generally known" names.

The location and hours of pre-poll voting offices will be announced on nomination day and included in the newspaper advertisement notifying nominated candidates and election details.

Polling Places

The polling places provision reflects the fact that the Electoral Commissioner appoints polling places.

Ballot Papers

The manner of the drawing of lots is set out in detail in the Ordinance. This is used to determine the order of the names of candidates in columns and in groups (except where the candidates in a group specify the order in which they wish to be shown) and also the order of the groups on the ballot papers.

Candidates are shown on the ballot papers by the names under which they have been nominated.

Postal Voting

Electors are able to apply for a postal vote on the additional grounds that they are not able to vote in person because they are caring for some other person or are working on election day.

The postal vote application form has been altered to provide for non-resident voters who have claimed enrolment on the non-residential roll.

Postal vote applications are no longer required to be obtained by the applicant from the Returning Officer. The Returning Officer is no longer required to record the distribution of postal vote applications. Applications are recorded on return from applicants.

Returning Officers are able to hand postal ballot papers to applicants as well as posting the ballot papers to the applicants.

There is no longer a prohibition on candidates or their agents receiving electors' postal ballot papers, with the consequent voiding of their election.

The directions for postal voting (other than the direction for marking the ballot paper) have been omitted from the ballot papers. They will be shown instead on a separate leaflet sent to the applicant with the ballot paper.

Penalties are increased to \$1,000 for postal voting offences.

Scrutineers

The number of scrutineers appointed by a group is limited to one for each table at which voting or counting occurs.

Pre-poll Voting

Electors may vote at the (principal) pre-poll voting office during the Council's ordinary office hours between the twelfth and second day before election day, and between 9am and 6pm on the day before election day and during such further period on any such day as the Electoral Commissioner determines.

Where the Electoral Commissioner has appointed additional pre-poll voting offices, they are used for pre-poll voting between such hours and on such day or days (between the twelfth and first days before election day) as the Electoral Commissioner determines.

Signatures of applicants on pre-poll applications no longer have to be witnessed.

Electors are able to apply for a pre-poll vote on the extra grounds that they are not able to vote in person on election day because they are caring for some other person or are working on that day.

Penalties are increased to \$1,000 for pre-poll voting offences.

It is proposed that two pre-poll voting offices will be open during the two weeks leading up to the elections. The proposed pre-poll voting offices are the Windsor Central Library and Richmond Branch Library. The offices would be open from 9am to 4pm on Monday 14th to Friday 18th and again from Monday 21st to Friday 25th, September. Pre-poll voting offices are required to be open until 6pm on Friday, 25th September, 1987.

Scrutiny and Counting of Votes

In all cases where three or more Aldermen or Councillors are to be elected for a Ward, Riding or undivided area, votes are counted under the proportional representation system. In all cases where less than three Aldermen or Councillors are to be elected for a Ward, Riding or undivided area, votes are counted under the preferential system. With the repeal of the poll mechanism for changing the voting system proclamations issued in the past to alter the system of counting votes in a particular area have no effect.

After ascertaining the result of the count, the Returning Officer informs the candidates and the Electoral Commissioner of the result.

Recounts

Within 24 hours of being informed of the result of the count, a candidate, upon payment of a deposit, may request a recount. In addition, the Electoral Commissioner may direct that a recount be made; and the Returning Officer may choose to make a recount where thought necessary.

Any recount is made before the declaration of the poll.

The scale of charges to determine the amount of any deposit is fixed by the Electoral Commissioner.

The result of any recount is notified to the Electoral Commissioner.

Declaration of Poll

The Returning Officer declares the poll after receiving the approval of the Electoral Commissioner.

After declaring the poll, the Returning Officer forwards a copy of the record of voting, counting and transfers under proportional representation to the Electoral Commissioner.

Double Voting

A list of persons voting more than once is prepared within 28 days after the election and is forwarded to the Electoral Commissioner.

Section 56A Voting Declaration

Following the amendment of Section 56A of the Act so that only residents may claim a vote under the section, the declaration made under this section has been amended, to reflect this change.

Electoral Fees

The Electoral Commissioner has advised that the following fees should apply for the forthcoming election in the Hawkesbury Shire.

Returning Officer	\$905.30
Substitute Returning Officer	\$724.24
Presiding Officers -	
Hours 7.30am to 8.30pm	
Not in charge of polling places	\$140.90 + \$9.80 meal allowance
In charge of polling places -	
1 table only	\$172.70 + \$9.80 meal allowance
2/3 tables	\$176.40 + \$9.80 " "
4/5 tables	\$181.30 + \$9.80 " "
6/7 tables	\$187.40 + \$9.80 " "

Overtime - All Presiding Officers - \$11.00 per hour

Poll Clerks - Hours 7.30am to 8.30pm
 Fee \$134.70 + \$9.80 meal allowance
 Overtime \$10.40 per hour

In addition to these electoral officers, it is intended to appoint four Area Supervisors to co-ordinate proceedings during the election day. Other Councils have advised they intend making similar appointments. Having regard to the procedure adopted by other Councils, it is considered an appropriate fee for these Supervisors would be 80% of the Substitute Returning Officer's fee.

Also, it is proposed that the Counting Team be paid at a rate of \$25.00 per hour, bearing in mind the fact that it is proposed they will be required to work on the Saturday night and again on Sunday 27th September.

IT IS RECOMMENDED THAT the amendments to the electoral legislation be received and that the procedures and fee structure outlined in this report concerning the forthcoming elections on Saturday 26th September, be adopted.

6. AUSTRALIANA PIONEER VILLAGE. C51/54. [74.6]

Set out on the following page are the financial details relating to the operations of Australiana Pioneer Village during the month of July, 1987.

Income

Gate Takings	11,537
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Expenditure

Buildings/Grounds Maintenance and Animal Feed	4,935
Attendant's Wages	5,120
Demonstrations	2,931
Replacement Wheels for Stage Coach	2,000
Promotions/Advertising	506
Printing and Stationery	2,309

Attendance figures for the month of July are set out as follows:-

Adults	674
School Children	599
Pensioners	239
Family Passes	339 (equal to 678 adults and 678 children)

Attendance figures during the school holiday period in July were extremely pleasing and again in conjunction with the Daily Mirror newspaper, free children's holiday passes were made available. In total 179 passes were collected during the holiday period.

During the winter months the "Lady Hawkesbury" cruiser has not been regularly running its mid week cruise, with only two (2) such trips being made to Windsor during the month. In conjunction with these trips 27 passengers participated in tours of the Village. It is expected that the visits will again become more regular as the warmer weather approaches.

As previously reported to Council, work is proceeding particularly well in respect of the restoration and refurbishment of various cottages within the Village.

Under the current programme six (6) persons have been employed and operate on a daily basis under the direct supervision of Mr. Ron Jones, Tradesman-in-Charge at the Village. To date the team have completed restoration and refurbishment of both Aikens and Mangolds Cottages, constructed an authentic smokehouse, repainted Case Cottage and commenced restoration works on Mitchell Cottage. The quality of work has been outstanding and it is considered appropriate that all persons involved be commended on their efforts to date.

Works are continuing in respect of the proposed new entrance to the Village off Buttsworth Lane and it is expected that the works will be completed by the end of this month.

IT IS RECOMMENDED THAT the report concerning the operations of the Australiana Pioneer Village be received.

7. SALE AND ACQUISITION OF LAND - RICHMOND NURSING HOME. 4350W, C51/17. [74.7]

Council, at its Ordinary Meeting of 9th June, 1987, resolved as follows:-

- "1. That Council agree to sell the land at the rear of the Senior Citizen's Centre containing an area of approximately 4600m² to the Hawkesbury Community and RSL Homes Trust for \$200,000 on the basis that Council purchase, with vacant possession in settlement, the following:

Lot 2 DP223656 No.145 March Street - \$65,000

Lot 4 DP223656 (rear of No.141-145 March Street) - \$75,000

2. That the Homes Trust be requested to submit a time schedule for the construction of the new nursing home if they purchase the land from Council.
3. That all necessary documents be executed under Seal of Council."

Following a meeting between representatives of the Nursing Home and Council Officers, on 16th July, 1987, the Hawkesbury Community and R.S.L. Homes Trust have written to Council, explaining in detail the proposed funding for the new nursing home and their financial position in this regard.

They have also requested Council reconsider the above selling/purchase figures and agree to an even exchange of lands, by either reducing the value of Council's land to \$140,000 or increasing the value of their land to \$200,000. The Homes Trust explained in their letter that the \$60,000 difference that would need to be paid for Council's land, if waived by Council, would amount to \$180,000 towards the new nursing home with a \$2 for \$1 subsidy from the Commonwealth.

Council sold Lot 4 containing 970m² to the Trust at the rear of Nos. 141-145 March Street for \$10,000 in 1979 on no interest terms. This land is now valued at \$75,000 which Council is prepared to pay as detailed above.

Council also sold Lot 5 containing 730m² at the rear of the existing retirement units in March Street to the Trust in 1978 for \$14,000.

It was suggested to the Trust that they obtain a valuation of the properties so that valuations could be compared. This has not been undertaken at this time due to the cost.

Council therefore, only has its own valuation to determine the comparative value of each parcel and Council should adhere to its previous decision.

IT IS RECOMMENDED THAT the Hawkesbury Community & RSL Homes Trust be advised that Council adheres to its previous decision in regard to the sale and purchase of the lands.

8. RENEWAL OF COUNCIL'S INSURANCE POLICIES. I112. [74.8]

Council's insurance policies fall due for renewal on 20th August, 1987.

Council's Insurance Brokers, Laing, Abrahams and Associates Pty Ltd have completed a marketing survey, which shows the following companies as having the most competitive quotation for the relevant policy. Included

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also are the underwriters and premiums which applied for the current renewal.

	1986	1987
Motor Vehicle Excess	G.R.E. Ins. \$40,049.34 Nil	G.R.E. Ins. \$55,258.13 \$500.00
Industrial Special Risk Excess	N.Z. Ins. \$44,580.25 \$500.00	F.A.I. Ins. \$51,691.79 \$500.00
Householders Excess	G.R.E. Ins. \$524.34 \$50.00	F.A.I. Ins. \$1,223.85 \$50.00
Marine Hull Excess	Merc. Mutual \$2,362.50 \$5,000.00	Merc. Mutual \$2,362.50 \$5,000.00
Fidelity G'tee Excess	N.Z. Ins. \$650.00 \$500.00	F.A.I. Ins. \$1,500.00 \$500.00
Public Liability Excess	Lloyds \$164,000.00 \$2,500	F.A.I. Ins. \$210,000.00 \$2,500.00
Marine Liability Excess	Merc. Mutual \$20,000 \$5,000.00	Merc. Mutual \$20,000 est. \$5,000.00
Prof. Indemnity Excess	C.E. Health \$84,550.00 \$10,000	F.A.I. Ins. \$55,500.00 \$5,000.00
Machinery/Boiler Excess	G.R.E. Ins. \$4,800.00 \$50.00	F.A.I. Ins. \$5,632.00 \$50.00
Workers' Comp. Excess	Q.B.E. Ins. \$65,000.00 \$300,000.00	Q.B.E. Ins. \$40,000 est. \$300,000.00
Total Premium	\$421,716.43	\$443,167.77

An overall increase of \$21,451.34 in premium, and is within the Estimates provided for 1987. Two policies have maximum renewal estimates placed against them because the Insurance Brokers have not been able to finalise negotiations, but they anticipate completion by 14th August, 1987.

The Industrial Special Risk and Householders policies premiums have increased due to an increase in insured value and slight increase in tariff rate.

The Motor Vehicle Insurance premium has risen, due to a 15% increase in sum insured, and unfortunately, a high claim cost. The current policy for this class of insurance has a nil excess. It is proposed to introduce a \$500 for each insurance claim which has saved even further increases in the premium.

The Public Liability Insurance premium has increased by more than 20% but neighbouring Councils have had to pay premium increases of 200% which has resulted in premiums exceeding \$800,000 for Public Liability Insurance.

The most pleasing premium is the 30% reduction in Professional Indemnity Insurance and the halving of the excess, down to \$5,000.00. This is considered to be due to Council's improved claims experience and low estimates on outstanding claims.

IT IS RECOMMENDED THAT Council approve the insurance renewal quotations for the 1987/88 period.

9. REPORTS, MINUTES ETC. OF OTHER COMMITTEES AND ORGANISATIONS.
C50/3. [74.9]

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

1. Macquarie Towns Festival Committee
2. Prospect Electricity
3. Housing Research Project Committee

IT IS RECOMMENDED THAT the Minutes relating to Council and Staff Committees be adopted and the Minutes from other organisations be received.

10. DEPARTMENT OF LOCAL GOVERNMENT - LOCAL GOVERNMENT (DISCLOSURE OF INTERESTS) AMENDMENT BILL, 1987. C44/1. [74.10]

The following is an extract from a Local Government circular regarding the above matter.

"The object of this Bill is to amend the Local Government Act 1919 -

- (a) to require members of councils and persons employed in certain positions by councils to lodge a return each year containing information as to certain interests and assets of those members or employees;
- (b) to extend the existing provisions relating to disclosure of interests by members of councils to members of committees constituted or established under that Act; and
- (c) for other purposes relating to disclosure of interests.

The substantive provisions are contained in Schedule 1 to the Bill and the more important provisions are summarised as follows:

- (i) Schedule 1 (2) omits section 30A of the Local Government Act (Disability of members of councils for voting on account of interest in contracts etc.).
- (ii) Schedule 1 (1) and (3) inserts Division 9A of Part IV into the Local Government Act. The Division contains the following provisions -

Proposed section 46A is an interpretation provision which defines, among other things, 'designated employee' (that is, an employee to whom the disclosure provisions will apply).

'designated employee' means -

- (a) the clerk or deputy clerk of a council or an employee holding an office or position to which a person is required, under section 56 of the Environmental Planning and Assessment Act 1979 or under Part VI, to be appointed by a council;
- (b) a person to whom authority has been delegated under section 530A -
 - (i) to deal with applications for building or subdivision approval under this Act;
 - or
 - (ii) to determine applications for consent to the carrying out of development (within the meaning of the Environmental Planning and Assessment Act 1979); or
 - (iii) to make contracts or accept tenders; or
- (c) an employee of a council holding a position which the council determines, by resolution, is a position whose holder is to be regarded as a designated employee.

Please note that this definition confers no greater power of delegation on Council employees than is presently conferred by section 530A of the Local Government Act and must be read subject to that section.

The section also provides that the interests (if known to a person) of a spouse, de facto partner or relative of the person are to be regarded as interests of the person for the purposes of the Division. A 'relative', in relation to a person, means any of the following:

- (a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person or of the person's spouse or de facto partner.
- (b) the spouse or de facto partner of the person or of any other person specified in paragraph (a).

Proposed section 46B requires a member or designated employee of a council to lodge within 3 months a primary return on becoming a member or designated employee and an ordinary return each year thereafter. An ordinary return is to be lodged within 3 months of the 30th June, 1988, and each 12 months thereafter, by members and designated employees. The section gives effect to Schedule 5 which sets out the pecuniary interests to be disclosed in the returns and Schedule 5A which sets out the forms of the returns.

Proposed section 46C requires a member of a council or of a committee constituted by a council to disclose at a meeting of the council or committee pecuniary interests which the member has in matters to be dealt with at the meeting. Reference to a 'committee' means a committee constituted or established under the Local Government Act.

The member must not vote or take part in discussions of any matter in which the member has a pecuniary interest. In addition to the existing exceptions (which are retained in the new section), a member is disqualified from voting or discussing a matter relating to the making or repeal of an environmental planning instrument if the member has an interest in land which may be affected (cf. section 46C(2)(d)).

Proposed section 46C(5) provides an exception in respect of a member of a council or of a committee having only a beneficial interest in shares where the total nominal value of those shares does not exceed \$1,000 or one hundredth of the total nominal value of the issued share capital of the company or body, whichever is the lesser. This exception, however, relates only to the requirements of section 46C (oral disclosure of interests at meetings and disability from voting, etc.) and does not affect the responsibilities on members of councils and designated employees to disclose interests in shares they may possess in the registers.

Proposed section 46D contains provisions currently found in section 30A (8) and (9). These enable the Minister to remove a disability imposed by proposed section 46C in certain circumstances and allows the council to exclude a member of a council or committee from a meeting if the member has an interest in a matter under consideration.

Proposed section 46E (1) and (2) will require a council employee with delegated authority to deal with building and development applications to disclose any pecuniary interest he or she may have in a particular application. The matter must then be referred in writing by the employee to the clerk of the council and the disclosure laid on the table at the next council meeting. The council shall then decide whether to deal with the application or refer it to another person with delegated authority to determine the application.

Proposed section 46E (3) will require a council employee when giving a report, recommendation or advice in writing in relation to any matter which is to be considered at a council or committee meeting, or by an employee having delegated authority to determine building, subdivision or development applications, to make a disclosure in writing of the nature of any pecuniary interest which he or she has in the matter and to attach it to the recommendation, report or advice.

Proposed section 46G provides that a person is guilty of an offence for a failure to comply with the disclosure provisions, the penalty being a fine of up to \$2,000 and possible disqualification for a civic office for a period of up to 7 years."

(S.C. - There are provisions for the keeping of registers and returns by the clerk. Clerks should also keep record of oral disclosures, with these available for inspection by an elector at reasonable hours.

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Interest in properties does not include that situation outside the Council area unless by reason of its proximity to the Council area the interest could reasonably be expected to give rise to a pecuniary interest.

In relation to gifts the definition provides where the value exceeds \$500 or more or where the aggregate value of gifts during any term is \$500 or more. Where a gift is a political contribution and is disclosed under the Election Funding Act 1981, it need not be redisclosed for the provisions of this Act.

Contributions to travel include accommodation incidental to the travel and the disclosure must include the name and address of each and every person who made any financial contribution.

In relation to interest and positions in corporations, the definition includes shares.

A completed copy of the circular will be distributed to all members and staff involved.

In relation to designated staff, it is recommended that Council include the following: the Shire Clerk/General Manager, all department heads and deputy department heads; and the following employees who deal with property development, subdivision or building matters: Assistant Shire Clerk and Senior Administrative Officer, Subdivision and Development Engineer, Registered Surveyors, all qualified Health and Building Surveyors and Town Planners.)

IT IS RECOMMENDED THAT the report on the Local Government Amendment Bill be received and Council determine the following as designated employees - Shire Clerk/General Manager, all department heads and deputy department heads and the following employees who deal with property development or building matters - Assistant Shire Clerk and Senior Administrative Officer, Subdivision and Development Engineer, Registered Surveyors, all qualified Health and Building Surveyors and Town Planners.

11. REPORTS REQUESTED BY COUNCILLORS. [74.11]

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 11-AUGUST-87

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
8-Oct-85	Amenities R'mond SE	Public amenities - Richmond Oval - a more economical solution such as the repair of the existing facilities	No action proposed 1987	
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	Subject to possible redevelopment	
10-Jun-86	Grandstand Richmond SE	Possible funding of the cost of repairing the grandstand and fire risk	((Inspected by Fire Brigade (Officer 27/7/87 (	
10-Jun-86	Grandstand McQuade Park SE	Fire Risk	(Awaiting Report ((	
10-Mar-87	Baker Street Parking SC	Status of parking Baker Street at back of Franklins, Macquarie Arms private car park & rear of Museum	Report to August GPC	
10-Mar-87	Staffing SC	Staffing in regard to all Departments	Report to August GPC	
14-Apr-87	Woodlands Industrial Estate SP	Improving the Estate generally	Report to September Ord.	

HAWKESBURY SHIRE COUNCIL

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REPORTS REQUESTED BY COUNCIL - STATUS - AS AT 11-AUGUST-87

FILE NO REP DATE	SUBJECT REFERRED TO		COMMENT	COMP DATE
12-May-87	Tebbutt's Telescope SP	Placement	Report December, 1987	
12-May-87	Items of Environ- mental Heritage SP	Remains of timber bridge (adjacent Windsor Bridge)	Report to October GPC	
9-Jun-87	Tourist Information Centre DSC	Operation of Auditorium and/or Tourist Centre	Report following negotiations with tenant and Tourism Manager.	
9-Jun-87	Amenities Block Oakville Reserve SE	Cost of providing facility, Club contribution and possible expansion of existing facilities	Report October GPC	
14-Jul-87	Roundabout SE	Bosworth & West Market Streets	Report to November GPC	

ENGINEERINGCORRESPONDENCE1. J PRENDERGAST - HAWKESBURY VALLEY RIDE-N-STRIDE. 625-220B.
[75.1]

Council, at its Meeting held on 14th July, 1987, resolved to grant Mr J Prendergast permission to conduct the above event on 18th October, 1987, utilising Bensons Lane Sporting Complex, Richmond and certain roads in proximity to that reserve, subject to certain conditions.

Subsequent advice has been received from Hawkesbury Grade Cricket Club that a State-wide competition utilising all available fields at Bensons Lane has been organised for the same date.

Liaison between both groups indicates that 11th October, 1987, is a suitable date for the subject event to be held.

IT IS RECOMMENDED THAT approval be granted to Mr J Prendergast to conduct the Hawkesbury Valley Ride-n-Stride on Sunday, 11th October, 1987, subject to the same conditions approved by Council at its meeting held on 14th July, 1987.

2. HAWKESBURY PIONEER FAMILIES BI-CENTENNIAL ASSOCIATION - GOVERNOR
PHILLIP RESERVE - USE BY ASSOCIATION. 625-205. [75.2]

Advising that the Association has changed the date of its proposed function from 9 April, 1988, to 16 April, 1988, and requesting exclusive use of the reserve on that date.

(S.E. - By correspondence dated 17 September, 1985, the Association was originally granted use of Governor Phillip Reserve on 9 April, 1987, however, not on an exclusive basis. The Association has now indicated that exclusive use of the reserve would be required in view of the scale of the proposed function. It should be noted that the Drag Boat Racers Association of Australia has been granted exclusive use of Governor Phillip Reserve on 10 April, 1988.)

IT IS RECOMMENDED THAT approval be granted to the application by Hawkesbury Pioneer Families Bi-Centennial Association for exclusive use of Governor Phillip Reserve on 16 April, 1988.

3. MACQUARIE TOWNS FESTIVAL COMMITTEE - MACQUARIE TOWNS FESTIVAL
PARADE. C40/15. [75.3]

Requesting permission to conduct the Macquarie Towns Festival Parade on Saturday, 26 September, 1987. Proposed route: Windsor Street, Richmond between Smith Park and Toxana Street, Toxana Street, and Francis Street. Participants will assemble at Pughs Lagoon and Chapel Street and the parade will commence at 10.30am.

(S.E. - The parade is an annual event and no objection is held, subject to the committee obtaining Police Department approval to the proposed route and permission from the Department of Main Roads for use of that section of Windsor Street between East Market Street and Toxana Street. Unfortunately, this is also the date of the Local Government Elections.)

IT IS RECOMMENDED THAT approval be granted to the Macquarie Towns Festival Committee to conduct the Macquarie Towns Parade through Richmond on 26 September, 1987.

4. NEW SOUTH WALES WATER SKI ASSOCIATION LIMITED - 1987 BRIDGE-TO-BRIDGE SKI RACE. 625-205. [75.4]

Requesting permission for use of Governor Phillip Reserve on 22 November, 1987, to conduct the 1987 Bridge-to-Bridge Ski Race, and requesting exclusive use of the reserve on that date. In the event of inclement weather, 6 December, 1987, has been requested as an alternative date.

(S.E. - The above event is conducted annually and is supported by Council. Appropriate arrangements will be made for provision of toilet facilities and additional rubbish receptacles will be provided. In accordance with past practice, the Association is to pay 40% of nett gate receipts to Council.)

IT IS RECOMMENDED THAT approval be granted to the application by the New South Wales Water Ski Association for exclusive use of Governor Phillip Reserve on 22 November, 1987, or in the event of inclement weather, 6 December, 1987, subject to river users being allowed to place boats back on trailers on Sunday afternoon, 22 November, 1987, and the Association paying 40% of nett gate receipts to Council.

5. METROPOLITAN LANDS OFFICE - PERMISSIVE OCCUPANCY 1981/1 WINDSOR - R D MOULTON - 120 LIEUTENANT BOWEN ROAD, BOWEN MOUNTAIN, PART PORTION 321. C55, 2966c. [75.5]

Stating that the National Parks and Wildlife Service is opposed to reservation of the above land for public recreation purposes.

Also advising that it does not agree with Council's concerns and objection to authorise horse keeping on Permissive Occupancy 1981/1.

(S.E. - In view of the advice of objection by the National Parks and Wildlife Service to the creation of the public reserve on the western side of the Bowen Mountain development, it is considered that Council should make representations on the matter.

IT IS RECOMMENDED THAT representations be made to the Surveyor General requesting the Department of Lands to proceed immediately with reservation of the land as a public reserve.

6. THE HAWKESBURY CANOE CLASSIC - THE 1987 HAWKESBURY CANOE CLASSIC,
GOVERNOR PHILLIP PARK. 625-205. [75.6]

Requesting use of Governor Phillip Park, Windsor, on 10 October, 1987, to conduct the Annual Outward Bound Hawkesbury Canoe Classic.

(S.E. - The proposed function is an annual event in support of charity and has been actively supported by Council in past years. As previously, it will be necessary for organisers to camp in the reserve overnight. Appropriate arrangements will be made for provision of additional rubbish receptacles. In addition, Council at its meeting held in December, 1982, resolved in part that group bookings, use of sound amplifiers, the emission of excessive noise, and the erection tent structures be prohibited at Governor Phillip Park. Having regard to the purpose of the proposed event, it is considered that Council may wish to make an exception in this case. It is also requested that Council open up the large area to the left of the access drive to the park for parking to avoid crowding out other members of the public wishing to use the boat launching facilities.)

IT IS RECOMMENDED THAT approval be granted to the Hawkesbury Canoe Classic to conduct the Outward Bound Canoe Classic at Governor Phillip Park, Windsor, on 10 October, 1987. Approval also be granted for that organisation to use a public address system, erect tent structures, and to camp in the reserve overnight.

ENGINEERINGREPORTS1. AMENITIES BUILDING, "WOODBURY PARK", GLOSSODIA. 625-148. [76.1]

Seven tenders have been received for the construction of the proposed amenities building at "Woodbury Park", Glossodia, as follows:

Reefton Pty Ltd	\$62,869
Brian King Building Services	54,289
Bajan Holdings	44,448
F & T Matyus	43,932
Hinchey & Cross Pty Ltd	42,310
O'Mara Constructions	42,149
Pitt Constructions Pty Ltd	33,141

The building consists of Ladies and Gents toilets, canteen and two storerooms constructed in brick with colourbond metal roofing.

Water and electricity to the site are being provided separately to the above tendered amounts, with the total cost of the project, based on the acceptance of the lowest tender, is as follows, and is within the funds allocated:

Tender (Pitt Constructions)	\$38,141
Electricity to site	5,500
Water to site	2,210
Supervision of contract	1,200
Preliminaries and contingency	2,949

Total \$50,000

IT IS RECOMMENDED THAT Pitt Constructions Pty Ltd be awarded the tender at the tendered price of \$38,141 for the construction of the "Woodbury Park" Amenities Block.

2. PLAYGROUND EQUIPMENT - MCLEOD PARK, SOUTH WINDSOR PARK, VALDER AVENUE RESERVE, HOBARTVILLE, NORTH RICHMOND COMMUNITY CENTRE. 625. [76.2]

Further to the action taken by Council to allocate funding for purchase of playground equipment, discussions have been held with representatives of the Hall Committee, Kindergarten etc. in regard to the equipment to be provided around the North Richmond Community Centre so as to finalise the location and style of equipment to be installed at this location.

Space is limited at the reserve Valder Avenue, Hobartville, such that it is proposed to provide equipment (two platform climber and swing set) at an estimated cost of \$7,340 leaving funds available in the allocation.

It is proposed that the surplus funds be allocated towards the construction of a play area in the Laurence Street Reserve located to the south of the Hobartville shops, that would serve the surrounding area and visitors to Tamplin Field.

IT IS RECOMMENDED THAT the installation of playground equipment in the Laurence Avenue Reserve be approved.

3. BICENTENARY PARK TEA ROOMS/KIOSK. 625-216. [76.3]

The following tenders were received for the undertaking of the work in accordance with the plans and specifications prepared by R. Pont, Architect.

F. & T. Matyus	\$156,775.00
Hinchey & Cross Pty. Ltd.	\$160,095.00
O'Mara Constructions	\$146,775.00
Reefton Pty. Ltd.	\$151,896.00

The tenders as submitted are above the Council estimate with the additional cost due to a need for additional site work to obtain parity with the level of the nearby car park, requiring additional cost in bringing the building to the design floor level.

An amount of \$100,000 has been provided in the supplementary capital works programme as adopted at the June, 1987, meeting of Council while the additional funds required as detailed in the revised budget set out hereunder will be debited against the vote for development of the park where funds totalling \$77,465 have not been committed to works as approved through the Park Committee.

Upon acceptance of the tender funds amounting to \$7,778 would be available for the continuing improvement of the park.

Project Budget	\$
Building contract	146,775
Consultant fees	10,412 (payed)
Supervision	3,000
Landscaping	5,000
Services - telephone	2,500
Contingencies	2,000
	169,687

IT IS RECOMMENDED THAT the tender of B O'Mara in the sum of \$146,775 for the construction of Tea Rooms/Kiosk at the Bicentenary Park be accepted.

4. PUBLIC WORKS. [76.4]

ROAD CONSTRUCTION

MR 155 - Castlereagh Road

Adjustment of public utilities with work now to proceed as reported to Council.

DRAINAGE

North Richmond

Pipelaying and reshaping of the open channel has been completed.

Boomerang Drive - Ian Street, Glossodia

Pipelaying has been completed with construction of pits and surface restoration nearing completion.

Glossodia Community Centre

Extension of the drainage pipeline through the two adjacent properties to direct discharge further down towards the playing fields has been completed.

FLOOD DAMAGE

Repairs of scours, pipelines and roadside drainage on Grose Vale Road between Bowen Mountain Road and Westbury Road has commenced.

MAINTENANCE

Gravel Resheeting

Shoulders Old Sackville Road, Wilberforce, Terrace Road, and pavement Eaton Street, Agnes Banks, and Old Hawkesbury Road at McGraths Hill end.

Upper Macdonald Road - Bent Bridge

Replacement of two girders and deck repairs have been attended to.

Restorations

Reinstatement of the electricity trench in Windsor Street, Richmond, is being attended to, while the pavement over water trench Rifle Range Road has been restored.

GENERAL

Patching gravelling and grading included attention to Boundary Road, Maraylya, Stannix Park Road, Spinks Road, Settlers Road, Yarramundi Lane, Hermitage Road, McKinnons Road, Freemans Reach, Mahons Creek Road, Bells Road, Grose Vale, Saunders Road, Oakville, Wrights Creek Road, Tennyson Road, Tizzana Road, Mulgrave Road, Groves Avenue, and roads Bowen Mountain, McGraths Hill, Windsor and Agnes Banks.

PARKS AND GARDENSBicentenary Park

Construction of the shelter and landscaping work around the Easy Access Garden and Rest-a-While completes the CEP project with staff due to finish by 21st August.

Flood Damage - Howe Park

Work has continued on restoration of the river bank with an underground spring found near Baker Street where action has been taken to install subsoil drainage with a view to arrest further slippages following river rises.

Deerubbun Park

Construction of the toilet block is underway with the floor slab poured and brickwork erected.

Governor Phillip Park

Work has commenced on the construction of the small timber retaining walls and bench along the waters edge Hawkesbury River under the NAES grant.

General

Maintenance work included slashing of additional land Chain of Ponds Reserve, Wilberforce, and a general clean up at Gomborree Park, McGraths Hill.

Attention has been given to remove dead branches etc from a number of mature trees in Mason Park, Woodlands Park Reserve, Grand Parade, Glossodia and at a number of locations in streets and roadsides through the Shire.

BICENTENNIAL LOCAL GOVERNMENT INITIATIVES GRANT

Work has commenced at Windsor with erection of the pergola at Memorial Park and at North Richmond with improvements under way at the intersection Terrace Road and Bells Line of Road.

BUILDINGS

Work included erection of fence between 6-10 Riverview Street, North Richmond, and proposed walkway, construction of a new septic absorption area Lower Portland Ferry cottage, bird proofing of roof at McGraths Hill Community Centre, removal of graffiti bus shelter Richmond, assistance with the Art Exhibition and provision of roller door Bowen Mountain Fire Shed.

SEWERAGEMcGraths Hill Plant

Average daily flow for July was 2,578kl.

New walkways and handrail has been provided over the Imhoff tank, steps to top of old digester and safety rail provided in the old pump house.

Attention to clear 12 mainline chokes and 4 blockages at Council properties.

Minor mains extension to serve a new allotment in subdivision Old Hawkesbury Road, McGraths Hill.

IT IS RECOMMENDED THAT the report on public works be received.

5. BLIGH PARK SEWAGE PLANT. P160/46/B, S200/16. [76.5]

Final completion is now in progress, with anticipated trials on mechanical equipment to be undertaken in two weeks.

The aeration tank and clarifier are now backfilled after completion of water retention testing.

Testing is now complete on the 300mm rising main from pump station H. Work has also been completed on the 375mm effluent outfall pipeline to South Creek.

Final approval has been received from the State Pollution Control Commission in regard to sludge dewatering and disposal systems, this approval being in accord with the systems proposed by Council.

IT IS RECOMMENDED THAT the report on Bligh Park sewage plant be received.

6. BLIGH PARK ESTATE. P160/46/B. [76.6]

Road and drainage works are proceeding in Precinct 7 of the estate, with pipelines now complete and pavement base course placed. Kerb and gutter is now being placed. It is intended to release for sale 56 of the 110 lots in Precinct 7 to meet market demand. The anticipated release being 12 September, 1987.

Sewer reticulation construction is now complete and ready for test. Tenders for the construction of water reticulation are now being called by the Department of Housing with construction to proceed immediately.

In regard to the construction of community facilities, it is anticipated that practical completion of the Neighbourhood Centre will be achieved at 15 August, 1987. Work has commenced on the tennis shelter and store with completion anticipated 22 August, 1987.

The final pavement layer has now been placed on the car park with kerb and gutter completed. Base course has now been placed on the tennis court in preparation for the asphalt surface course. It is intended that the courts be finished in an acrylic surface with a "Cushion Kote" of rubber as an intermediate layer.

IT IS RECOMMENDED THAT the report on Bligh Park Estate be received.

7. SUBDIVISIONS APPROVED UNDER DELEGATED AUTHORITY. [76.7]

		Date Application Received	Date Approved
S87/31	Applicant: D Matthews & Associates Owner: P Reid Land: Lots 31 & 32 DP 221835 Riverside Drive, Yarramundi. Subdivision creating 2 lots.	29/4/87	21/9/87
S87/60	Applicant: R K Cambridge & Co Owner: J & D Bruderlin Land: Lot B FP 383860 Main Cattai & Pitt Town Dural Roads, Pitt Town. Subdivision creating 2 lots.	2/7/87	27/7/87
S87/51	Applicant: D Matthews & Associates Owner: K & L Broome Land: Lots 21 & 22 DP 739707 Cedar Ridge Road, Kurrajong. Subdivision creating 2 lots.	18/6/87	28/7/87
S87/39	Applicant: D Matthews & Associates Owner: Kilkieran Investments Pty Ltd Land: Lot 1 DP 581859 Brickfield Road & Day Street, Windsor. Subdivision creating 3 lots.	19/5/87	27/7/87

IT IS RECOMMENDED THAT the report be received.

8. ELECTRICAL SERVICES. S200-6. [76.8]

A number of electrical contractors are used by Council for installation and maintenance of electrical services. One of these contractors, Hilder and King, who look after the electrical operation of the sewage treatment works and pumping stations, have advised that their company has gone out of business due to illness of Graham Hilder, one of the partners.

Particular expertise is required in the servicing of pumps and switchgear, and maintenance of plant at the treatment works. In view of the expenditure on electrical contractors for maintenance works generally in the previous 12 months (\$72,400), investigations have been carried out into the rationalisation of this type of operation with a view to employing a permanent staff member to undertake these duties.

It would appear that a reasonable ratio of labour/materials for electrical maintenance works is 70/30, ie of \$72,400 for the last 12 months, \$50,700 of that is estimated to be labour costs. On this basis, it is felt savings could be achieved by employing an electrician on staff. The

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salary for a maintenance fitter (electrical) is \$21,440 and whilst it will be necessary to purchase a suitable vehicle for the operations, the running and maintenance costs will be met from works undertaken.

As Council is aware, the new treatment works servicing Bligh Park will be commissioned in the near future which will increase electrical maintenance works and there have recently been imposed more stringent requirements to carry out electrical safety inspections with regard to all electrical appliances and tools used by tradesmen and workshop staff.

It would also be of considerable advantage to have a staff member available for emergency call outs, particularly for weekends when it is often difficult to contact contractors to carry out emergency maintenance works.

Since Hilder and King shut down on 1 July, 1987, the position of maintenance fitter (electrician) has been advertised to determine the availability of experienced people. Suitable persons are available and a temporary appointment has been made pending determination of this report.

IT IS RECOMMENDED THAT the report be received, and appointment of maintenance fitter (electrical) be authorised.

HEALTH AND BUILDINGREPORTS1. BUILDING APPLICATIONS B25

The following is a summary of building applications received during the month of July, 1987. Applications received during July, 1986, shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
53	(58) New Dwellings	\$3,074,706	(\$2,801,202)
59	(56) Additions to Dwellings	472,969	(464,155)
2	(-) Residential Flat Buildings	150,000	(-)
9	(4) New Buildings other than Residential	1,152,000	(369,000)
1	(3) Additions to Buildings other than Residential	2,000	(1,053,500)
14	(18) Swimming Pools	144,336	(188,450)
-	(1) Additions to Dwellings - Dual Occupancy Unit	-	(8,000)
<u>138</u>	<u>(140)</u>	<u>\$4,996,011</u>	<u>(\$4,884,307)</u>

Building Applications received up to the end of July, 1987. Approvals for the corresponding period during 1986 shown in brackets.

<u>No.</u>	<u>Type of Building</u>	<u>Estimated Value</u>	
330	(317) New Dwellings	\$20,102,526	(\$17,522,170)
437	(397) Additions to Dwellings	3,850,965	(2,905,611)
3	(3) Residential Flat Buildings	225,000	(251,000)
33	(33) New Buildings other than Residential	6,078,350	(5,098,600)
17	(31) Additions to Buildings other than Residential	489,250	(1,527,538)
77	(70) Swimming Pools	681,281	(564,701)
3	(3) Additions to Dwellings - Dual Occupancy Unit	73,000	(45,200)
<u>900</u>	<u>(854)</u>	<u>\$31,500,372</u>	<u>(\$27,914,820)</u>

IT IS RECOMMENDED that the report be received.

2. OUTSTANDING REPORT - RECYCLING FACILITIES. G90. [78.2]

This matter has been the subject of significant investigation since Council requested a report be submitted. While some facilities for collection of recyclable materials exists in the Shire, these are minimal and are as follows:

- a) Glass - The operators at both Council's Waste Depots have rights of scavenging and accordingly, areas are set aside for disposing of glass containers which are then collected from time to time for re-use in the glass industry.
- b) Paper - Similar facilities exist for collection and disposal of paper at Council's Waste Depots.
- c) Aluminium - Two re-purchase centres operate within the Shire at Richmond and Windsor. These centres are rather well-supported with cash for aluminium cans being paid on the spot. It is understood that approximately one and a half cents is currently being paid for each can sold at these centres.

As stated previously, these facilities are minimal and rely entirely on people being enthusiastic enough to take the trouble to separate the recyclable materials and then take this material to a point of disposal. Certainly, the payment involved in regard to aluminium cans provides some added incentive and is, no doubt, the reason why the disposal for recycling of this material is popular, particularly with younger people.

To be really effective, however, the collection for recycling of other materials, particularly paper and glass, should ideally incorporate door to door collection, and this of course is only able to be achieved if it is financially viable. Resale value for paper in particular and to some extent glass, fluctuates widely and collection costs must be kept as low as possible. Obviously, collection in high density areas is far more viable than in areas such as ours. Council may recall that a few years ago permission was given for a Penrith company to collect glass on a door to door basis in Richmond and Windsor only. While the company concerned experienced some problems in maintaining good service, this operation failed mainly because of the lack of viability.

In areas where effective door to door collection of recyclable materials is carried out, these operations are heavily subsidised. It will be appreciated that disposal costs for many Metropolitan Councils are extremely high and significant savings are realised by reduction of the volume of waste to be disposed of. These savings are utilised to provide subsidies amounting to tens of thousands of dollars in some areas to provide the necessary viability. When it is considered that such subsidies are necessary in densely populated areas, some appreciation of the difficulties in these areas can be had.

In addition, as Council is aware, we operate our own disposal sites to provide transport of materials to these sites so that savings associated with reduction in the volume of the waste stream are far less tangible than other areas where heavy costs are incurred.

Nevertheless, negotiations had been taking place with Smorgan Glass Containers to introduce a pick up service within the Shire. This would have involved some financial assistance to the Company, particularly in regard to advertising. While for some time these negotiations looked promising they have at this time fallen through, however, efforts to re-establish negotiations will continue. This Company has been successful in establishing glass pick up services in neighbouring areas such as Penrith and Blacktown, however, those areas are of course significantly larger in population than this Shire.

Additionally, the WSROC Group of Chief Health Surveyors has recently established a sub-committee to look into all areas of recycling within the Western Sydney area and it is to be hoped that the efforts of this group will be successful. It is intended that Council be kept informed of developments as and when they occur.

In the meantime, it is suggested that Council make special effort to advertise the importance of recycling in order to better utilise the national resources in all of its publications, that appropriate signs be prepared and displayed at Council's Waste Depots to encourage further use of the recycling facilities available and Council continue its efforts to re-open negotiations with Smorgan Glass Containers to establish pick up services even if only at first on a limited basis.

IT IS RECOMMENDED THAT the report be received.

3. BOWMAN'S COTTAGE - WINDSOR STREET, RICHMOND. [78.3]

Council will recall that at its March meeting it was agreed to the proposal of the Department of Environment and Planning to transfer the care, control and management of this building to Council following its restoration. It was proposed by Council that the restored building be utilised by the Work Option Centre and the National Parks and Wildlife Service.

Since that time work has proceeded, particularly on the interior of the building. The floors of the ground floor have been removed and, following archeological survey as required by the Department of Environment and Planning, considerable excavation has been carried out to improve sub-floor ventilation. All deteriorated timber including the posts of the "brick nogged" type construction has been replaced. Floors and sub-floor timbers have been replaced, internal joinery including chair rails architraves, built-in cabinets, moulding and the like have been replaced and are almost complete.

The linings of the upstairs rooms have been replaced, lathe and plaster ceilings and linings have been re-stabilised and all defective internal render has been removed and repair commenced. Electrical services have been "roughed in" and it will be necessary for internal drainage in the kitchen for the work option centre and facilities for the National Parks and Wildlife Service to be completed prior to finally fixing the new flooring.

It is proposed to construct a new wing at the rear of the cottage to contain toilets and storerooms for use by both future occupiers. This building will also contain the existing brick stables and work will be required to stabilise the existing badly deteriorated brickwork. Design and working drawings for this new wing have been completed and it is proposed that construction will be let to tender.

While the work completed to date has been slow by normal standards, I am sure Council will appreciate that this type of work is very time consuming. All of the exterior of the building with the exception of some minor bird proofing on the rear verandah has been completed and is ready for painting. The construction of a bitumen sealed driveway and provision of appropriate landscaping will be needed to complete the project.

Some drawings showing layout of the building and the location of the new wing will be displayed at the meeting.

IT IS RECOMMENDED THAT the report be received.

4. SULLAGE REMOVAL CONTRACT. S195/5. [78.4]

Council's present contractor, Safer Sullage,, has written requesting Council's approval to assignment of the contract to Concourse Waste Management Pty Ltd trading as Shemelle Pty Ltd.

Concourse Waste Management is currently involved in large sullage removal contracts and would undoubtedly be able to satisfactorily carry out this contract. The matter has been discussed with all concerned and the proposal is to maintain all terms and conditions of the existing contract including removal charges.

IT IS RECOMMENDED THAT Council agree to the sullage removal contract currently held by Safer Sullage being assigned to Concourse Waste Management Pty Ltd under the existing terms and conditions.

5. D HELEY - PORTION 262 POST OFFICE ROAD, EBENEZER. DA 662/86, 13871-1. [78.5]

Implementation of the consultant's recommendations has been delayed by the recent wet weather and supply of an incorrect pump. Reticulation of a duplicate water supply to the compost slab has been completed and the remainder of the work involving the pump and switching equipment will be completed upon delivery of the correct pump.

Samples for chemical analysis are being taken from the roof supplies of neighbouring premises. Results received to date indicate that the samples comply with the quality criteria of the Department of Health, NSW, for drinking water.

IT IS RECOMMENDED THAT the report be received.

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PLANNING

4/11/87-17/8/87

REPORTS1. HAWKESBURY LOCAL ENVIRONMENTAL PLAN, 1984 - SALE OF MAPS. P160/41.
[80.1]

Council is still in receipt of approximately 200 sets of scheme maps and ordinances for its existing planning scheme and has adopted, within its fees and charges, the sale price of \$25.00 per set.

It is considered with the nearing of completion of the new planning scheme that these map sets will become redundant and therefore should be sold, if possible, before gazettal of the new scheme. To facilitate such a sale it is recommended that the maps be reduced in price to \$5.00 per set.

IT IS RECOMMENDED THAT Council offer for sale Hawkesbury Local Environmental Plan 1984 map sets at \$5.00 per set.

GENERAL PURPOSE COMMITTEE MEETING - 28TH JULY, 1987.

SUPPLEMENTARY REPORT

SECTION 2 - DEVELOPMENT

SHIRE PLANNER'S REPORT

ITEM 6: (File DA 463/83)

SUBJECT: MESSRS. L. MIZZI & C. VELLA - PIGGERY - SINGLETON ROAD, COLO HEIGHTS.

The Committee is referred to Development Application Item 6 to this meeting and it is recommended that Condition No.10 be altered to read:

"The siting of proposed dam number 3, its contour bunds and cut off embankments shall be constructed and operational to the satisfaction of the Shire Engineer."

and Condition No.13 to read:

"That at no time shall more than 400 sows be kept on the land. Any increase to that number to be regulated to the provision of an adequate water supply and the provision of sufficient irrigation area to satisfactorily dispose of the effluent produced to the requirements of the Shire Health Surveyor."

with Conditions 1-9 and 11-12 remaining as previously reported.

Recommendation

That Condition Nos. 10 and 13 be altered in accordance with the report.

CORRESPONDENCE

ITEM 1 : (File DA 150/87)

CORRESPONDENT : STATE POLLUTION CONTROL COMMISSION

SUBJECT : PROPOSED SAND EXTRACTION - JOHNSTON STREET, PITT TOWN.

"As discussed by telephone with you to-day, the Commission wishes to discuss and clarify noise matters spelled out in your "GENERAL PURPOSE COMMITTEE - DEVELOPMENT - 28/7/87 Minutes" relating to the above development proposal by Whatley Sands.

SECTION B - LETTERS SUBMITTED FOR INFORMATION

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

B1. LOCAL GOVERNMENT AND SHIRE ASSOCIATIONS - CIRCULAR NO. 9/1987.
C44/2. [73.1]

1. Study into the Use of Planning Powers for Economic Development

The Associations have obtained funding under the Local Government Development program to study council approaches to economic impact assessment. The study is broadly aimed at examining how councils can use their land use planning powers to promote economic development, and to study how councils have applied s.90(1)(d) of the Environment Planning and Assessment Act when determining development applications.

The objectives of the study are shown below.

1. Document existing practices of NSW councils in developing land use planning policies aimed at encouraging development (whether generally or of a specific nature) within a particular council area;
2. Document existing practices of NSW councils in assessing the economic impact of development proposals on an area;
3. Examine experience in other States and overseas in this field;
4. Provide recommendations to councils on the use of their land use planning and development control powers as tools for economic development.

The budget for the study is approximately \$21,000.

It is expected that the study will take approximately five months to be completed.

The Associations would like a planner currently working within Local Government to undertake the project.

Accordingly, the Associations are hoping that an interested member council might second a member of its planning staff to the Associations to undertake the project. The timing of various phases of the study may be able to be altered to allow the staff member to return to work for the council for a short period during the middle of the study.

The budget for the study provides for employment of a town planner, Grade 6, at a salary of \$597.80/week. This salary would be reimbursed to the council seconding the planner. In short, there would be no financial cost on the council.

Councils interested in seconding a member of staff for the study are requested to advise the Associations by Friday, 28 August 1987.

2. Road Openings

At the 1987 Shires Association Conference a motion was carried referring to "problems and conflicts being encountered with road opening and

requiring the Associations to investigate the situation and furnish advice to councils along the lines of the approaches of the Road Opening Committee now operating in the Sydney Metropolitan Area".

The sponsoring councils indicated problems with the operations of other authorities such as Telecom and county councils interfering with and altering councils' roads and footpaths.

To progress the matter specific instances, problems and conflicts being experienced by councils are required.

(S.E. - Council has a satisfactory working relationship with the public utility authorities.)

3. Computerised Legal Information Retrieval Service (CLIRS)

The Associations have accepted an offer from CLIRS for a special Local Government subscription to the Computerised Legal Information Retrieval Service operated by CLIRS Limited.

Apart from the commercial law data bases, there are a number of specific Local Government data bases (currently and proposed) which include:

- Local Government Act
- Australian Planning Appeal Decisions
- Local Government Reports
- Land and Environment Court Decisions (including up-to-date unreported decisions)
- Department of Environment and Planning Data including:

- State Environmental Planning Policies
- Regional Environmental Plans
- Local Environmental Plans
- Model Provisions
- Departmental circulars to Local Authorities including directions issued under Section 177 of the Environment and Planning Act.

Additional data bases which may be of assistance to councils are the NSW Lands Title Final Search data base, a Legal Thesaurus and New South Wales company and business names search facilities.

Where a council has a computer terminal, only a modem is required to transmit data through the telephone system. This modem is generally the same as that required for access to the Associations' Electronic Mail System.

Councils are invited to become sub-subscribers of the Associations' subscription. Basically the proposal is that a council register with the Associations as a sub-subscriber at an initial cost of \$80. Training is available for staff at a cost of \$180 per staff member.

Connect time to the system is priced at \$95 per hour on a pro rata basis. The Associations will receive a consolidated account and render an individual account to each council on a quarterly basis for which an accounting charge of 5 per cent of the connect time charged will be levied

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by the Associations. It might be noted that councils may subscribe direct to CLIRS and are not required to become a sub-subscriber to the Associations.

(S.C. - The facility is being investigated.)

4. 1987/88 State Budget Submission

Enclosed with this Circular is a copy of the Associations' Submission to the NSW Government on the 1987/88 State Budget.

The Associations understand that the State Budget will be brought down on 15 September.

5. Audit Fees

Advising of the procedure for the calculation of 1986 audit fees.

6. Rural Rating

The Associations have recently received a copy of "The Rural Rating Manual for NSW Landholders", by RH Kerrigan.

A full review will appear in a forthcoming edition of the Bulletin. For the present, it is sufficient to say that the booklet is considered to be subjective and poorly sourced, and cannot be recommended as a guide to an application for rural rating under Section 118 of the Act.

7. Branchline Closures - SRA Option 3 Working Party Meeting No. 2

8. Land Information System (LIS) - Local Government Update - May/June 1987

9. Wilderness Report

The State Government has established an Inter-Departmental Committee of Officers from a number of government departments to look into the question of wilderness protection in New South Wales, and to consider the summary of the National Parks and Wildlife Service on the Wilderness Report and the 9,000-odd representations which this report generated.

10. ACLGA General Circular

ACLGA has issued its June Circular which contains information about the policies of the ALP, Liberal Party, and National Party in respect of Local Government.

11. Royal Australian Institute of Public Administration National Conference - "Determining the Proper Role of Government"

The Queensland Division of the Institute is organising a National Conference in Brisbane on 18-20 November 1987.

12. Nominations for 1989 Local Government Association Venue

Local Government Association member councils were informed in special circular 60/87 that there were four nominations to host the 1989 Annual Conference.

One nominee, Orange City Council, has now advised of its withdrawal. The remaining nominees are: Penrith; Tamworth; Wollongong.

13. Constitutional Recognition

Attached to this General Circular is a copy of a statement from ACLGA which summarises the submissions made by it to the Constitutional Commission.

14. Part V of the Environmental Planning and Assessment Act

Preparation of the Associations' manual has now been re-activated and it would be appreciated if councils which have formulated policies or procedures for implementing Part V, would forward this information to the Associations.

15. Proposed Standard form of Contract for Waste Disposal Services

In General Circular 1/1987 Councils were asked for their views on the differing definitions of "garbage" contained in the Local Government Act and the Waste Disposal Act.

This matter is still proceeding and the advice of councils on these matters would be appreciated.

16. National Review of Local Government Labour Markets

Following an initiative of the 1986 Local Government Ministers' Conference a major National Review of Local Government Labour Markets has been commenced.

The principal aim of the Review is to ensure that an adequate supply of appropriately skilled personnel is available to Local Government to perform its current and future functions effectively.

The work of the Review will depend to a significant extent upon submissions from organisations involved in Local Government.

17. Inter-Council Comparisons

The Associations have received a number of enquiries from member councils regarding an invitation by Company Comparisons (Aust) Pty Ltd to participate in the 1987 New South Wales Local Government Comparison.

Further information will be provided when available.

18. Caring for Horses Booklet

The Department of Local Government has prepared a colour booklet called "Caring for Horses".

The booklet is available in limited numbers to councils on application to the Animal Welfare Branch, Department of Local Government. A pamphlet titled "About Cat Ownership" is also available from the same service.

19. Nominations for Local Government Association Country Executive Member

Ald Beryl Humble, a candidate for Country Executive member of the Local Government Association, has pointed out that the circular outlining biographical details of candidates omitted reference to the fact that Ald Humble is Deputy Mayor of Maitland City Council, being elected in 1986. She has served continuously as a member of Maitland City Council since 1974.

B2. ROTARY CLUB OF RICHMOND - PROPOSED ROAD CLOSURES WITHIN SHIRE.
R190. [73.2]

Advising "For some time now there has been speculation that Council proposes to close off some streets in the Hawkesbury Shire.

At a recent meeting of this Club the closure of streets in the Shire was discussed at some length. It was finally resolved that Council be advised of our objections to the closure of any streets/roads within this District. As you are no doubt aware, this Club is made up mainly of business people from the Richmond/North Richmond areas and they have expressed their concern that any proposed road closures would affect both business and private citizens alike.

The Club would appreciate if you would consider our objections when the subject matter is next being discussed please."

(S.C. - The Club has been advised that any proposed street closures are advertised and, in many instances, relate to the closure of roads that only exist on paper and have never been formed; that there is always speculation in the community of purported proposals by Council and other statutory authorities for which there is no basis and it is suggested that the Club should enquire when such rumours are circulating.

Also, that the various traffic authorities do make proposals from time to time which involve traffic facilities, including part and total closures, in an endeavour to improve traffic movement and increase pedestrian safety where these are in the community's interest and to their benefit, rather than to their detriment.)

B3. DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT - COMMUNITY EMPLOYMENT PROGRAMME. G95/30. [73.3]

Advising that the programme for "Clerical Assistant - Information Access" has been increased by \$3,089 to cover the wages shortfall for the CEP participants.

(S.C. - The shortfall was the result of older participants being employed on the scheme than proposed in the original budget.)

B4. NEW SOUTH WALES INVESTMENT CORPORATION - LOANS TO MANUFACTURING
INDUSTRY IN CONJUNCTION WITH THE DEPARTMENT OF INDUSTRIAL DEVELOPMENT
AND DECENTRALISATION. L127. [73.4]

Advising that it is now responsible for administering loans previously administered by the Department of Industrial Development and Decentralisation including those where security is shared on a pari passu basis with the relevant local government authority.

To allow for complete accuracy in the recording of loans, it has been the responsibility of each Council as well as the Department to maintain their own records.

The Corporation as from 1st July, 1987 is placing the full responsibility of the administration of the loans with the relevant Council's to relieve the Corporation of the confusion that currently exists in the Corporation.

B5. RICHMOND HIGH SCHOOL - 1987 SCHOOL MAGAZINE. D64, S196/2.
[73.5]

Requesting a donation from Council towards the publishing of the 1987 School Magazine. Advising that financial contributions will receive an acknowledgement at the foot of a page.

(S.C. - Funds are available in the 1987 estimates for this donation and a cheque for \$100 has been forwarded for a Citizenship Award and School Magazine.)

B6. WILBERFORCE CWA - 1987 DONATION. R186/6. [73.6]

Requesting a donation from Council for an amount of \$369.36 which is equivalent to the 1987 rates.

(S.C. - Provision was made in the 1987 estimates for this donation which has been forwarded.)

B7. LOCAL GOVERNMENT AND SHIRES ASSOCIATION OF NSW - GROUP PERSONAL
ACCIDENT INSURANCE SCHEME. I112/15. [73.7]

Advising Council that through representations from a large number of Councils' the Association has arranged for further coverage options to be available.

Enclosing a schedule of the various coverage options available with applicable total annual premiums payable.

(S.C. - The Local Government and Shires Associations have offered a selection of increased benefits for the Group Personal Accident Insurance Scheme covering Councillors, Volunteer Workers and State Emergency Service Personnel.

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The present policy provides benefits for:

Death Benefits - \$100,000
Sickness/Injury Weekly Benefits - \$600/week

Council has arranged for the benefits to be increased to:

Death Benefits - \$200,000 (volunteer workers & SES personnel)
Death Benefits - \$500,000 (Councillors only)
Sickness/Injury Weekly Benefits - \$1,000/week

with the policy being endorsed for the period 30 June, 1987 to 30 June, 1988.)

B8. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - CIRCULAR NO. 8/1987.
C44/2. [73.8]

1. Employment Development Project

The Associations have appointed an Employment Development Officer (EDO) under a program funded by the State Department of Industrial Relations and Employment.

The project has three main objectives:

1. to inform councils of the range of options available to them under local employment initiatives program;
2. to provide a support resource for Local Government employment development;
3. to produce a practical employment development package tailored to meet the specific needs of Local Government.

As part of the package a draft paper on Local Government powers is being prepared.

As an important first step in the project, the EDO needs to identify the areas where councils are already active in the employment development field. He also needs from councils an indication of issues they would like explored or subjects about which more information is required.

Councils are urged to return the short survey form attached so that Local Government can get maximum profit from the project.

(S.C. - The completed survey form has been returned to the Association.)

2. Roads 2000

The Roads 2000 Report was released on 16 March 1987. It is stated to "integrate with all State planning - with land use plans and environmental plans of DEP and councils, with plans for industrial development, with plans for bicycles and public transport AND with the public perception of deficiencies, needs and aspirations".

In media releases the Hon Laurie Brereton, the Minister for Roads, has warned that the success of the plan relies heavily on continued Federal Government support. At a meeting with Associations' representatives in early June, the Minister indicated some doubt about the level of funding available for the plan because of decisions in the May Economic Statement.

(S.E. - Representations have been made by Council concerning the increased need for funding for road construction, the disparity in fund allocation between city and country, and the problems associated with the movement of heavy vehicles in particular weight of loads and speeds.

Further advice will be forwarded to the Association requesting in particular that action should be taken to direct funds to the expanding growth areas in Western Sydney.)

3. Electronic Mail

Councils were previously advised the Associations were setting up an Electronic Mail network to enhance communication between the Associations and all New South Wales councils, and between councils.

This system will enable the Associations to immediately deliver messages, reports, and items of interest to councils. Councils will also have a similar facility.

The Bulletin Board service is one similar to that provided by VIATEL, in that users will be able to have access to information the Associations have made available. At present, the following Bulletin Boards have been set up:

- ASSOCIATIONS.INFO
- TRAINING
- MANAGEMENT
- INDUSTRIAL
- PLANNING
- COMMUNITY.SERVICES
- LEGAL.UPDATE
- ROADS

This service will also enable councils to display information about important or unusual research projects they have completed and which may be of benefit to other councils.

The network will be private, in that no external organisation can use the system without approval of the Associations, thus eliminating "electronic junk mail".

The Electronic Mail and Bulletin Board service to be used initially is TELEMemo, a service provided by TELECOM. It uses TELECOM's AUSTPAC network and, consequently, access charges to the network are the same for both rural and metropolitan councils. In August, TELEMemo (from TELECOM) and MINERVA (from OTC) will be merged and operated as KEYLINK. This will not affect the Electronic Mail service. Costs involved are a user-charge of twenty cents per minute of connection time and a charge of two cents per thousand characters transmitted (ie. an A4 page of typing costs about five cents). There is no set-up fee charged to council.

The Associations will receive and pay the organisation account and bill individual councils for connect time and usage generated by that council.

Councils should check with their hardware/software supplier to establish their needs and costs for connection to TELECOM'S TELEMemo system.

The system is now on-line and registration as a user to the system is available to those councils able to access TELECOM'S TELEMemo facility.

(S.C. - The facility is being investigated.)

4. Expenditure Incurred by Elected Members

In February 1987 information was sought from councils regarding expenditure by elected members and giving details of the compilation of responses.

5. Dismissal of the Council of the City of Sydney

At the meeting of the Executive of the Australian Council of Local Government Association on 6 May 1987 the Vice-President of ACLGA, Ald Hope Marland MBE, moved the following motions:

That deep concern be expressed to the Prime Minister and the Minister for Local Government and Administrative Services about:

- * the arbitrary dismissal of the council of the City of Sydney;
- * the appointment of the three Commissioners to administer the City, without any limit in term;
- * the retroactive validation by legislation of the dismissal and legislative termination of Mr Sutherland's legal challenge to the dismissal and his right to legal costs;
- * the disallowance of any other challenge;
- * the legislative declaration that there was no obligation to afford any person the right to be heard in relation to the removal of the members of the Council or otherwise;
- * the establishment of an inquiry by a retired judge to make recommendations on "the appropriate system of government for the City of Sydney", with no restriction to an elected body.

2. That the Federal Government be urged in its consideration of amendment of the Australian Constitution to take cognisance of the need to protect Local Government Authorities from arbitrary dismissal and the need to insert a provision ensuring protection of the due process of law, similar to the Fifth Amendment to the Constitution of the United States.
3. That councils throughout Australia, through State Associations or direct according to the wishes of the respective Associations, be requested to echo the concerns listed above to the Prime Minister and the Minister for Local Government and Administrative Services.

The Executive resolved unanimously in the terms of motion 1. It was also resolved that a copy of that resolution be sent to the NSW Premier and the Minister for Local Government. Motions 2 and 3 were carried.

At their meetings on 1 and 5 June 1987 the Executives of the Local Government and Shires Associations resolved to take action complementary to the ACLGA Executive decisions.

Councils are requested in the terms of the above to write to the Prime Minister, and the Minister for Local Government and Administrative Services, echoing the concerns expressed in the motion moved by Ald Marland and carried unanimously by the ACLGA Executive.

6. Children's Services Development Staff

Over the past year, the Associations have become increasingly concerned about the withdrawal of fundings from Federal sources for support staff in councils to develop and co-ordinate child care centres.

The Associations had also been approached by member councils regarding new proposals by the Commonwealth Department of Community Services to fund Field Staff under short term fixed contracts of up to twelve months in "areas of greatest need". These field staff have generally been made available across a region or on a shared basis between several centres, and will it appears only be available in special cases to individual council sponsors.

The indications the Associations have had from the Department of Community Services in New South Wales are that employment by individual councils of such development staff would not be approved. This is in contrast to the funding previously available from the Commonwealth for the employment of Children's Services Development Officers. This issue is also separate from the funding of staff for the co-ordination and administration of existing child care centres, which can be at least partly funded through centre budgets in councils which administer a number of centres.

The Associations and representatives of councils and a regional organisation of councils involved with this issue recently met with representatives of the Commonwealth Department of Community Services to discuss this matter. It appeared that councils were not aware of the new arrangements for field staff, and, in areas where such field staff had been introduced or offered, some councils were not willing to accept such staff on a shared basis.

The Associations are therefore circulating the enclosed guidelines to encourage councils to negotiate with the Commonwealth for an allocation of resources appropriate to their local area. As well, the Associations have approached the NSW Department of Youth and Community Services to seek discussions regarding a possible salary subsidy towards the employment of children's services development staff, consistent with previous decisions of the Executives and in response to a resolution of the 1986 Annual Conference of the Local Government Association. The Associations will also have further discussions with the Commonwealth Department of Community Services on this issue prior to the 1987/88 round of funding under the Children's Capital Works Program.

7. Audit Fees

8. Legal Opinions: Chemical Spills & Chemical Responses Manual

Following the interest in worker/employer liability shown by many council representatives at the Chemical Incidents Workshops held in co-operation with the SPCC last year, the Associations obtained a legal opinion on aspects of this issue. This opinion was sought with particular reference to councils liabilities to their employees under the Occupational Health and Safety Act of 1983. An earlier opinion obtained by the Associations was confined to the issue of councils' liabilities generally in the event of a chemical incident occurring within their Local Government area.

Both of these opinions have been reproduced as attachments to this issue of the General Circular. A forthcoming article in the Local Government Bulletin (August/September) by the Associations' legal office, will elaborate on the opinions received and the issues raised therein.

The Associations have been informally advised by the SPCC, that an educational program is hoped to be launched in the second half of this year, aimed at workers who may be at the site of a chemical spill, such as fire brigade officers, police officers, and DMR and council employees.

9. Training and Development Unit (TDU)

10. Metropolitan Municipal Association (Victoria)

The Metropolitan Municipal Association is a break away group from the Municipal Association of Victoria. That Association is apparently seeking to establish a Canberra lobby on behalf of State Associations on a contract basis.

The Executives considered the matter at their meetings of 1 and 5 June 1987 and decided to advise the Metropolitan Municipal Association that the Associations already have effective representation at the national level through the Australian Council of Local Government Associations and are of the strong view that the establishment of another lobby group would be contrary to the interests of Local Government. Any move to establish a separate Canberra lobby group would have a divisive effect at a time when Local Government needs unity to achieve its aims.

11. Local Government and Aboriginal Community Development

The Associations have received funding under the 1986/87 Local Government Development Program for a project to document the experiences of a sample of councils in New South Wales in promoting improved community relations in areas with substantial Aboriginal communities. The project will also assist councils in enhancing their capacity to respond to the needs of Aboriginal communities.

12. Issue of Certificates of Service

Enclosed with this circular is a supply of order forms which will be used by our artists for all future requests for certificates.

13. Elected Members Fees

The Minister for Local Government has indicated that legislation will be introduced to Parliament to increase fees payable to elected members under

Section 29A of the Local Government Act. Fees will be increased to a maximum of \$3,000 per annum.

The increase will not apply prior to the Local Government elections on 26th September 1987.

14. Local Government Energy Management Program

The attention of councils is drawn to the Local Government Energy Management Program being introduced by the Energy Authority of New South Wales.

The Program will be based on the successful Government Energy Management Program, which commenced in 1981 and has since achieved savings of approximately \$85 million.

The estimated potential savings for Local Government in New South Wales are about \$10 million per annum.

A seminar will be arranged for metropolitan councils later in the year - probably November - and will be repeated at regional centres.

15. Bitumen Rejuvenation

The Associations would like to reinforce support for comments made on bitumen rejuvenation that appeared in the May/June 1986 issue of the Local Government Bulletin. In that article, Lane Cove Municipal Council advised that the bitumen rejuvenation process is dramatically reducing its road maintenance costs.

The article reported, inter alia:

The aim of bitumen rejuvenation is to replace oils lost from bitumen through oxidation and to seal the surface from water, and in doing so, prolong its life. It does not replace the need for standard bitumen resealing, it just defers the need.

The objectives of Lane Cove's program are, without any significant reduction in skid resistance, to:

- * seal the pavement and retard oxidation leading to ageing and embrittlement;
- * reduce water penetration;
- * bind the surface and reduce pitting and ravelling; and
- * rejuvenate the existing bitumen binder.

16. School Immunisation Program - Diphtheria/Tetanus/Polio

It has been recognised by the NSW Health Department for some years that the low levels of immunity against diphtheria and polio are a matter of serious concern.

Bankstown City Council introduced an initiative in 1983 to significantly improve the level of immunity by re-introducing secondary school boosters for year 9 students.

The program's success can be attributed to a captive audience. The target group to be immunised is in one place at one time, it is easy to communicate with them and it is easy to organise. The response rate has ranged from 71 per cent and 78 per cent which is 3½ to 4 times better than the pre-school program. Bankstown City's cost efficiency break-down indicates a unit cost of \$2.00 per person.

The Associations warmly congratulate Bankstown City Council and strongly encourage other councils to conduct similar programs.

(S.H.S. - This proposal is an excellent way of providing opportunity to those students to maintain their immunisation program at the desired level.

It is intended to approach the schools concerned and the Department of Health to have appropriate clinics conducted as soon as possible and thence each year.)

17. Date of 1988 Shires Conference

18. Purchase of Fax Machines

Councils are reminded that FAX machines may be purchased at State Government Contract prices through NEC, which has two types of machines available.

19. Beach Vehicle Policy

20. Central Sydney - Where is it Going?

The Planning Research Centre, Department of Architecture, University of Sydney, has advised a series of 3 seminars on Central Sydney.

The first seminar was held on 29 May.

August 7 - Whose City? - (Environmental and Social Issues)

August 28 - Planning the City - (Bringing Together the Threads)

21. Ryde College of Technical and Further Education

The head of the Division of Horticulture has requested that the specific reference to the Ryde School of Horticulture not be used in future advertisements for vacant positions requiring a qualification in horticulture.

Most of the major award courses are offered at a number of TAFE colleges in NSW, and the standards are maintained across the State.

22. Cemetery Fees

It is noted that the maximum fees prescribed under Schedule F to Ordinance No. 68 under the Local Government Act 1919 were deleted in January 1987.

The scale of fees will be reviewed by the Associations' Fees and Charges Committee in September and a recommendation made to councils soon after.

23. Street Numbering

The National Roads and Motorists Association (NRMA) has drawn to the Associations' attention the unsatisfactory situation regarding the numbering of houses and properties.

The NRMA notes street numbers are particularly lacking in shopping areas. Councils are again requested to review the situation in their areas.

24. Annual Reports of Council - RH Dougherty AwardB9. COMMUNITY JUSTICE CENTRE - COMMUNITY JUSTICE CENTRE ANNUAL REPORT. C45. [73.9]

Enclosing a copy of the Community Justice Centre Annual Report 1985/86.

B10. LOCAL GOVERNMENT ASSOCIATION OF N.S.W. - PRE-ELECTION SEMINARS. E73/7. [73.10]

Advising that seminars for intending candidates in the September Local Government elections are being held in August at a number of regional centres around the State and in Sydney.

The attendance fee for each seminar is \$40 and this should be checked with the host council. The cost includes lunch and printed materials. A model programme has been prepared and is available for members' attention.

B11. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - APPOINTMENTS TO BOUNDARIES COMMISSION PANEL. C44/2, L128/2. [73.11]

Advising that the Local Government Act provides for appointment of a Boundaries Commission Panel, comprising four elected members of the Local Government Association and four elected members of the Shires Association.

The term of office of the current Panel is about to expire.

Seeking nominations of elected members for the Panel.

(S.C. - Council may wish to nominate a representative.)

B12. HAWKESBURY SHIRE RATEPAYERS ASSOCIATION. REVALUATION IN HAWKESBURY SHIRE. A7/10. [73.12]

Forwarding copy of submission to the Valuer General on changes to the rating principles.

B13. WINDSOR CHAMBER OF COMMERCE - WINDSOR PARKS. A7/20. [73.13]

Expressing appreciation to Council for the work being undertaken in Windsor parks.

B14. MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR WATER RESOURCES - FINANCIAL ASSISTANCE. S200/13. [73.14]

Acknowledging receipt of Council's letter seeking financial assistance towards the provision of reticulated sewerage to the urban areas of Glossodia, Wilberforce and Freemans Reach and advising that she will contact Council further as soon as possible.

B15. UNIVERSITY OF MANCHESTER, DR BRUCE McADAM - ASTRONOMICAL MEMOIRS. C50-12. [73.15]

Congratulating Council on the reprint of the Astronomical Memoirs of John Tebbutt.

B16. DEPARTMENT OF LOCAL GOVERNMENT - RELOCATION OF MINISTER'S BRANCH. C44/1. [73.16]

Advising that between 29th June and 30th August, 1987, the office of the Minister for Local Government and Water Resources will be relocated from Bent Street to Parliament House in Macquarie Street.

B17. MACQUARIE UNIVERSITY - APPRECIATION. A5, D64. [73.17]

Expressing appreciation for Council's donation which is to be applied to the Funnel Web Spider Research.

B18. NOXIOUS PLANTS ADVISORY COMMITTEE - CIRCULAR NO. 18. H102. [73.18]

Declaring *Gymnocoronis Spilanthoides*, Temple Plant/Sengal Tea Plant a noxious weed in the whole of the State.

B19. APSA.NSW - CLOSURES OF TELECOM BUSINESS OFFICES. T216. [73.19]

Advising that the Australian Public Services Association (APSA) is extremely concerned about the direction Telecom is pursuing, especially the proposed closures of all Telecom Business Offices (TBO) including the actual shop front.

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Stating that the reorganisation will be facilitated by Telecom's competitive model which proposed to divisionalise Telecom into three discrete autonomous groupings. These groups being:

1. Key and major business
2. Small businesses
3. General Services (residential and rural).

It is obvious that the General Services group will be very low on Telecom's priority, as they see this group as generating little or no profit. Accordingly, services are already being cut as evidenced by the closing down of the TBOs.

This major reorganisation is necessary if Telecom is to remain competitive and maintain its market share against its competitors in the private sector.

The Australian Public Service Association strongly disputes that the private sector is more efficient, the proposal being advanced by Telecom should it succeed, will have grave implication for Telecom's cross subsidisation policy and Telecom's charter.

Drawing attention to this issue and requesting that Council consider the implications of Telecom's actions, and asking that Council convey its concern to the local Member of Parliament.

Enclosing additional information from Telecom on the closing of 26 Telecom Business Offices.

B20. METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD. M134, S200.
[73.20]

Advising of the major report released on the Water Board's \$125 million strategy to upgrade sewerage systems and sewage treatment facilities in the Blue Mountains.

The strategy, will greatly improve environment protection for the Blue Mountains National Park, other areas in the mountains and nearby river systems, including the Hawkesbury/Nepean River.

B21. LOCAL GOVERNMENT AND SHIRES ASSOCIATION - 1987/1988 BUDGET. L128
[73.21]

Forwarding the 1987/1988 budget, submitted to the State Government.

B22. MRS T. OLAH - CONGRATULATIONS. A5. [73.22]

Congratulating Council and its Councillors on the area of Windsor and the Mall.

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B23. MR JOHN LLEWELLYN, MANAGER, THE MACQUARIE RESTAURANT - ON-LICENCE.
L126/11. [73.23]

Stating that he has applied for the granting of an On-Licence (Restaurant including motel) for premises at Colonial Motel, 161 March Street, Richmond. Advising that the date of hearing will be 20 August, 1987.

(S.H.S. - No objection can be seen to the application.)

G.M. McCully,
Shire Clerk/General Manager